

## 2993 Victory Drive

2993 Victory Drive Columbus, Georgia 31901

### Property Overview

Zoned LMI (Light Manufacturing/ Industrial) suitable for warehousing, distribution, trucking and light manufacturing.

Property is located at the intersection of Victory Dr. and 30th Avenue, approximately two blocks north of the intersection of Victory Dr. and North Lumpkin Rd. and less than one mile north of the new Victory Dr. Walmart and less than 2 miles from the Main Gate at Fort Benning.

### Offering Summary

**Sale Price:** \$350,000

**Lot Size:** 1.122 Acres

### For More Information

**Lakshmi Karthik**

Commercial Advisor

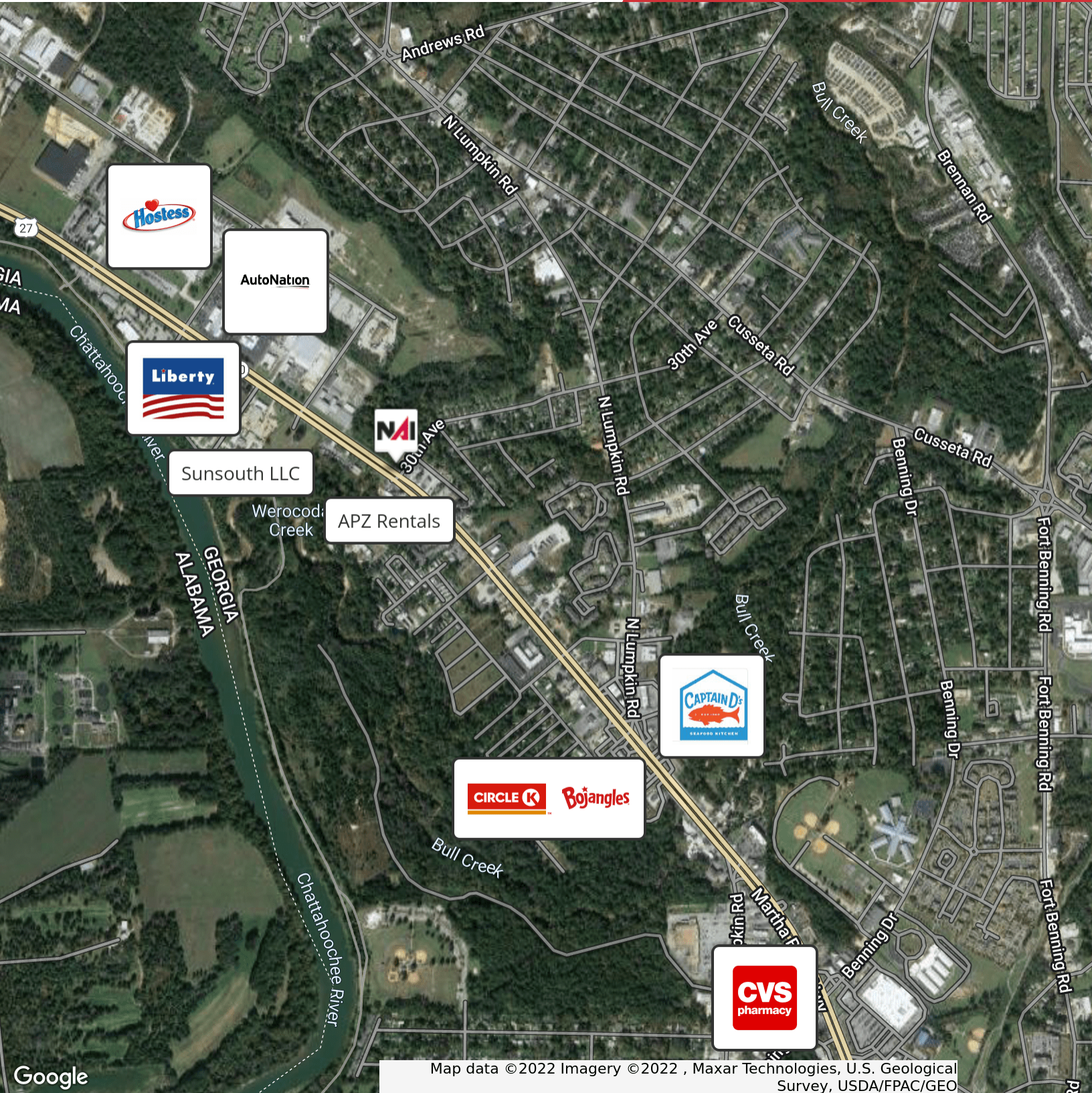
O: 706 660 5418 | C: 706 332 0031

lkarthik@g2cre.com



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.

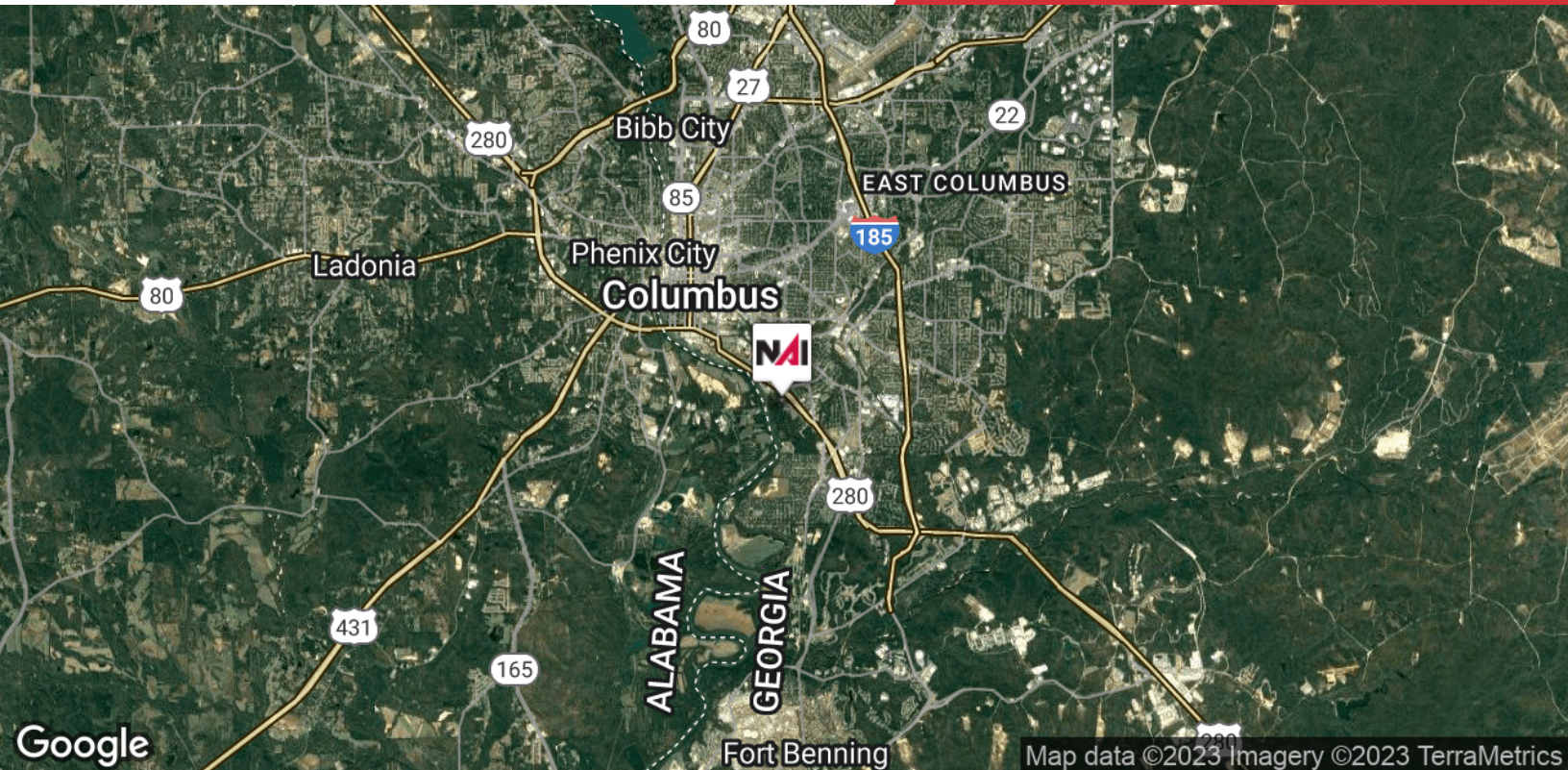
5607 Whitesville Road  
Columbus, GA 31904  
706 660 5418 tel  
[G2cre.com](http://G2cre.com)



Map data ©2022 Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

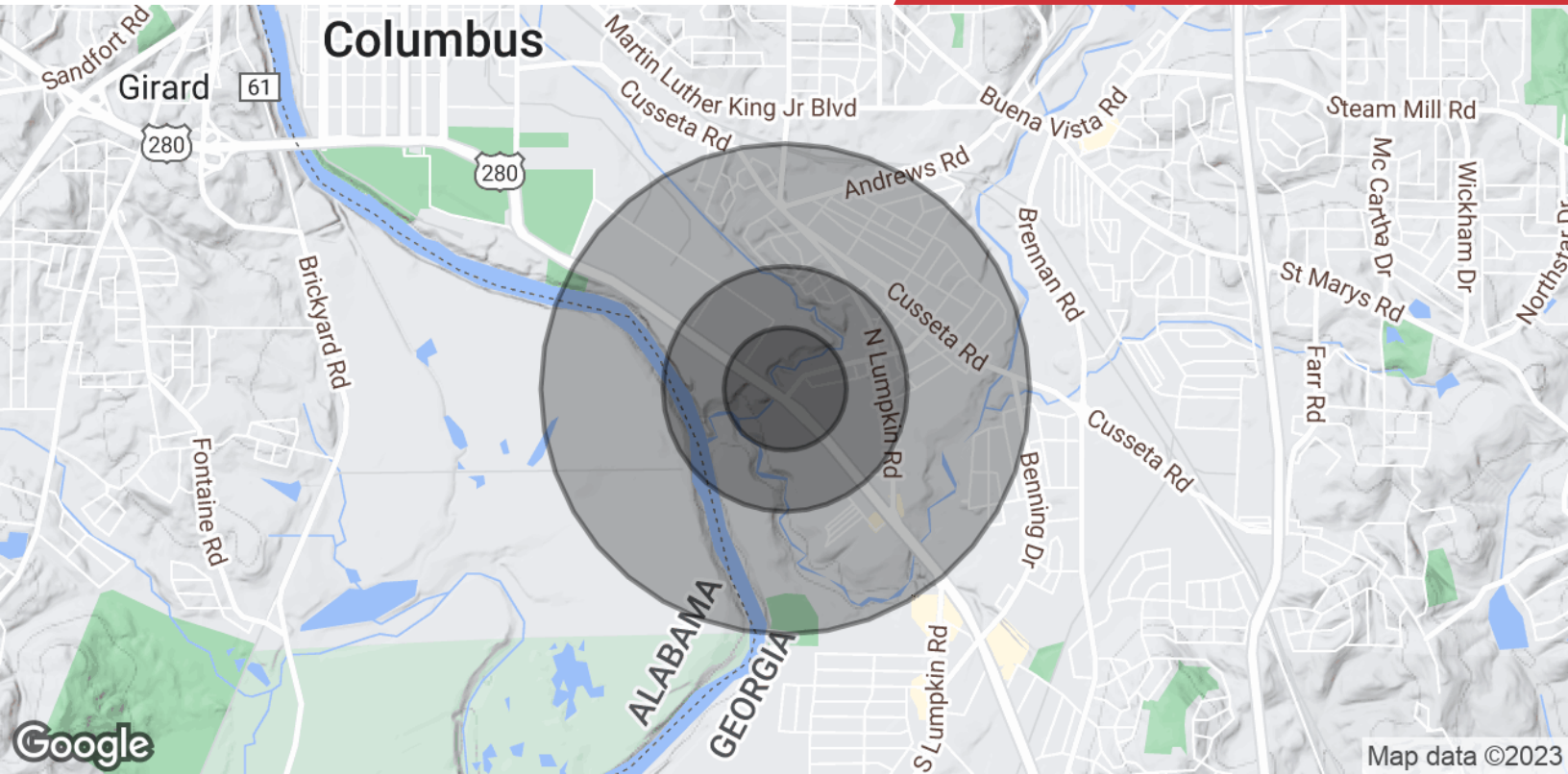
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

5607 Whitesville Road  
Columbus, GA 31904  
706 660 5418 tel  
[G2cre.com](http://G2cre.com)



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.

5607 Whitesville Road  
Columbus, GA 31904  
706 660 5418 tel  
[G2cre.com](http://G2cre.com)



**Population**

	0.25 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	336	1,341	4,645
<b>Average Age</b>	27.4	27.6	29.8
<b>Average Age (Male)</b>	24.4	25.1	28.8
<b>Average Age (Female)</b>	31.7	31.5	36.5

**Households & Income**

	0.25 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	136	568	2,411
<b># of Persons per HH</b>	2.5	2.4	1.9
<b>Average HH Income</b>	\$27,018	\$25,495	\$23,649
<b>Average House Value</b>	\$56,713	\$57,321	\$44,616

\* Demographic data derived from 2020 ACS - US Census