

FOR LEASE

5870 VETERANS PARKWAY
5870 Veterans Parkway Columbus, GA 31909



OFFERING SUMMARY

Lease Rate:	\$15.33 SF/yr (NNN)
Building Size:	46,700 SF
Available SF:	2,000 - 2,800 SF
Lot Size:	5.37 Acres
Year Built:	1999
Zoning:	C-3

PROPERTY OVERVIEW

This ±46,700 SF retail center presents a prime opportunity to establish your business in one of Columbus, GA's most high-visibility and accessible locations. Positioned along a major commercial corridor, the property offers prominent frontage on Veterans Parkway, with easy access from Veterans Parkway and Britt David Road. Zoned C-3, it accommodates a wide range of retail and commercial uses.

The center features ample on-site parking, high daily traffic counts, and excellent visibility at a signalized intersection—making it ideal for attracting both destination and drive-by customers. Located in a busy retail corridor, this site is well-positioned for many types of businesses.

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PROPERTY HIGHLIGHTS

- ±46,700 SF retail center in a high-traffic location
- Prominent frontage on Veterans Parkway
- Convenient access from Veterans Parkway and Britt David Road
- Zoned C-3 – suitable for a wide range of retail and commercial uses
- Ample on-site parking
- High daily traffic counts with excellent visibility



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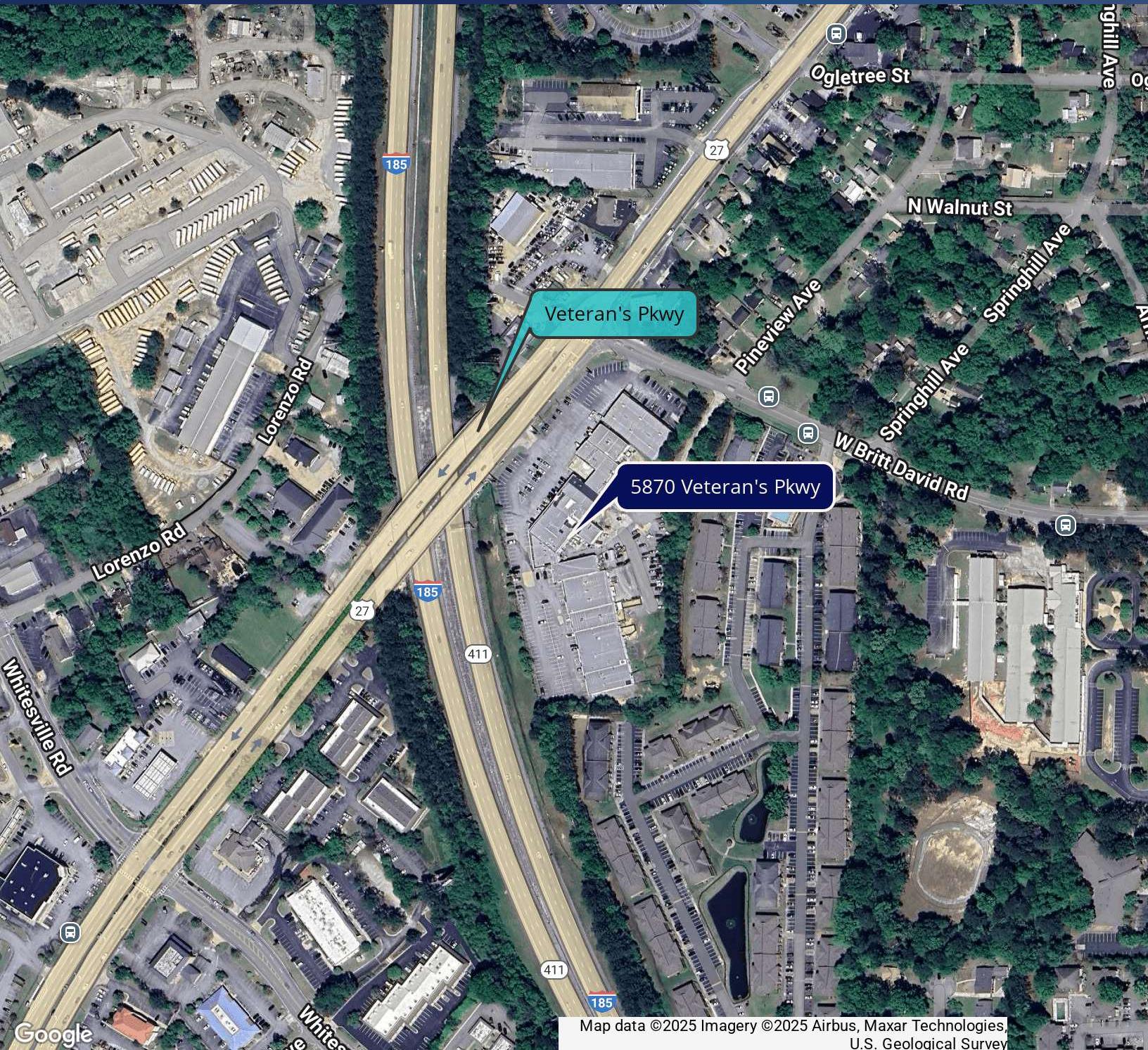
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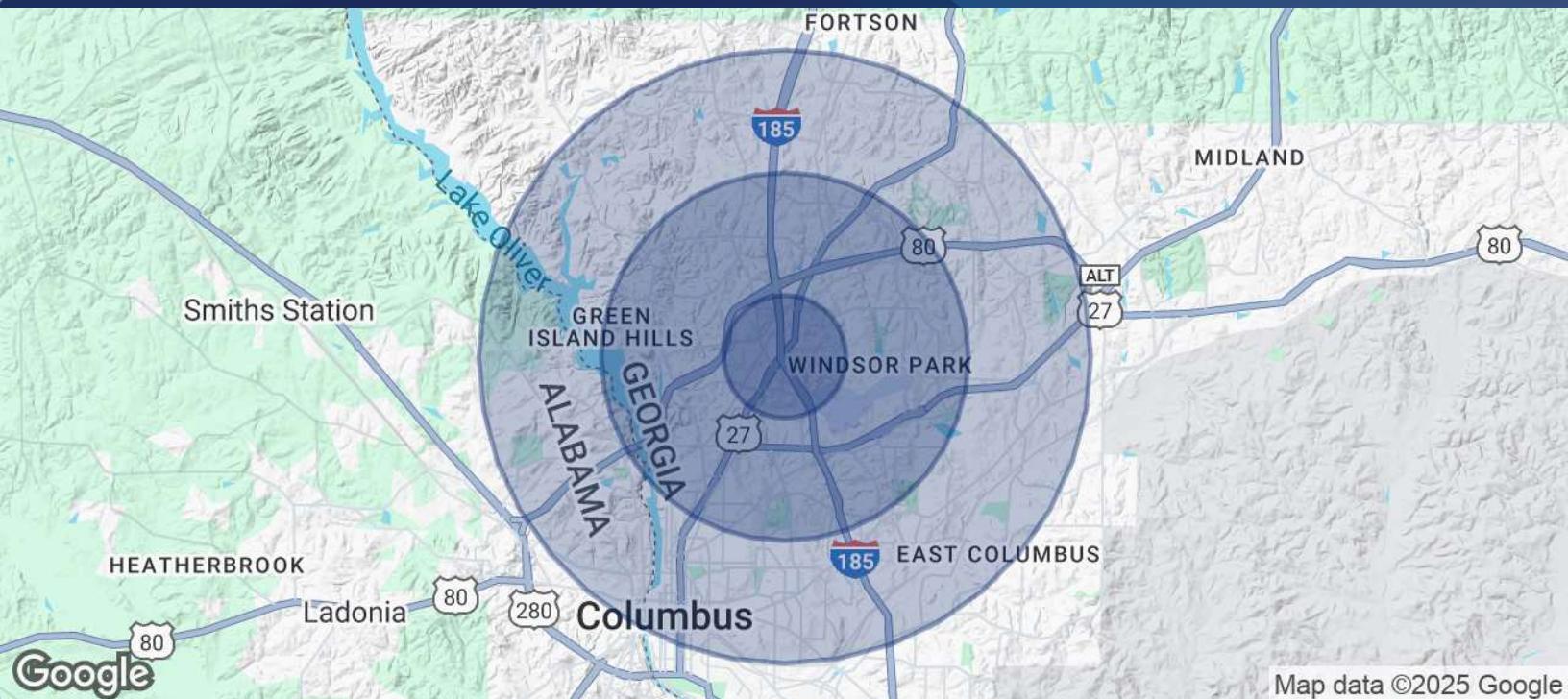
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,930	49,214	122,277
Average Age	39.6	37.7	36.8
Average Age (Male)	38	37.4	35.7
Average Age (Female)	40.3	37.7	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,520	21,051	51,977
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$63,235	\$62,199	\$57,657
Average House Value	\$143,404	\$163,709	\$157,822

2020 American Community Survey (ACS)

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