

2523 AIRPORT THRUWAY COLUMBUS, GA 31904



PROPERTY DESCRIPTION

Centrally located in Columbus, GA. The Landings hosts a myriad of professional services, dining options, and retail experiences. Your business will have the perfect location to grow. Come be apart of the fun family atmosphere in Columbus's shopping center.

PROPERTY HIGHLIGHTS

- Part of a vibrant specialaty retail center with dining, retail, and professional services available.
- Situated at the entrance to The Landings, a bustling shopping center off Exit 8 of I-185 on Airport Thruway
- 2024 Traffic Counts- 25,400 VPD-Airport Thruway
- 2024 Traffic Counts- 14,700 VPD- Whitesville Rd
- Popular co-tenants like Metro Diner, Chicken Salad Chick, and Orange Theory, Shoe Station, Baskin Robbins and Kid's Empire
- Zoned GC

THE LANDINGS

Lease Rate:	\$28.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,600 SF
Building Size:	276,333 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,293	25,563	64,345
Total Population	5,489	60,595	154,476
Average HH Income	\$53,793	\$57,185	\$54,169

WENDY ELLIOTT

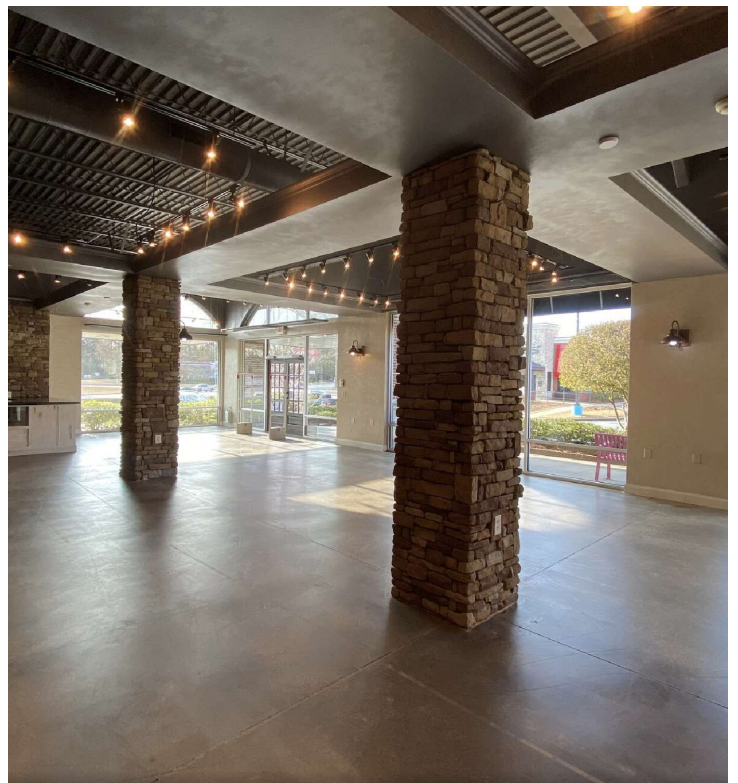
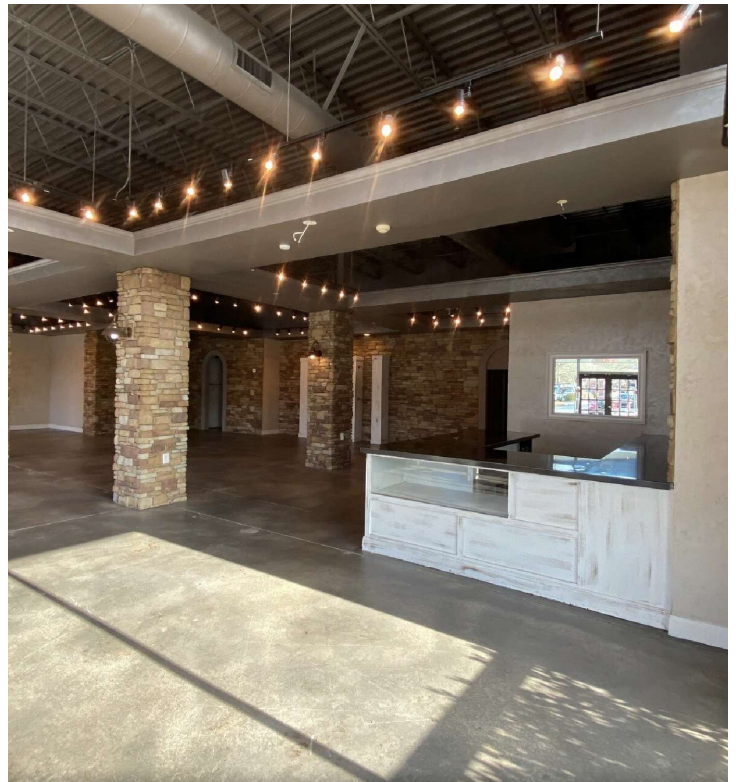
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ADDITIONAL PHOTOS



WENDY ELLIOTT

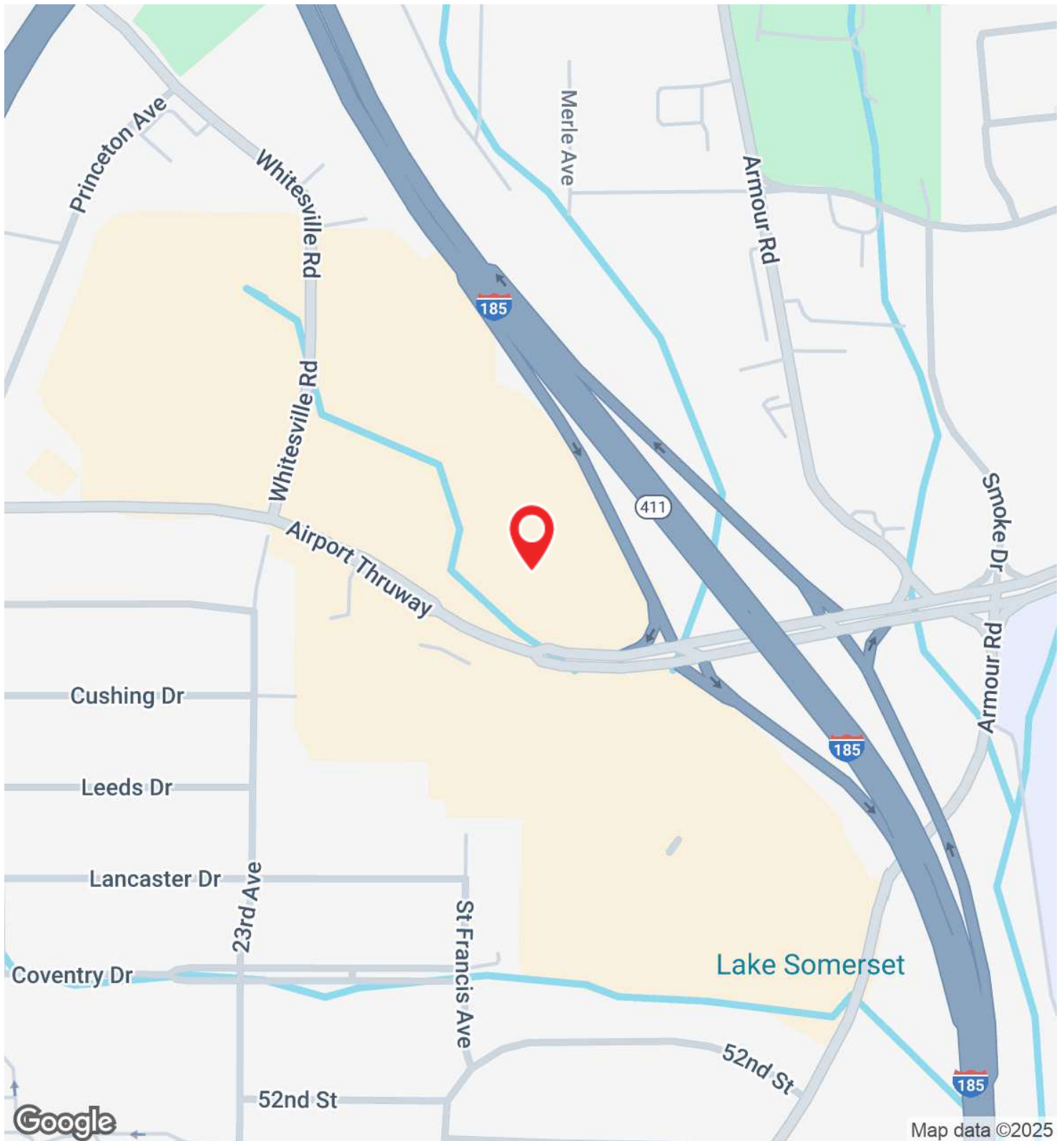
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LOCATION MAP



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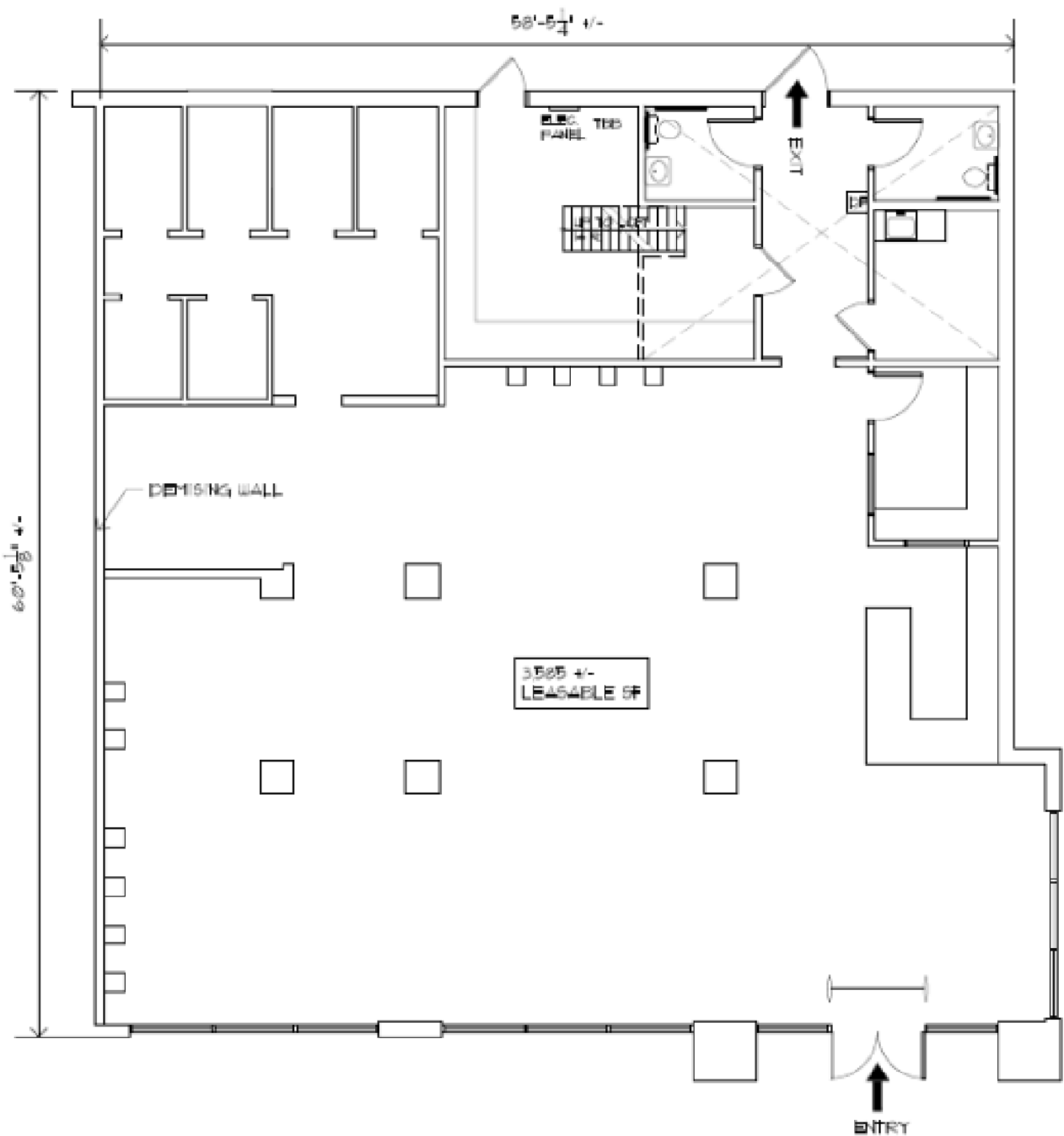
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FLOOR PLAN



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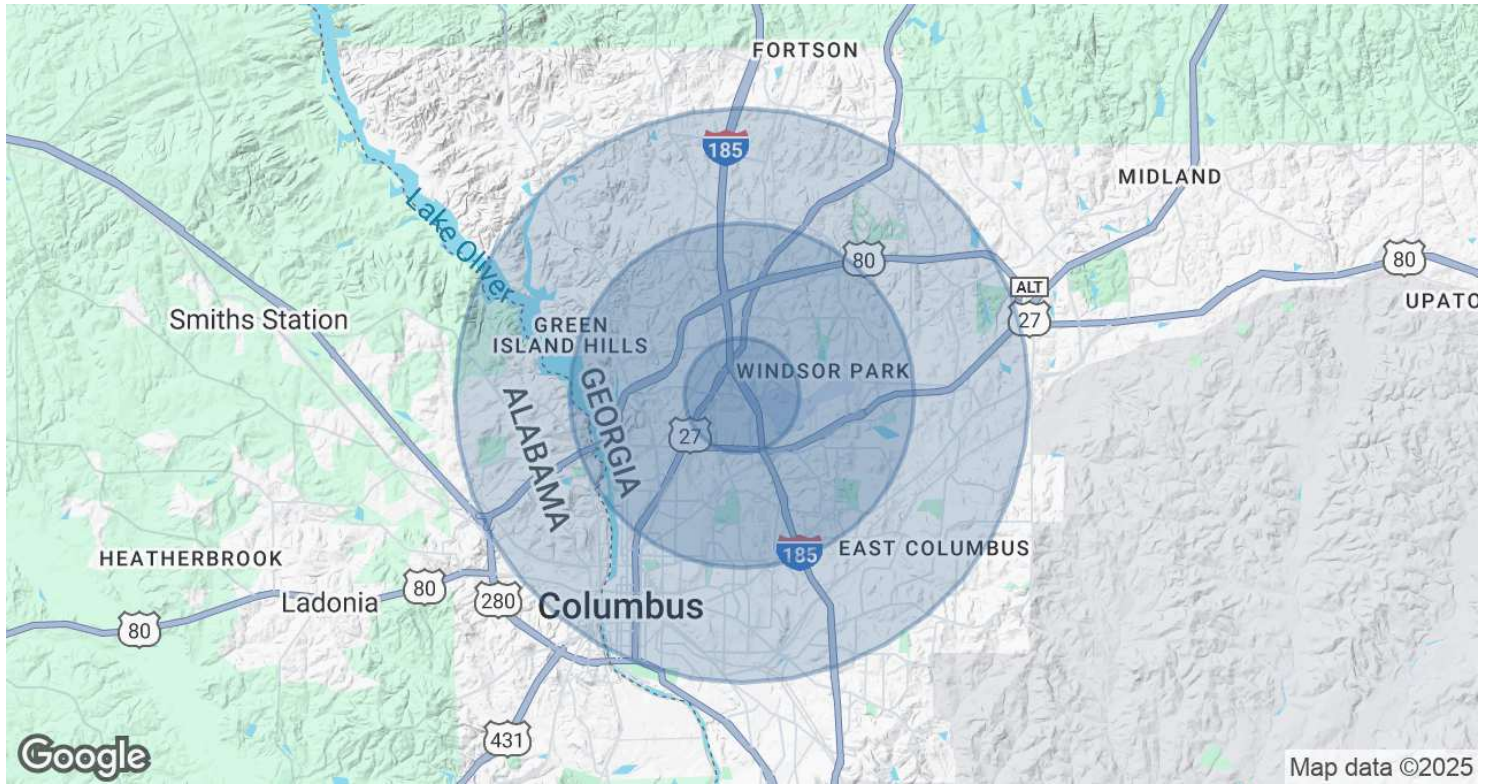
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DEMOGRAPHICS MAPS & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	5,489	60,595	154,476
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,293	25,563	64,345
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$53,793	\$57,185	\$54,169
Average House Value	\$181,315	\$227,235	\$243,399

Demographics data derived from AlphaMap

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RETAILER MAP



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MEET THE TEAM



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