RIVER SQUARE

SHOPPING CENTER

1627 S LUMPKIN RD

Columbus, GA 31903

FOR LEASE

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DISCLAIMER

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EXECUTIVE SUMMARY

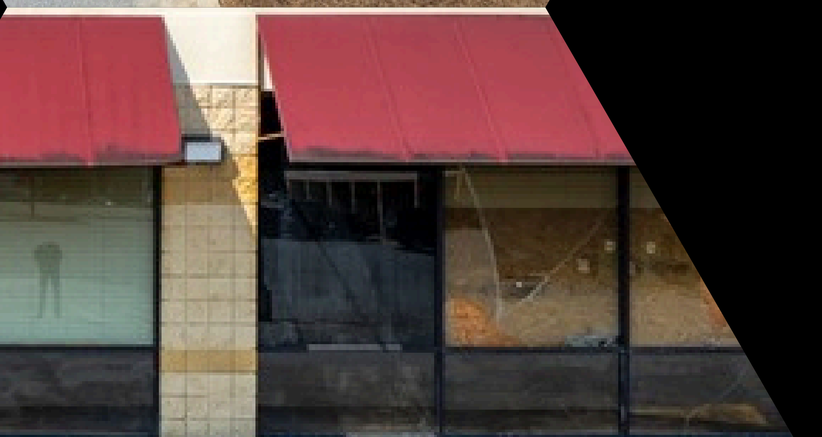
River Square offers large-format and divisible retail/commercial spaces available FOR LEASE in a well-located neighborhood center along South Lumpkin Road in Columbus, Georgia.

1627 South Lumpkin Rd, Columbus, GA 31903

Neighborhood Retail / Large-Format Commercial

For Lease

Built 1994



River Square is a multi-tenant commercial property situated on South Lumpkin Road, a key corridor serving the Columbus metropolitan area. The asset consists of multiple large-format retail and commercial spaces that can accommodate a wide range of users, from neighborhood retailers to regional and anchor tenants.

PROPERTY CONFIGURATION & SPACE BREAKDOWN:

- Inline / Junior Anchor Spaces: **Approximately 1,400 – 5,600 SF (divisible to 4 spaces)**
- Primary Anchor Space: **Approximately 44,000 SF**

INVESTMENT SUMMARY

River Square Shopping Center is a 75,070-square-foot Neighborhood Center strategically located at 1627 South Lumpkin Road, serving the Tri-Communities of Columbus, GA; Phenix City, AL; and Fort Benning, GA. Constructed in 1994 on 9.96 acres, the Center benefits from excellent visibility, multiple ingress/egress points, and a dedicated center turn lane along South Lumpkin Road.

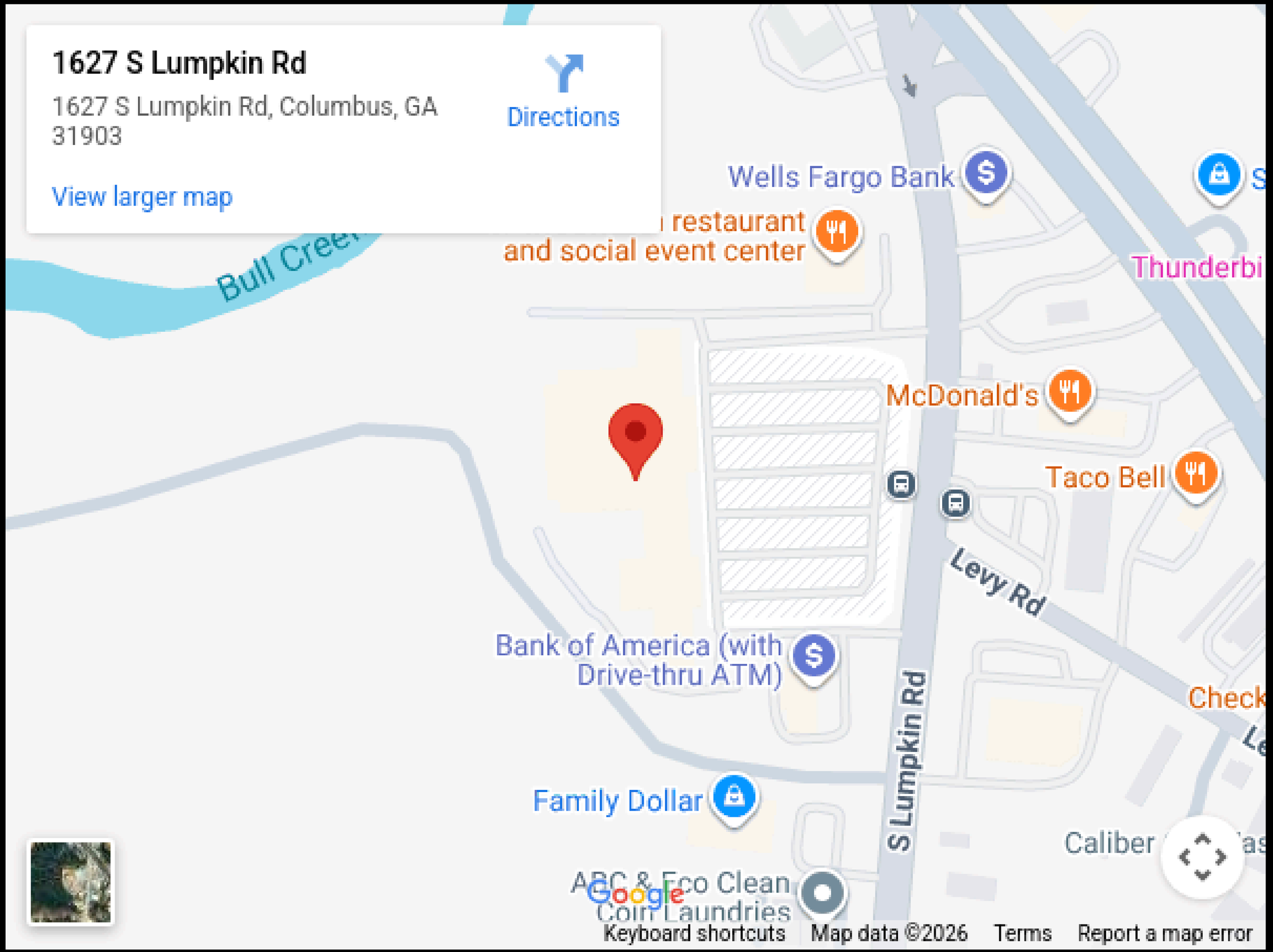
The property features low-maintenance split-faced and concrete block masonry construction, with expansive glass storefronts and a covered sidewalk canopy that enhances shopper convenience. The property features low-maintenance split-faced and concrete block masonry construction, with expansive glass storefronts and a covered sidewalk canopy that enhances shopper convenience.

J Beauty occupies 14,470 SF and has been in this location since 2017, Bank of America outparcel, established in 2005, further strengthens the tenant mix. Additional tenants include well-established local retailers such as Wing Town, which has operated at River Square since 2005 for a successful more than 20 years business.

The Center is supported by strong demographics:

- **3-mile population: 52,000**
- **Employee population: 44,200+**
- **Fort Benning: 182,000 acres, home to 120,000 active-duty personnel, family members, reservists, retirees, and civilian employees.**

Fort Benning also hosts the Veterans Administration Clinic and Martin Army Hospital, which provide comprehensive healthcare services. This presence contributes to a robust veteran and retiree population in the Columbus region, further reinforcing long-term retail demand.


1627 S Lumpkin Rd
1627 S Lumpkin Rd, Columbus, GA 31903
Directions
View larger map
Wells Fargo Bank
restaurant
and social event center
Thunderbi
McDonald's
Taco Bell
Levy Rd
Bank of America (with Drive-thru ATM)
S Lumpkin Rd
Family Dollar
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FLOOR PLAN

AVAILABLE SPACES

Anc 1	44,000 SF
C	1,400 SF
D	1,400 SF
E	2,800 SF
F	4,200 SF

*Ste D&E on a MTM lease

ANCHOR SPACE
(around 44,000 SF)

LEASED

C D E

70x20

1,400 SF to 5,600 SF

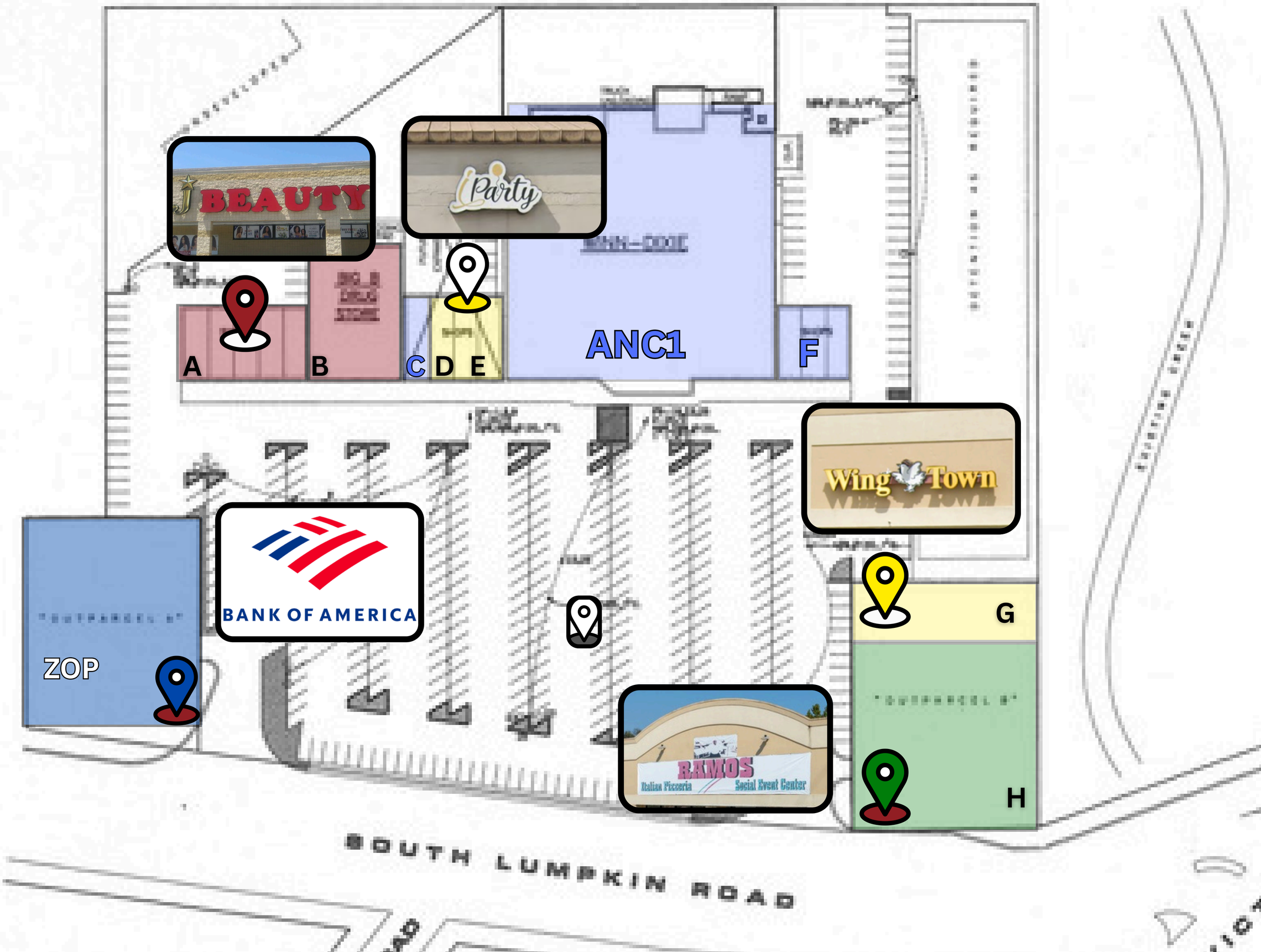
F

±70x20

4,200 SF

Marketplace

COMPETITION MAP


BEAUTY
Party
A
B
C
D
E
ANC1
F
Wing Town
G
H
ZOP
BANK OF AMERICA
RAMOS
Italian Pizzeria
Social Event Center
SOUTH LUMPKIN ROAD

TENANT SUMMARY

Bank of America, N.A.

Total Square Footage: 25,048.2 SF

Building: 3,750 Square Feet and a Three Lane Drive Thru

TENANT SUMMARY

J BEAUTY

Total Square Footage: 14,470 SF

TENANT SUMMARY

RAMOS ITALIAN PIZZERIA

Total Square Footage: 5,600 SF

TENANT SUMMARY

iParty

Total Square Footage: 4,200 SF

TENANT SUMMARY

Wing Town

Total Square Footage: 1,200 SF

MARKET OVERVIEW

The Columbus retail market has a vacancy rate of 5.1% as of the first quarter of 2026.

Columbus's vacancy rate of 5.1% compares to the market's five-year average of 4.7% and the 10-year average of 5.3%. Overall market vacancy is forecast to end 2026 at 5.2%.

As of the first quarter of 2026, there is no retail space under construction in Columbus. In comparison, the market has averaged 53,000 SF of under construction inventory over the past 10 years. The Columbus retail market contains roughly 18.8 million SF of inventory.

Market rents in Columbus are $18.70/SF. Rents have changed by 2.1% year over year in Columbus, compared to a change of 1.8% nationally.

In Columbus, five-year average annual rent growth is 4.3% and 10-year average annual rent growth is 3.3%.

51,499

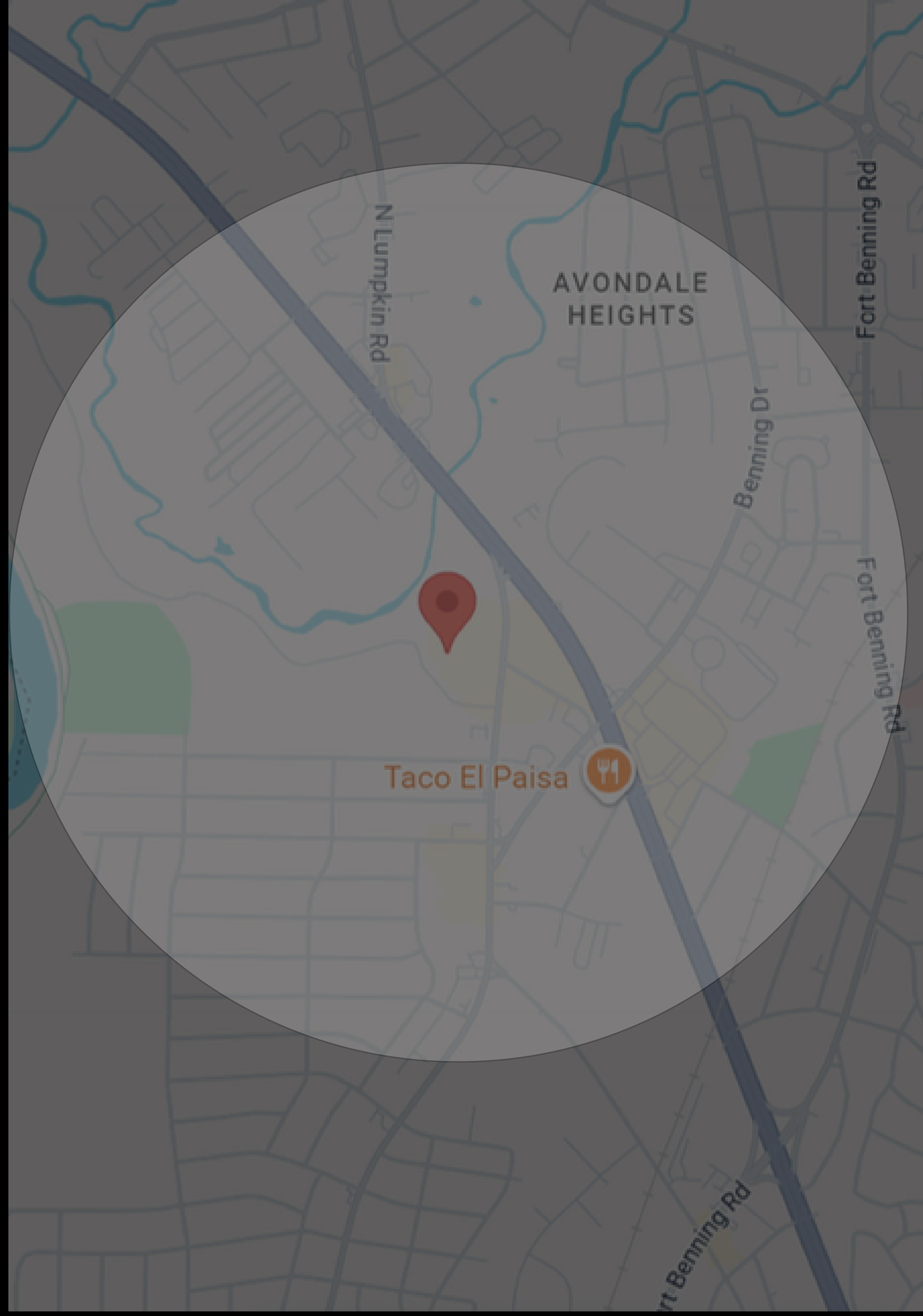
2029 Population Projection within 3-Mile Radius

20,243

Total Household Within 3-Mile Radius

$409.1M

Total Specified Consumer Spending ($)
within 3-Mile Radius



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