

# LEASE

## M & N PACKAGE

2821 Cusseta Rd Columbus, GA 31903



### PROPERTY DESCRIPTION

Unique opportunity in Columbus, Ga., established Liquor store business is available for lease. 20+ years of business and sales, M & N Package has 25 cooler doors between 2 walk-in coolers. The building has renovated interiors, large counter/checkout area with showcases, registers, and shelving for spirits. New HVAC's, new roof, and new coolers. Owners will transfer liquor license. The business is for sale for \$250,000 + Inventory (\$300,000+).

### PROPERTY HIGHLIGHTS

- Stand-alone building, 3900 SF
  - Inherit a high traffic, established business
  - 15+ parking spaces, ample parking
  - New HVAC, coolers, and roof
  - Fully built out package store
  - Space is in excellent condition
  - Owners will transfer alcohol license
- Business for sale \$250,000 + Inventory (\$300,000+)

### OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
Number of Units:	1
Available SF:	3,900 SF
Lot Size:	23,404 SF
Building Size:	3,900 SF
Zoning:	GC
APN:	047 002 003

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	443	1,060	3,607
Total Population	1,101	2,658	8,913
Average HH Income	\$35,575	\$35,310	\$37,287

**Tripp Crawford**  
706 984 1251



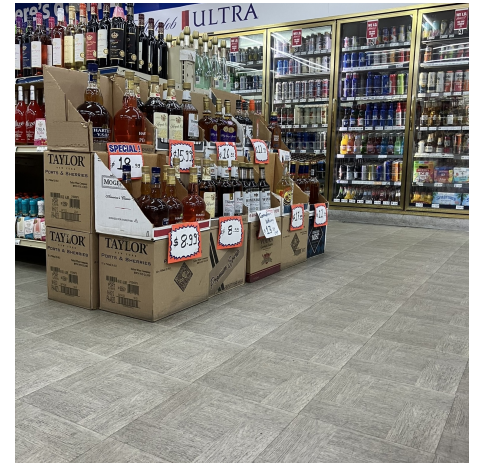
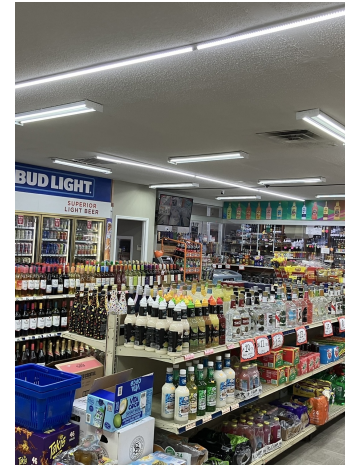
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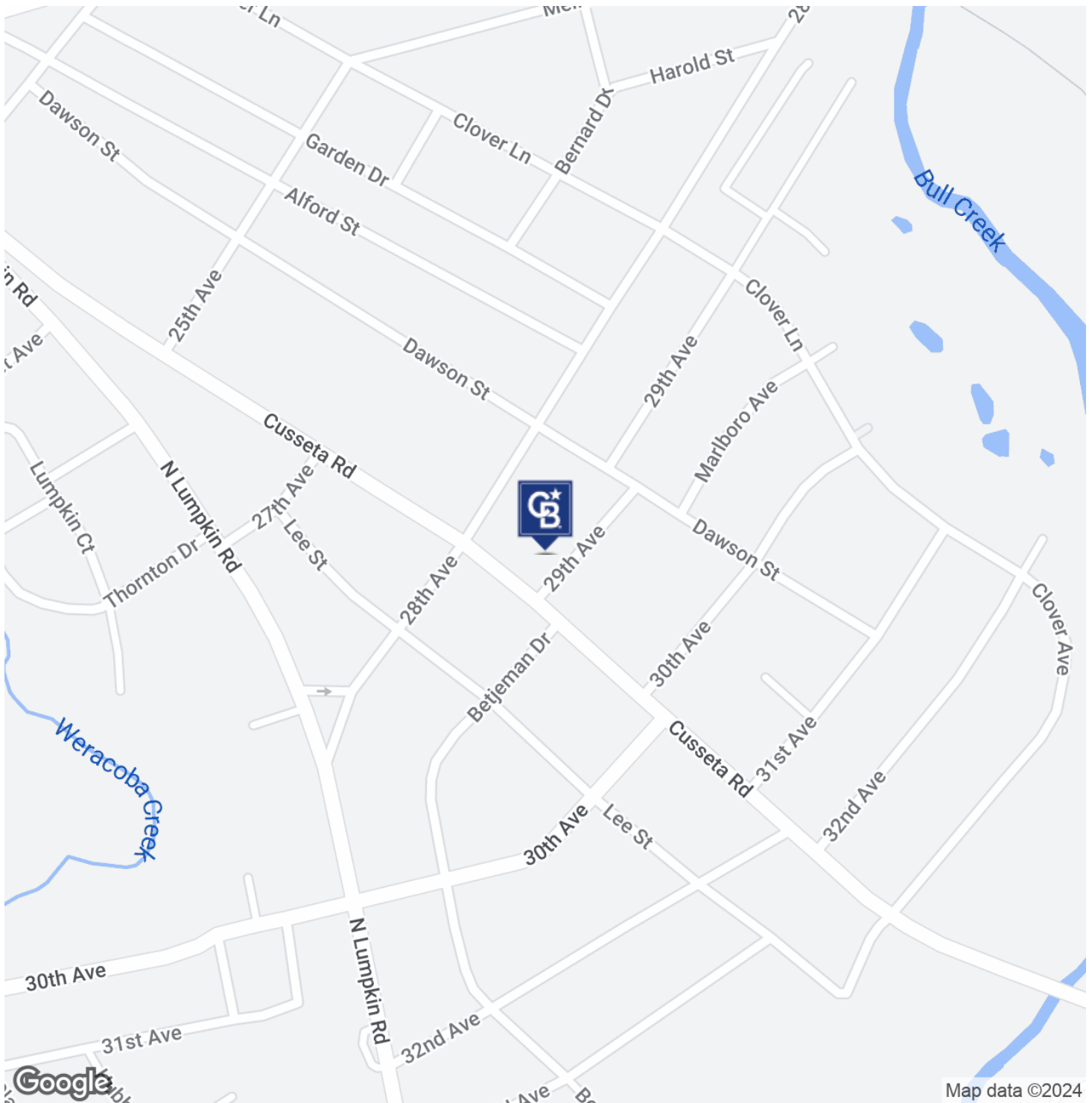
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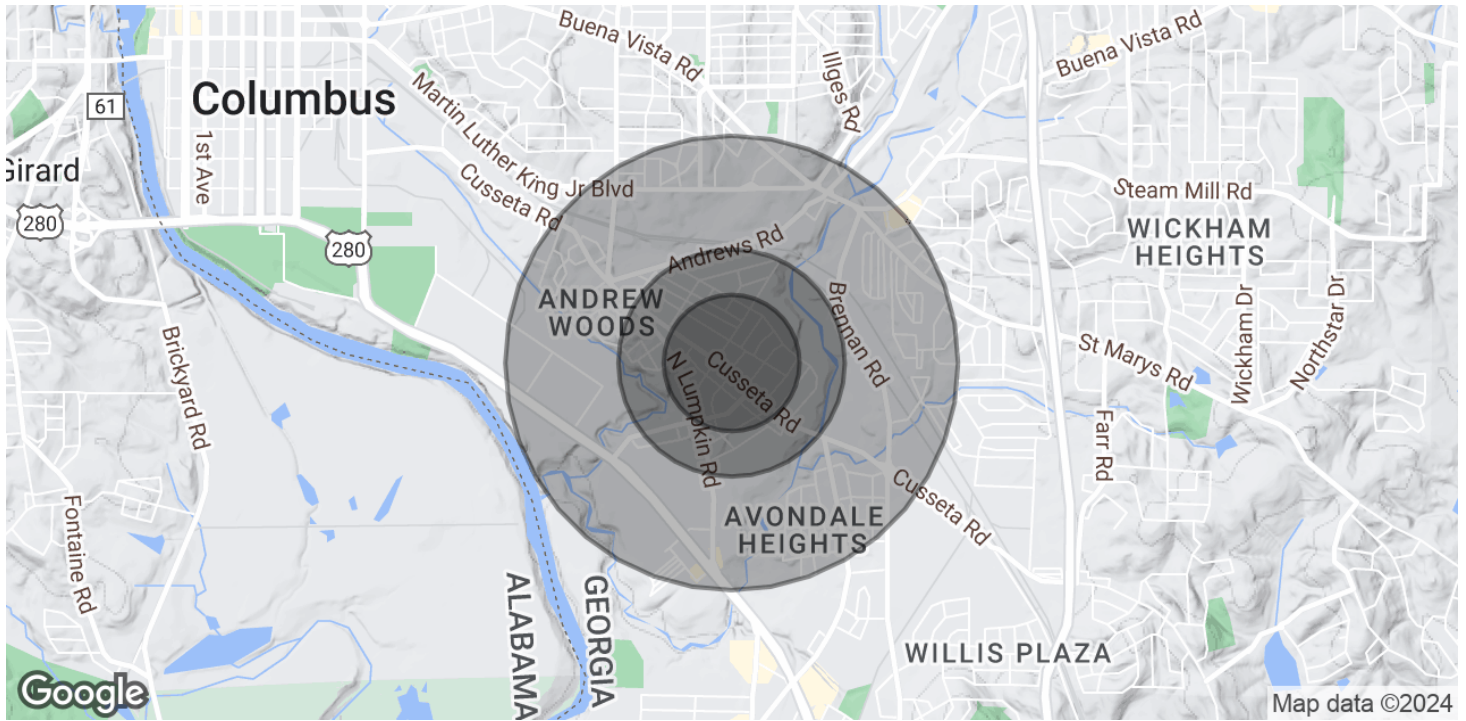


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,101	2,658	8,913
Average Age	36	37	36
Average Age (Male)	35	36	34
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	443	1,060	3,607
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$35,575	\$35,310	\$37,287
Average House Value	\$81,062	\$101,943	\$239,587

Demographics data derived from AlphaMap

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