

1342 WEBSTER AVE. COLUMBUS, GA 31901



### PROPERTY DESCRIPTION

17,848 square foot Warehouse Building with 12,719 square feet leased to 1 tenant. Renewed and expires in Jan. 31, 2025. Tenant is open to extending the Lease terms or purchaser may option to owner occupancy use. New dock leveler, repaired roof, new suspended acoustical ceiling tiles in office area, 2 new overhead doors and concrete loading ramp.

### PROPERTY HIGHLIGHTS

- 17,848 square foot building
- Single unit
- Strategically located in Columbus area
- Open storage area
- Truck dock loading
- Heating-Gas
- Zoned: LMI (Light Manufact/Ind.)
- 10,000-20,000 VPD- Veterans Parkway

### OFFERING SUMMARY

Sale Price:	\$940,000
Number of Units:	1
Lot Size:	0.57 Acres
Building Size:	17,848 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,653	28,425	58,179
Total Population	7,698	66,577	139,628
Average HH Income	\$50,610	\$60,516	\$65,543

SCOTT BOYCE

(706)-615-9733

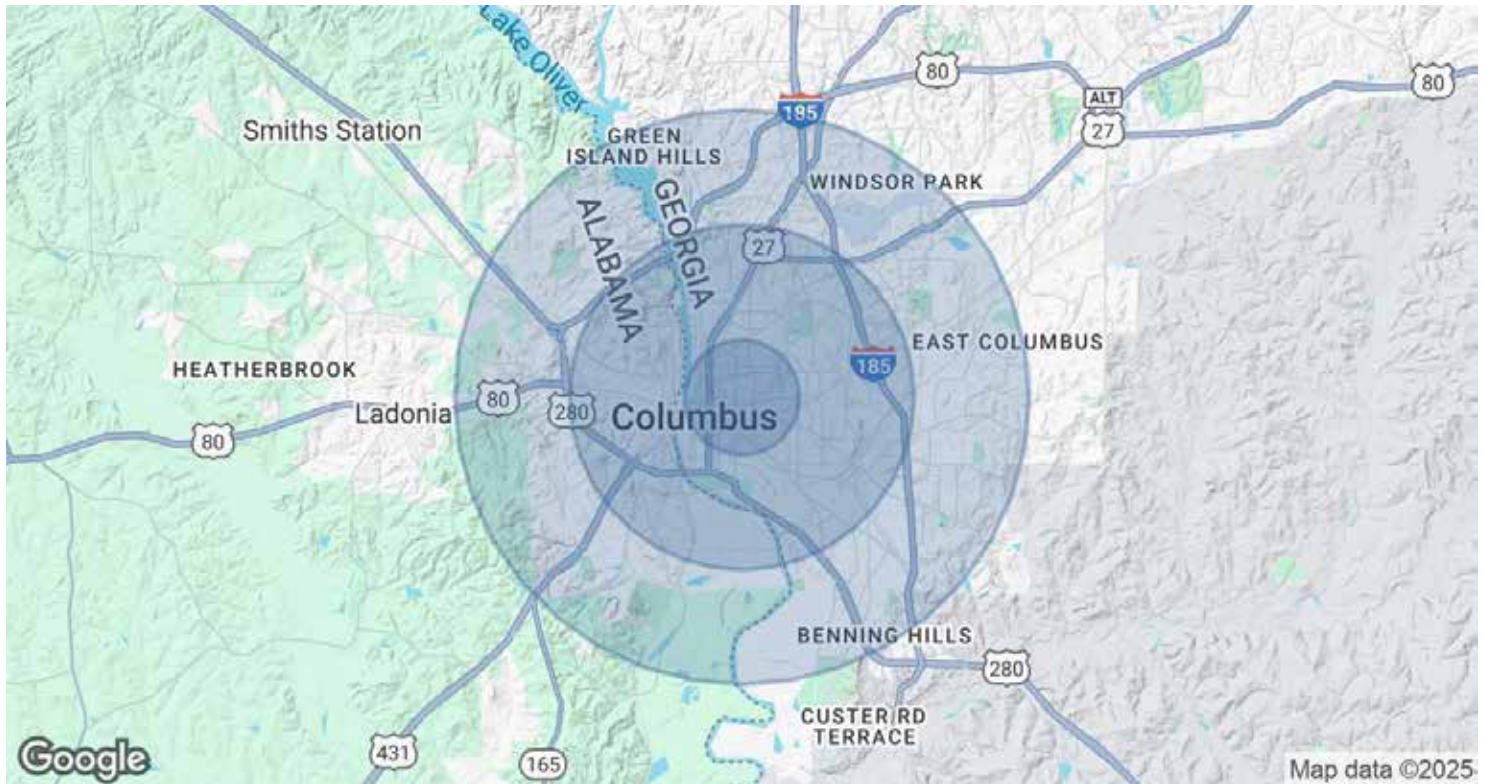
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**WOODRUFF** **W** BROKERAGE  
COMPANY

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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,698	66,577	139,628
Average Age	39	38	39
Average Age (Male)	39	37	37
Average Age (Female)	40	40	40

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,653	28,425	58,179
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$50,610	\$60,516	\$65,543
Average House Value	\$244,436	\$189,962	\$206,295

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## ADDITIONAL PHOTOS



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## RETAILER MAP



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