



5250 Veterans Parkway

Columbus, Georgia 31904

Property Highlights

- - +/- 13,997 total SF
- - Zoned GC: General Commercial
- - +/- 5,440 SF climatized space
- - Approximately 20 ft warehouse ceilings
- - 14x14 drive-in door, 10x12 drive-in door and 1 box truck high loading door

Offering Summary

Sale Price:	\$975,000
Building Size:	+/- 13,997 SF
Available SF:	+/- 13,997 SF
Lot Size:	0.94 Acres

For More Information

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Rem Brady

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Offering Summary

Sale Price:	\$975,000
Building Size:	+/- 13,997 SF
Available SF:	+/- 13,997 SF
Lot Size:	0.94 Acres
Price / SF:	\$69.66
Year Built:	1998
Zoning:	GC- General Commercial
Traffic Count:	23,900

Property Overview

This +/- 13,997 SF property is flex space and offers suitable area for a range of industrial and business uses. Zoned GC for versatile commercial potential. The front is a climatized +/- 5,440 SF showroom & office space with a counter sales area. The back area is a +/-8,557 SF Warehouse with a ceiling that's approximately 20 ft high. There is a 14x14 drive-in door, 10x12 drive in-door and 1 box truck high loading door.

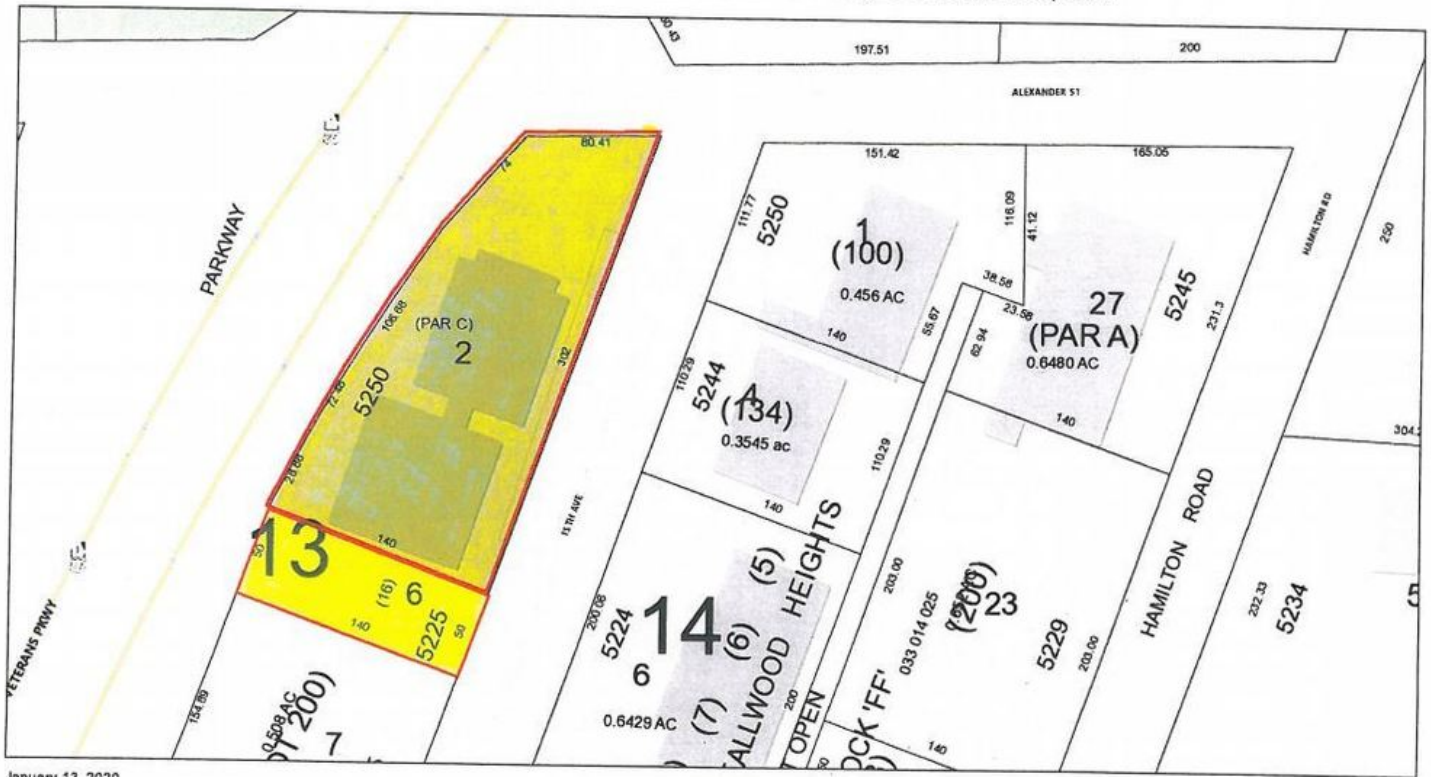
Call office for information or a showing: 706-660-5418

Demographics

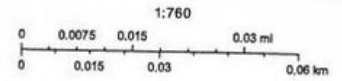
	0.3 Miles	0.5 Miles	1 Mile
Total Households	53	578	2,986
Total Population	201	1,639	8,100
Average HH Income	\$42,114	\$58,323	\$59,199

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

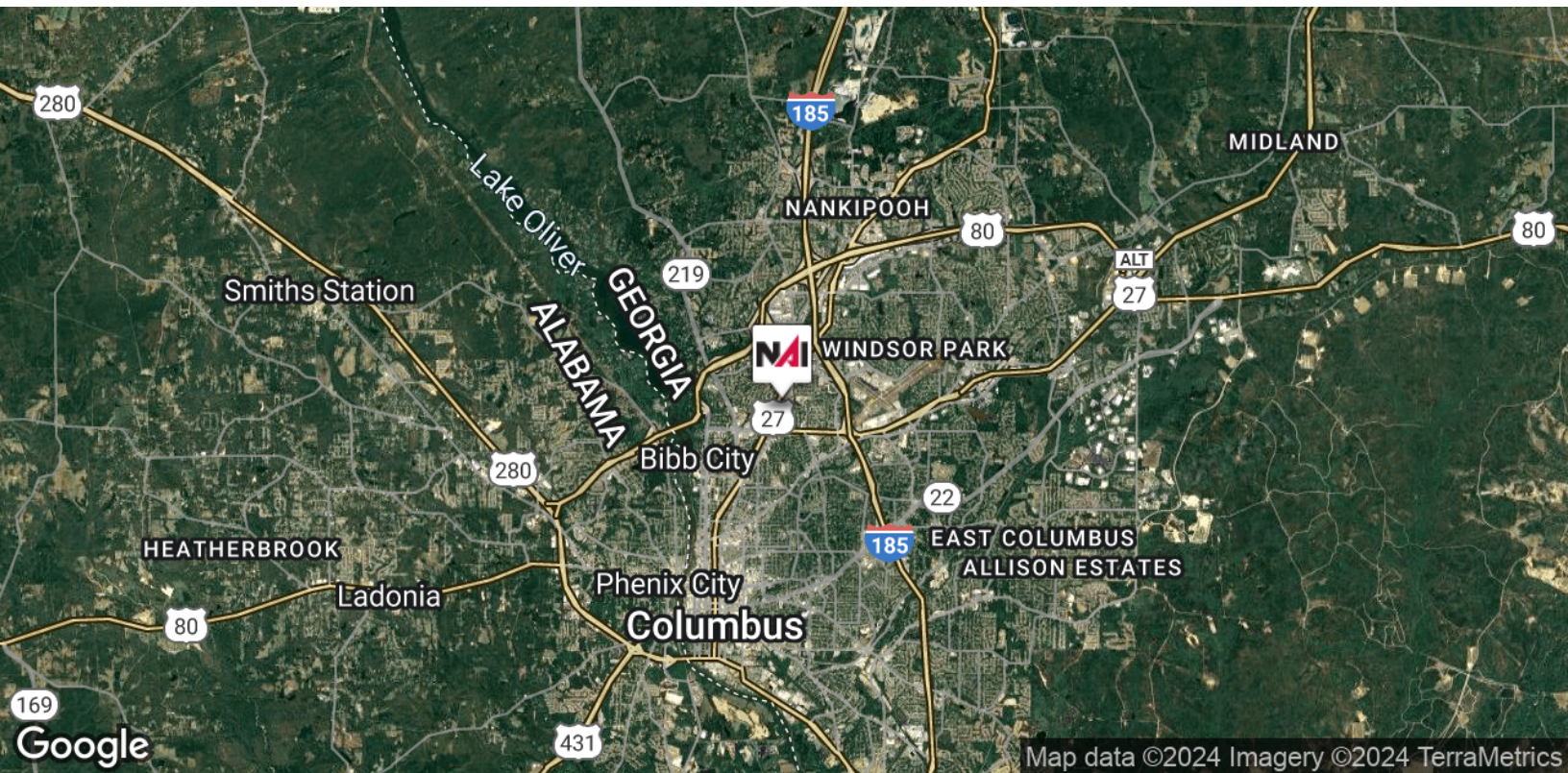
033 013 002 5250 VETERANS PKY, COLUMBUS, GA



January 13, 2020

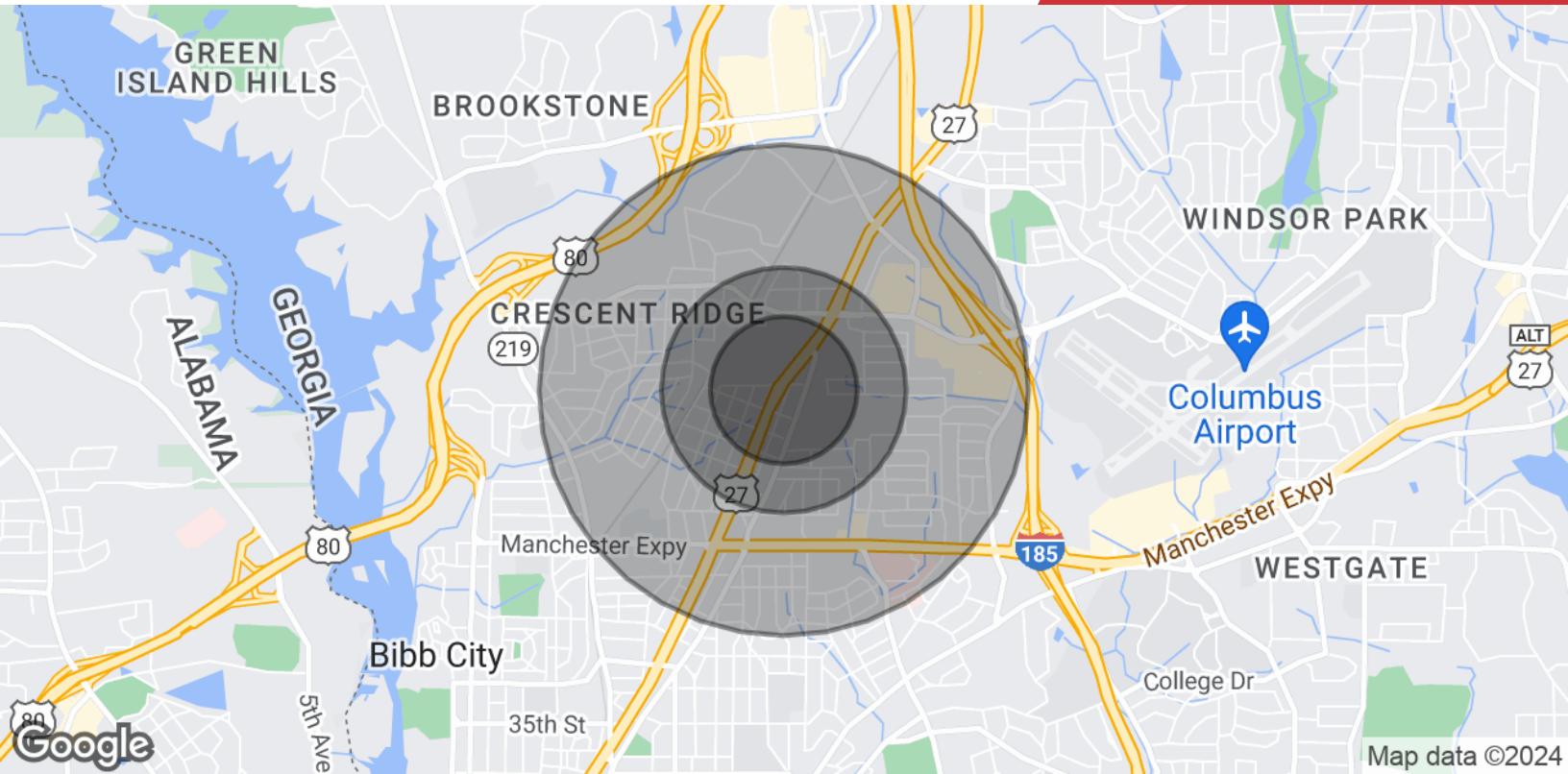


Columbus Consolidated Government



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Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	201	1,639	8,100
Average Age	41	41	40
Average Age (Male)	41	40	39
Average Age (Female)	41	42	40

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	53	578	2,986
# of Persons per HH	3.8	2.8	2.7
Average HH Income	\$42,114	\$58,323	\$59,199
Average House Value	\$129,443	\$157,722	\$153,386

Demographics data derived from AlphaMap

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