

## 8301 VETERANS PKWY, COLUMBUS, GA 31909- LOT 2



### PROPERTY DESCRIPTION

Prime property located in North Columbus, GA. Zoned GC, this versatile lot offers endless possibilities for commercial development in a thriving area. Boasting a strategic location in the vibrant community of Columbus, the property presents maximum exposure and accessibility for businesses.

### PROPERTY HIGHLIGHTS

- Zoned G-C for versatile commercial development
- Shared Detention in rear portion for convenience
- 'Pad-ready' sites with utility lines, water, and rough grading
- Traffic light at Veterans Parkway/American Way intersection
- Good road frontage for maximum exposure to traffic
- Approximately 24,000 vehicles per day for high visibility
- Located just north from Old Town and Publix Shopping Center

### OFFERING SUMMARY

Sale Price:	\$25.00 / SF
Number of Units:	1

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,465	16,094	34,952
Total Population	5,236	39,345	85,798
Average HH Income	\$100,474	\$108,242	\$102,180

**SCOTT BOYCE**

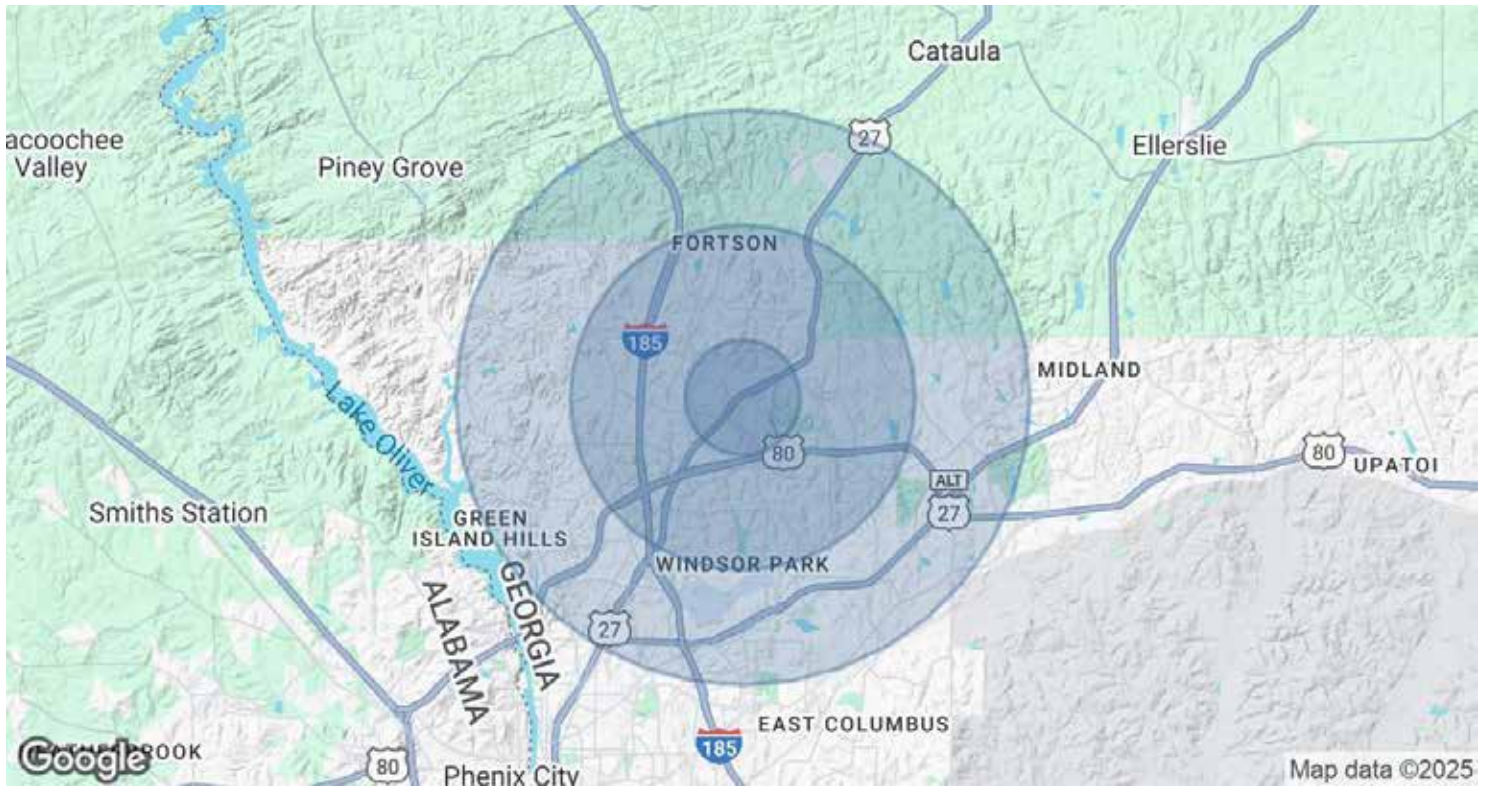
(706)-615-9733

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## DEMOGRAPHICS MAP



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,236	39,345	85,798
Average Age	38	39	39
Average Age (Male)	36	37	38
Average Age (Female)	40	41	41

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,465	16,094	34,952
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$100,474	\$108,242	\$102,180
Average House Value	\$319,730	\$293,903	\$287,498

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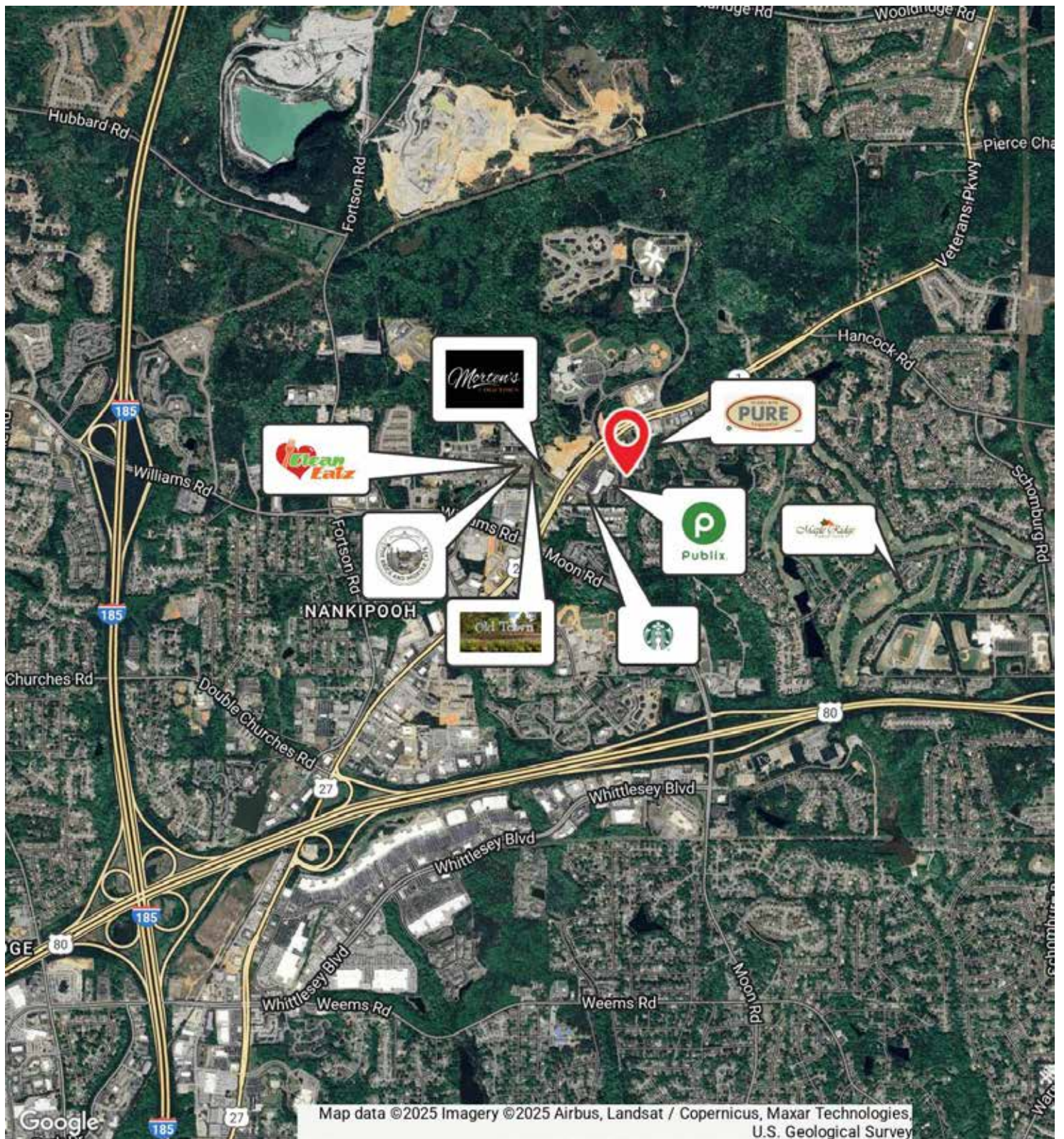
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## RETAILER MAP



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