



3446 N Lumpkin Rd

Columbus, Georgia 31903

Property Highlights

- Zoned GC for maximum flexibility in development
- Strategic location in the thriving Columbus area
- Prime opportunity for Land and Office investors

Property Overview

This property features an undeveloped .918 acre lot and is zoned GC, offering flexibility for various commercial purposes. Property is currently being leased with potential lease revenue of \$5,160 per year. Lease can be continued or terminated with 30 days notice.

Available for sale for \$83,000. Please contact the listing broker with any questions: 706-660-5418

Offering Summary

Sale Price: \$83,000

Lot Size: 0.918 Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

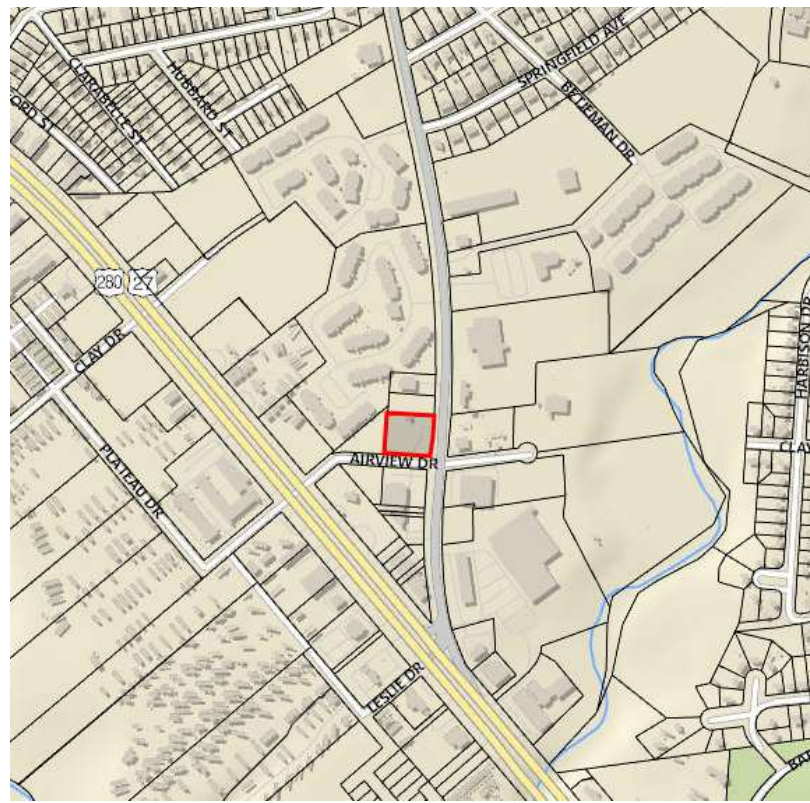
Total Households	407	1,003	3,001
Total Population	1,076	2,626	7,183
Average HH Income	\$39,315	\$38,639	\$38,278

For More Information

Shaun Roberts

O: 706 660 5418 x1005

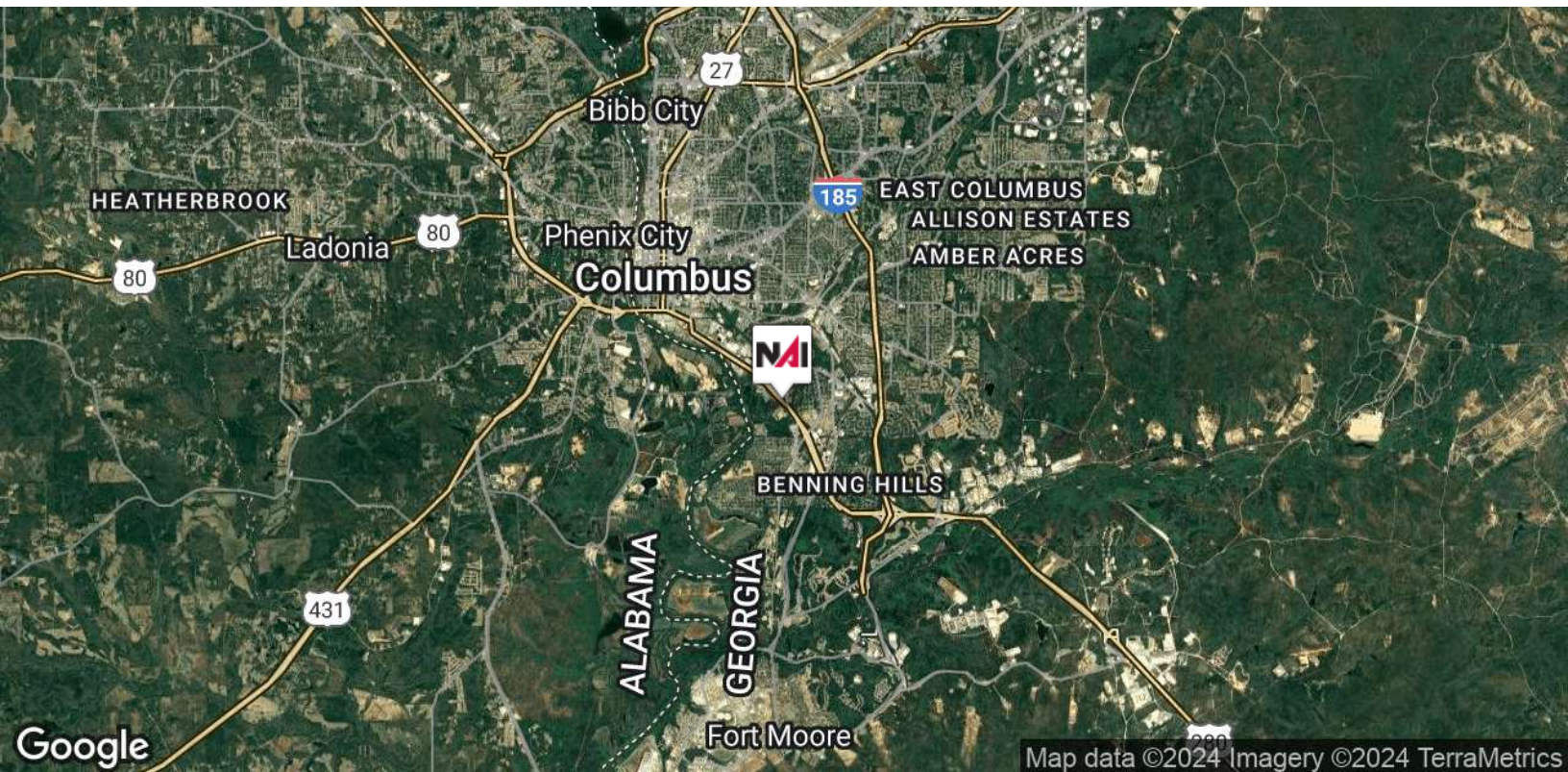
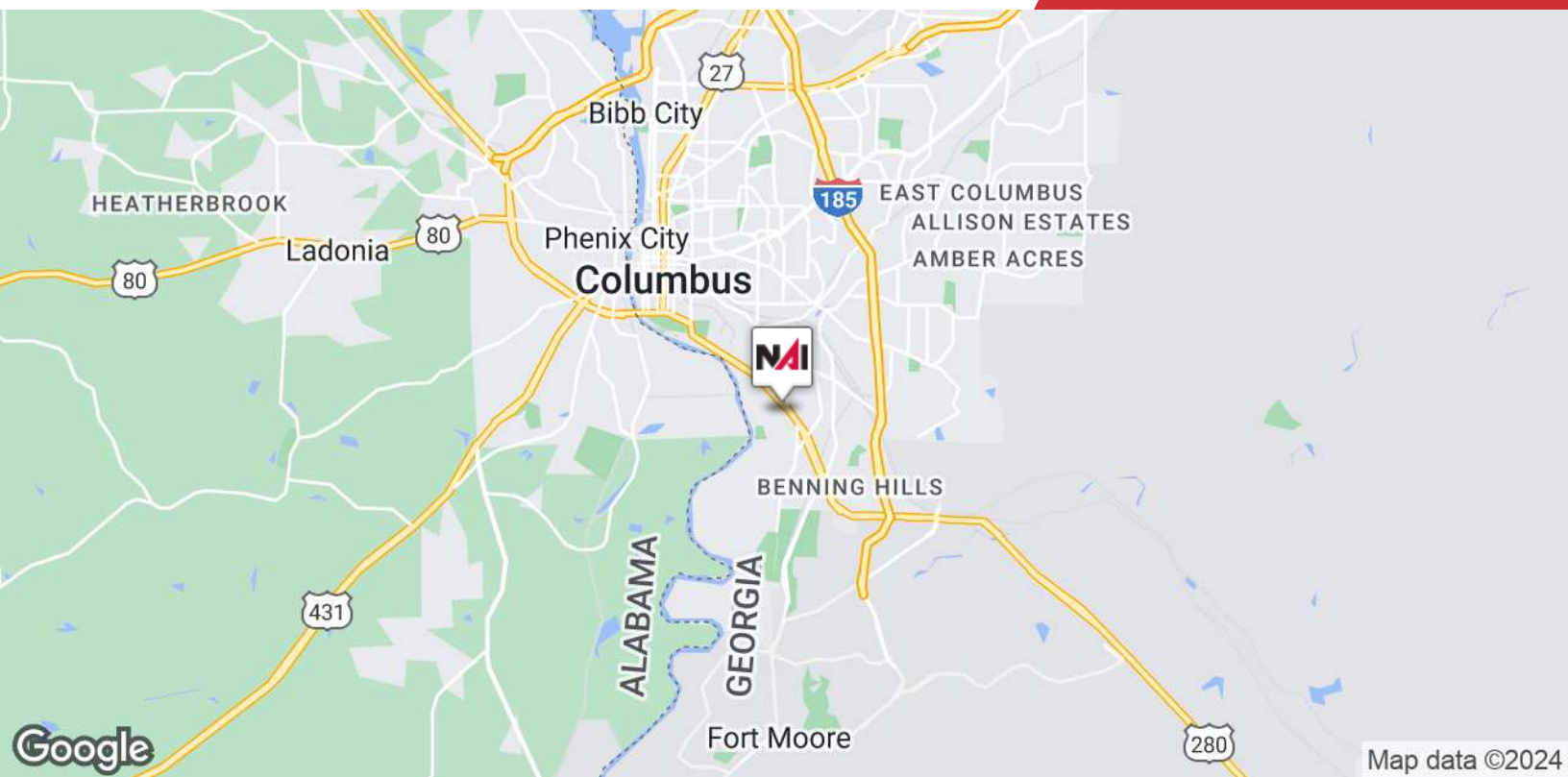
sroberts@g2cre.com | GA #401120

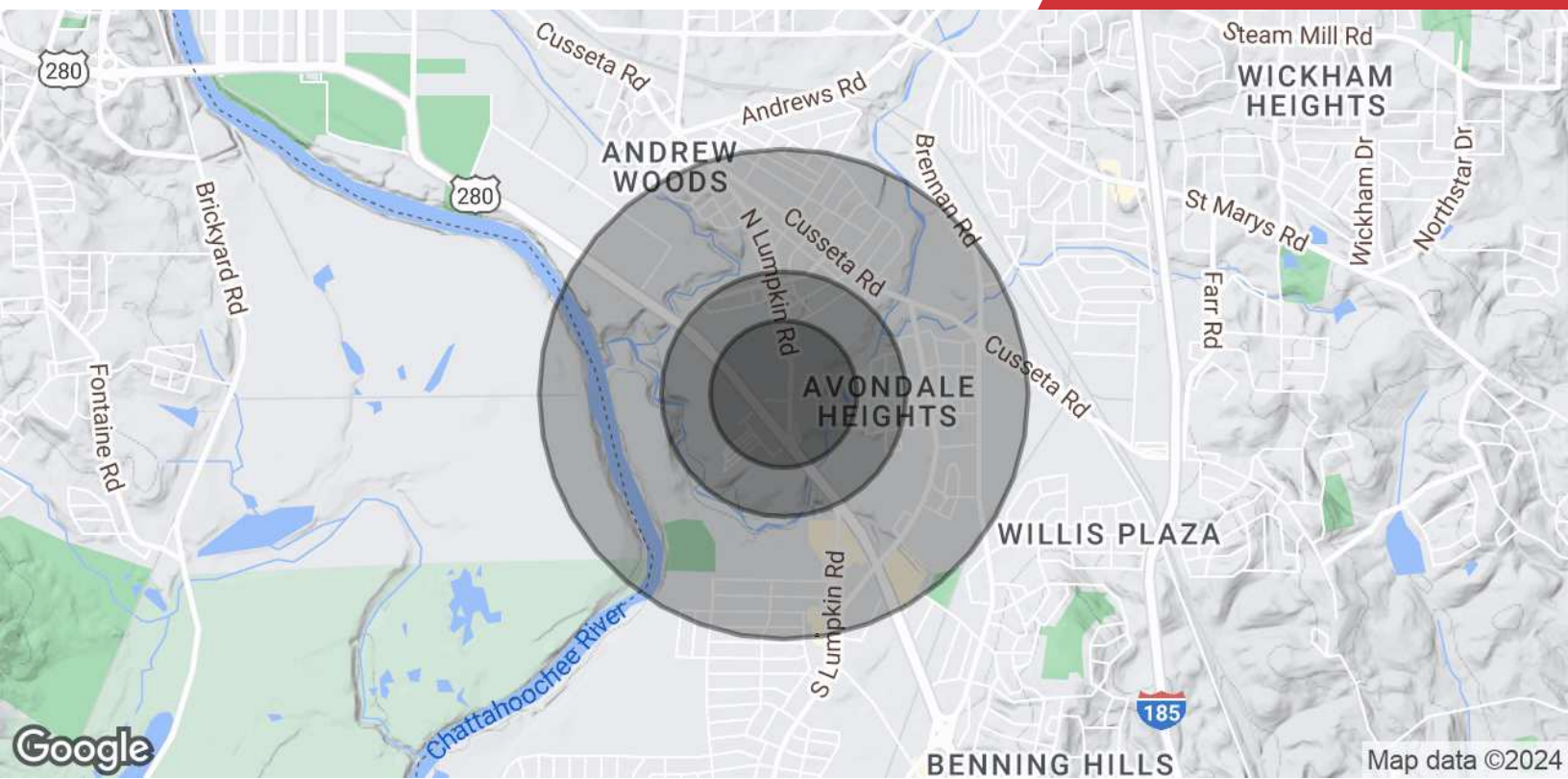


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Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com







Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,076	2,626	7,183
Average Age	36	36	37
Average Age (Male)	34	34	34
Average Age (Female)	37	37	38

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	407	1,003	3,001
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$39,315	\$38,639	\$38,278
Average House Value	\$176,166	\$178,488	\$214,552

Demographics data derived from AlphaMap