

FOR SALE

8541 VETERANS PKWY

Columbus, GA 31909



PROPERTY DESCRIPTION

Zoned SFR1, this prime piece of real estate presents an exceptional opportunity for investors seeking a coveted location in the thriving Columbus area. Blending classic charm with modern potential, the property offers a versatile canvas for realizing a myriad of development possibilities. Its strategic positioning in Columbus make it an alluring prospect for investors looking to make an impact in this dynamic market. With its enviable location and ample potential, this property is a standout opportunity for astute investors seeking to make their mark in the Columbus real estate landscape. The property has 793' of frontage on Veterans Parkway/U.S. Hwy. 27 and can be sold subject to being rezoned commercial.

OFFERING SUMMARY

Sale Price:	\$689,000
Lot Size:	3.4 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	77	336	1,570
Total Population	219	906	3,883
Average HH Income	\$137,872	\$129,502	\$113,692

PROPERTY HIGHLIGHTS

- Zoned SFR1
- Versatile development potential
- Strategic location in Columbus
- Prime real estate opportunity

Carson Cummings
(706) 289-2468

Richard Hill
(706) 330-7492



**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER

FOR SALE

8541 VETERANS PKWY

Columbus, GA 31909



Carson Cummings
(706) 289-2468

Richard Hill
(706) 330-7492



**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER

FOR SALE

8541 VETERANS PKWY

Columbus, GA 31909



Carson Cummings
(706) 289-2468

Richard Hill
(706) 330-7492

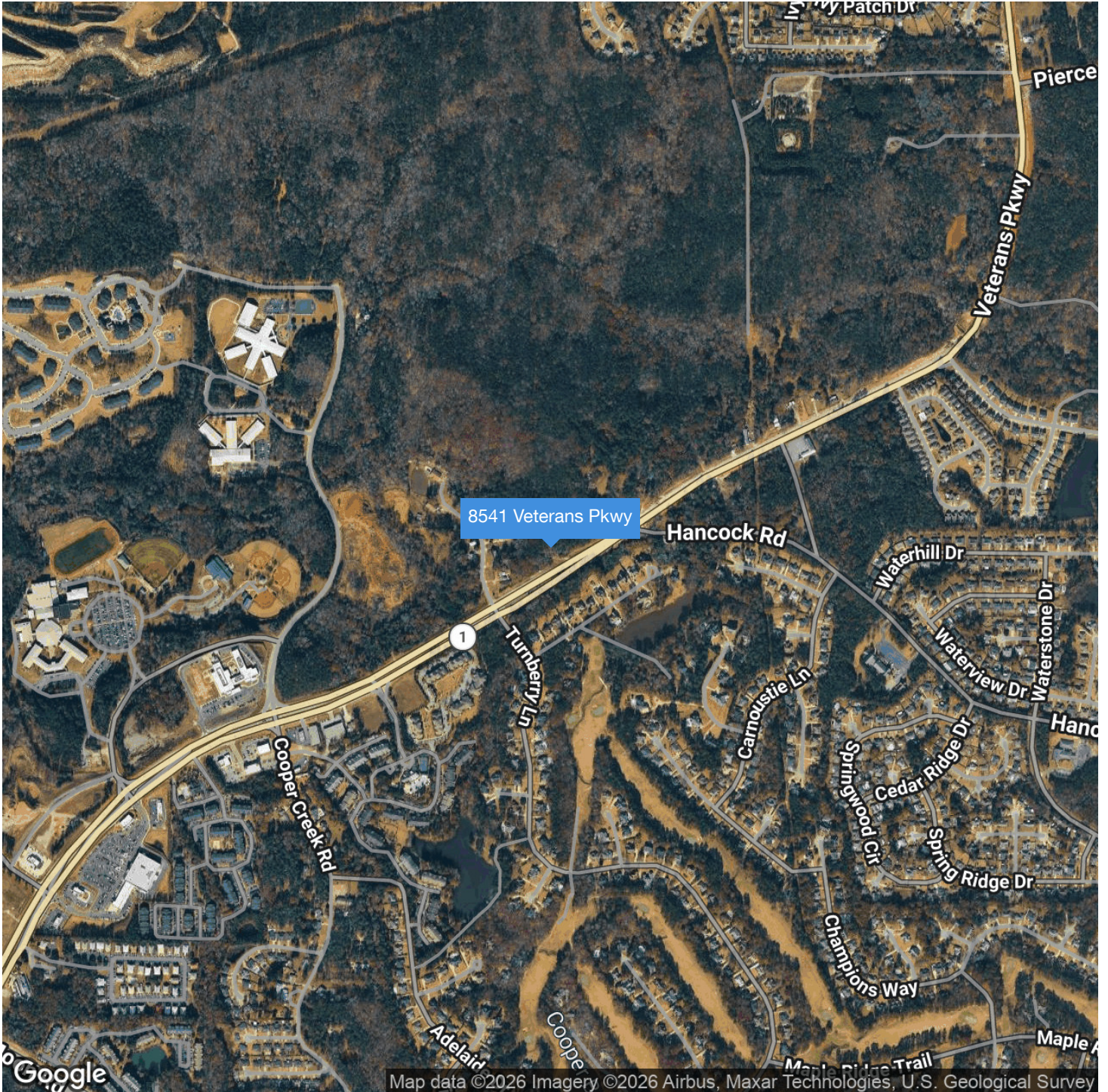


**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER

FOR SALE

8541 VETERANS PKWY

Columbus, GA 31909



Carson Cummings
(706) 289-2468

Richard Hill
(706) 330-7492

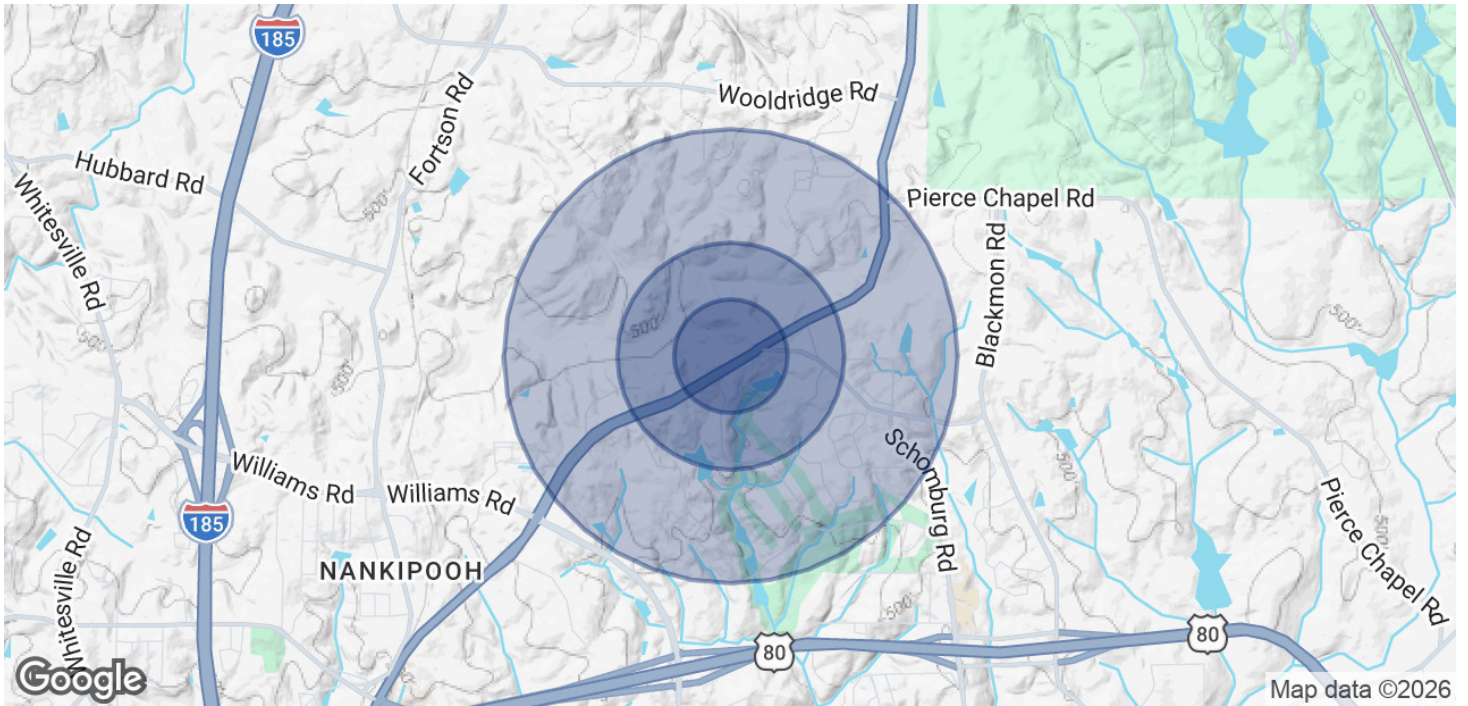


**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER

SALE

8541 VETERANS PKWY

8541 Veterans Pkwy Columbus, GA 31909



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	219	906	3,883
Average Age	33.1	33.9	33.5
Average Age (Male)	33.7	34.9	36.9
Average Age (Female)	32.3	33.1	32.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	77	336	1,570
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$137,872	\$129,502	\$113,692
Average House Value	\$360,535	\$357,513	\$343,973

2023 American Community Survey (ACS)

Carson Cummings
(706) 289-2468

Richard Hill
(706) 330-7492



**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER