



FOR SALE

DEVELOPMENT OPPORTUNITY

8400 FORTSON RD
FORTSON, GA 31808



Prime commercial opportunity on Fortson Road in North Columbus, offering strong visibility, easy access to I-185, and close proximity to dense residential growth and established retail. Two parcels available.



6.79 ACRES

\$498,000.00

FEATURES

- **±6.79 ACRES TOTAL** – OFFERED AS TWO SEPARATE PARCELS OR CAN BE COMBINED
- **FLEXIBLE PURCHASE OPTIONS** – IDEAL FOR USERS NEEDING SMALLER SITES OR FULL-SITE CONTROL
- **PRIME FORTSON ROAD FRONTAGE** – STRONG VISIBILITY ALONG A MAJOR NORTH COLUMBUS CORRIDOR
- **EXCELLENT ACCESSIBILITY** – EASY ACCESS TO I-185 AND SURROUNDING RETAIL AND RESIDENTIAL AREAS
- **HIGH-GROWTH LOCATION** – POSITIONED IN ONE OF THE FASTEST-GROWING AREAS OF NORTH COLUMBUS
- **STRONG DEMOGRAPHICS** – SURROUNDED BY EXPANDING RESIDENTIAL ROOFTOPS AND ESTABLISHED NEIGHBORHOODS

Columbus
Ft Benning
Midland
MARKET



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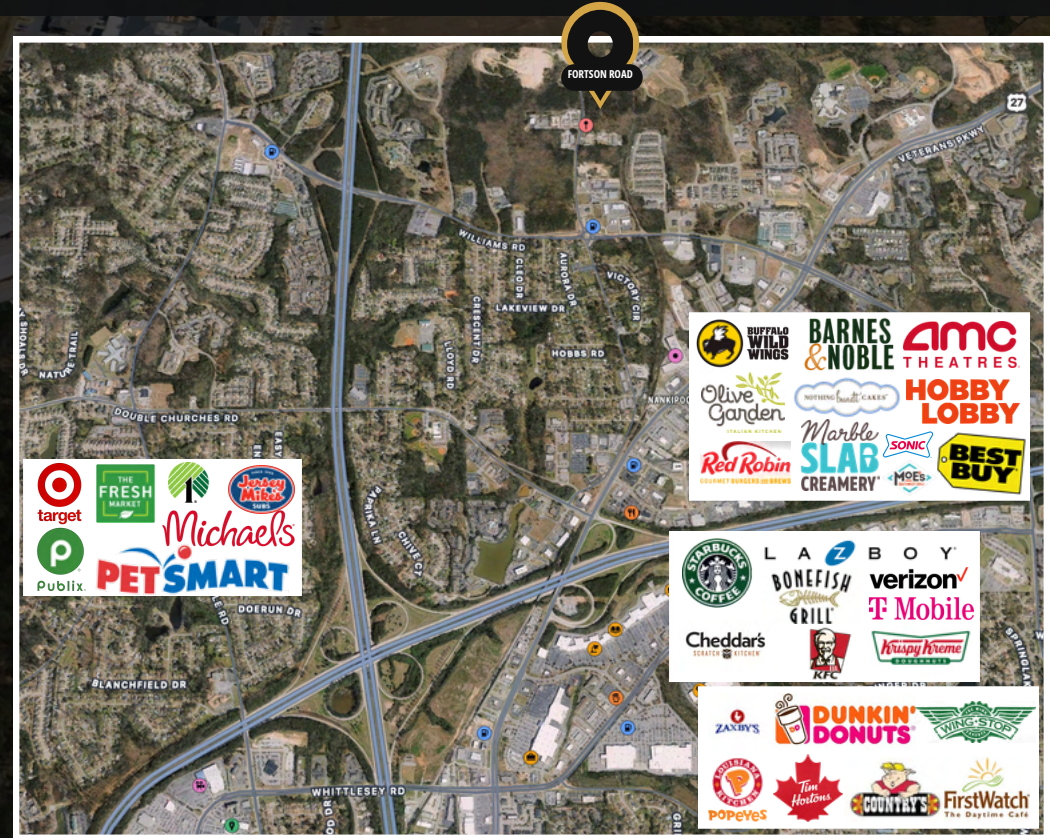
ERNEST SMALLMAN IV
ERNESTSMALLMAN.COM

OPPORTUNITY

8400 Fortson Road presents a rare opportunity to acquire or develop approximately 6.83 acres in a highly desirable and fast-growing corridor. The property is positioned in a strong residential and commercial transition area, offering flexibility for a wide range of uses including retail, office, medical, or mixed-use development.

The site benefits from excellent visibility and convenient access, with the ability to be utilized as a single large tract or divided into two separate parcels to maximize flexibility and investment potential. This adaptability allows users to tailor development to market demand, whether pursuing a phased buildout or multiple income-producing uses.

With surrounding growth and continued development in the area, this site offers strong long-term upside and is well-positioned for both owner-users and investors seeking strategic land in a high-demand location.



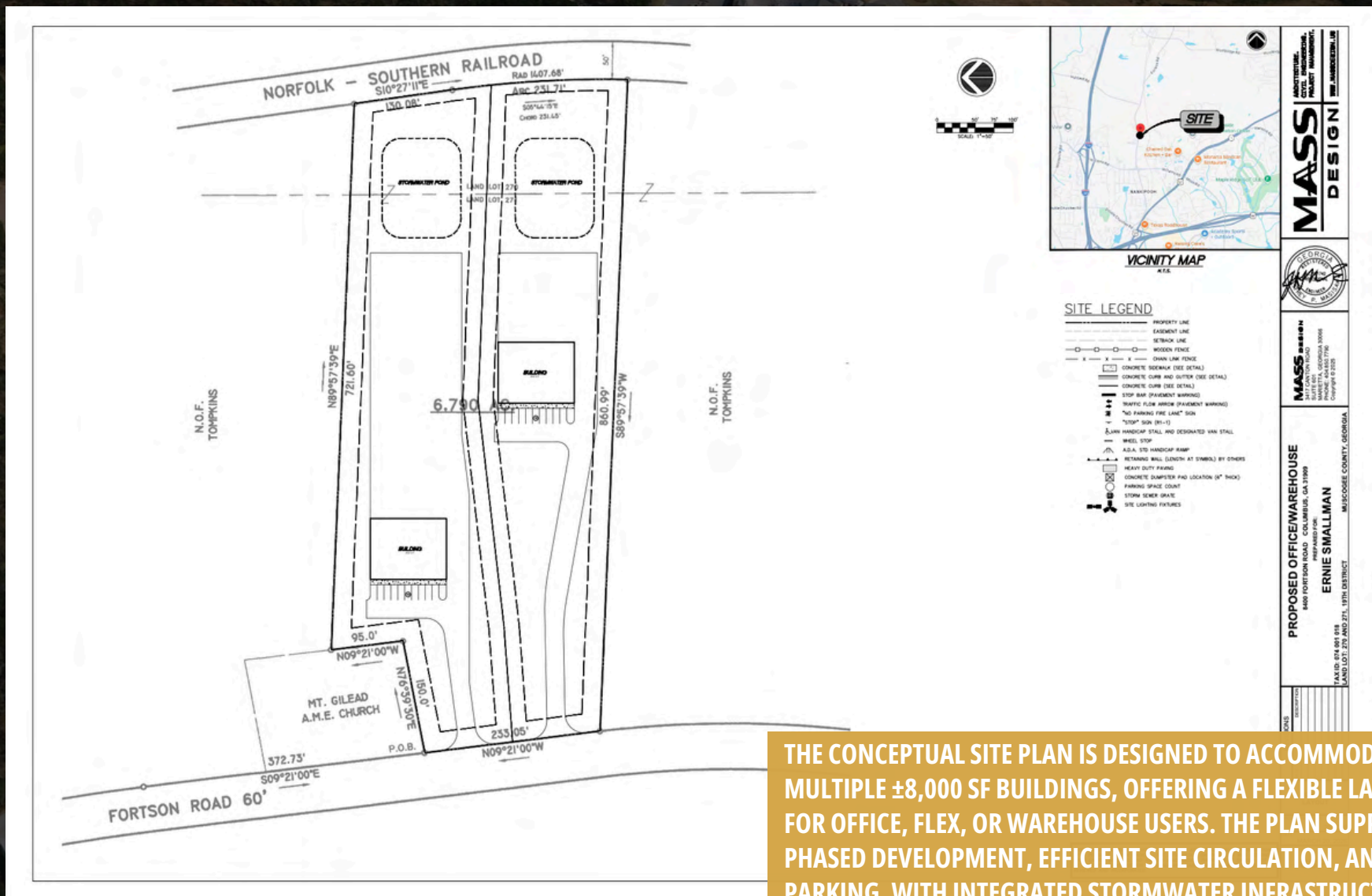
FORSTON ROAD RETAILERS

- Mobile Fixture & Equipment
- Muse Kitchen and Bath Gallery
- New York Butcher Shoppe & Wine Bar
- CVS Pharmacy
- Advance Audio & Accessories

COLDWELL BANKER | KENNON, PARKER, DUNCAN & DAVIS

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CONCEPTUAL SITE PLAN



THE CONCEPTUAL SITE PLAN IS DESIGNED TO ACCOMMODATE MULTIPLE ±8,000 SF BUILDINGS, OFFERING A FLEXIBLE LAYOUT IDEAL FOR OFFICE, FLEX, OR WAREHOUSE USERS. THE PLAN SUPPORTS PHASED DEVELOPMENT, EFFICIENT SITE CIRCULATION, AND AMPLE PARKING, WITH INTEGRATED STORMWATER INFRASTRUCTURE TO STREAMLINE FUTURE DEVELOPMENT. ITS ADAPTABLE CONFIGURATION ALLOWS FOR A RANGE OF COMMERCIAL USES AND INVESTMENT STRATEGIES.



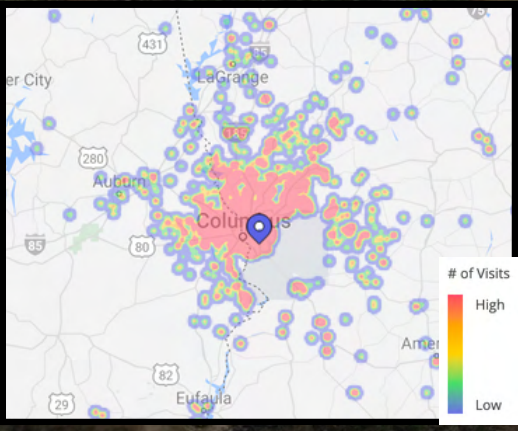
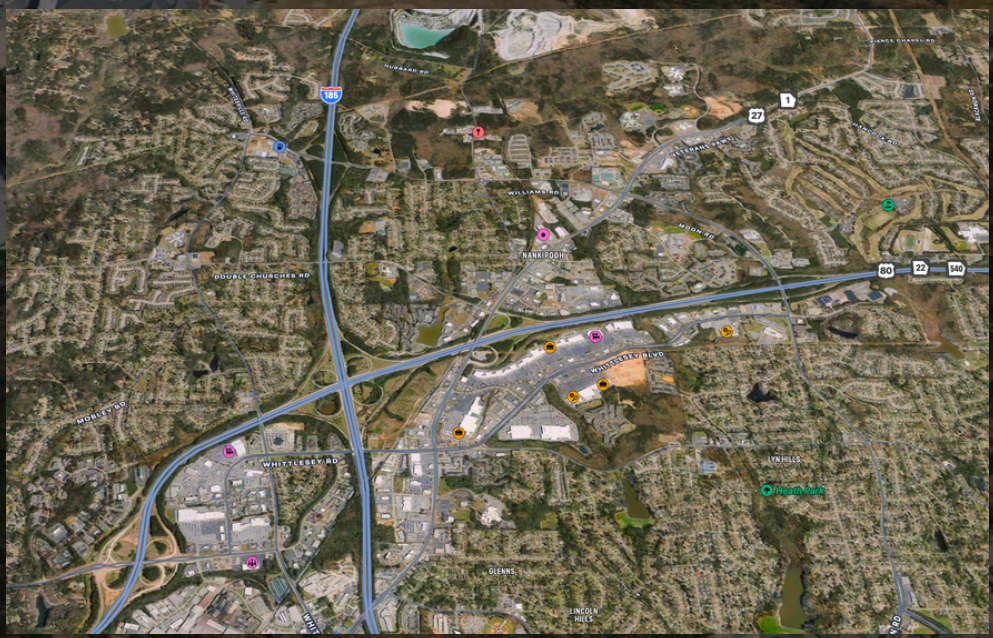
MARKET OVERVIEW

FORTSON ROAD

Fortson Road is one of North Columbus' primary growth corridors, serving a rapidly expanding residential base with strong household incomes and consistent population growth. The area is supported by a mix of established neighborhoods and new development, driving demand for retail, service, and flex users. With convenient access to I-185 and proximity to key retail nodes, Fortson Road continues to attract a wide range of businesses seeking visibility, accessibility, and a growing customer base.

Adding to this momentum, recent infrastructure improvements at the Williams Road and Fortson Road intersection are nearing completion. The new roundabout—part of an approximate \$5 million public investment—will significantly enhance traffic flow, accessibility, and safety, further strengthening the corridor's appeal for commercial users and future development.

Fortson Road continues to see steady commercial growth as rooftops expand throughout North Columbus, creating strong demand for neighborhood services and small-bay users. Its combination of visibility, accessibility, and proximity to established retail—now reinforced by upgraded infrastructure—positions it as a reliable corridor for both new development and long-term investment.



RETAIL DEMAND WITHIN 5 MILES

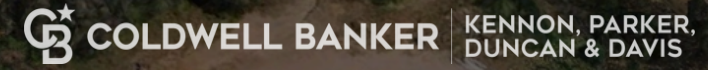
Industry Summary	Spending Potential Index	Average Spent	Total
Retail Trade, Food Services & Drinking Places	88	\$26,794.13	\$857,948,039
Retail Trade	88	\$22,726.78	\$727,711,550
Food Services & Drinking Places	87	\$4,067.35	\$130,236,488

Industry Subsector & Group	Index	Average Spending	Total
Motor Vehicle & Parts Dealers	88	\$2,843.15	\$91,037,661
Automobile Dealers	88	\$2,433.91	\$77,933,880
Other Motor Vehicle Dealers	90	\$198.42	\$6,353,532
Auto Parts, Accessories & Tire Stores	89	\$210.81	\$6,750,248
Furniture and Home Furnishings Stores	89	\$883.29	\$28,282,806
Furniture Stores	90	\$578.79	\$18,533,015
Home Furnishings Stores	87	\$304.49	\$9,749,792
Electronics and Appliance Stores	91	\$258.16	\$8,266,343
Bldg Material & Garden Equipment & Supplies Dealers	88	\$1,220.21	\$39,071,156
Building Material and Supplies Dealers	88	\$1,102.99	\$35,317,680
Lawn and Garden Equipment and Supplies Stores	87	\$117.22	\$3,753,476
Food and Beverage Stores	87	\$4,966.67	\$159,032,844
Grocery Stores	87	\$4,654.16	\$149,026,281
Specialty Food Stores	87	\$155.25	\$4,971,131
Beer, Wine, and Liquor Stores	87	\$157.26	\$5,035,431
Health and Personal Care Stores	89	\$740.43	\$23,708,475
Gasoline Stations	89	\$3,408.58	\$109,142,742

HOUSEHOLD INCOME							
<\$15,000	5.5%	8.6%	14.8%	16.7%	14.8%	9.0%	8.3%
\$15,000-\$24,999	1.8%	3.8%	7.1%	6.9%	8.1%	6.3%	5.9%
\$25,000-\$34,999	11.1%	7.7%	8.7%	8.5%	8.6%	6.5%	6.3%
\$35,000-\$49,999	10.5%	12.5%	13.4%	13.7%	12.9%	10.2%	9.8%
\$50,000-\$74,999	19.8%	18.9%	17.7%	18.3%	18.7%	15.9%	15.6%
\$75,000-\$99,999	17.3%	13.3%	10.6%	10.7%	11.3%	12.7%	12.5%
\$100,000-\$149,999	20.6%	18.9%	14.9%	14.3%	14.1%	18.0%	17.8%
\$150,000-\$199,999	7.0%	6.2%	5.2%	4.2%	5.0%	9.4%	9.8%
\$200,000+	6.4%	10.2%	7.7%	6.7%	6.5%	12.0%	14.0%

KEY FACTS							
Population	8,723	62,383	168,581	203,888	326,674	11,269,916	339,887,819
Daytime Population	11,232	76,974	190,604	221,095	337,611	11,204,031	338,218,372
Employees	4,442	29,760	74,762	85,704	135,300	5,364,200	167,630,539
Households	3,760	25,563	71,373	82,952	131,059	4,271,670	132,422,916
Average HH Size	2.26	2.37	2.31	2.38	2.41	2.58	2.50
Median Age	38.0	38.6	37.8	36.8	37.7	38.3	39.6

HOUSING FACTS							
Median Home Value	304,634	284,617	259,942	251,416	241,257	338,742	370,578
Owner Occupied %	51.5%	57.4%	51.2%	50.2%	56.5%	64.9%	64.2%
Renter Occupied %	48.5%	42.6%	48.8%	49.8%	43.5%	35.1%	35.8%
Total Housing Units	3,952	27,204	78,018	91,337	146,431	4,679,416	146,800,552

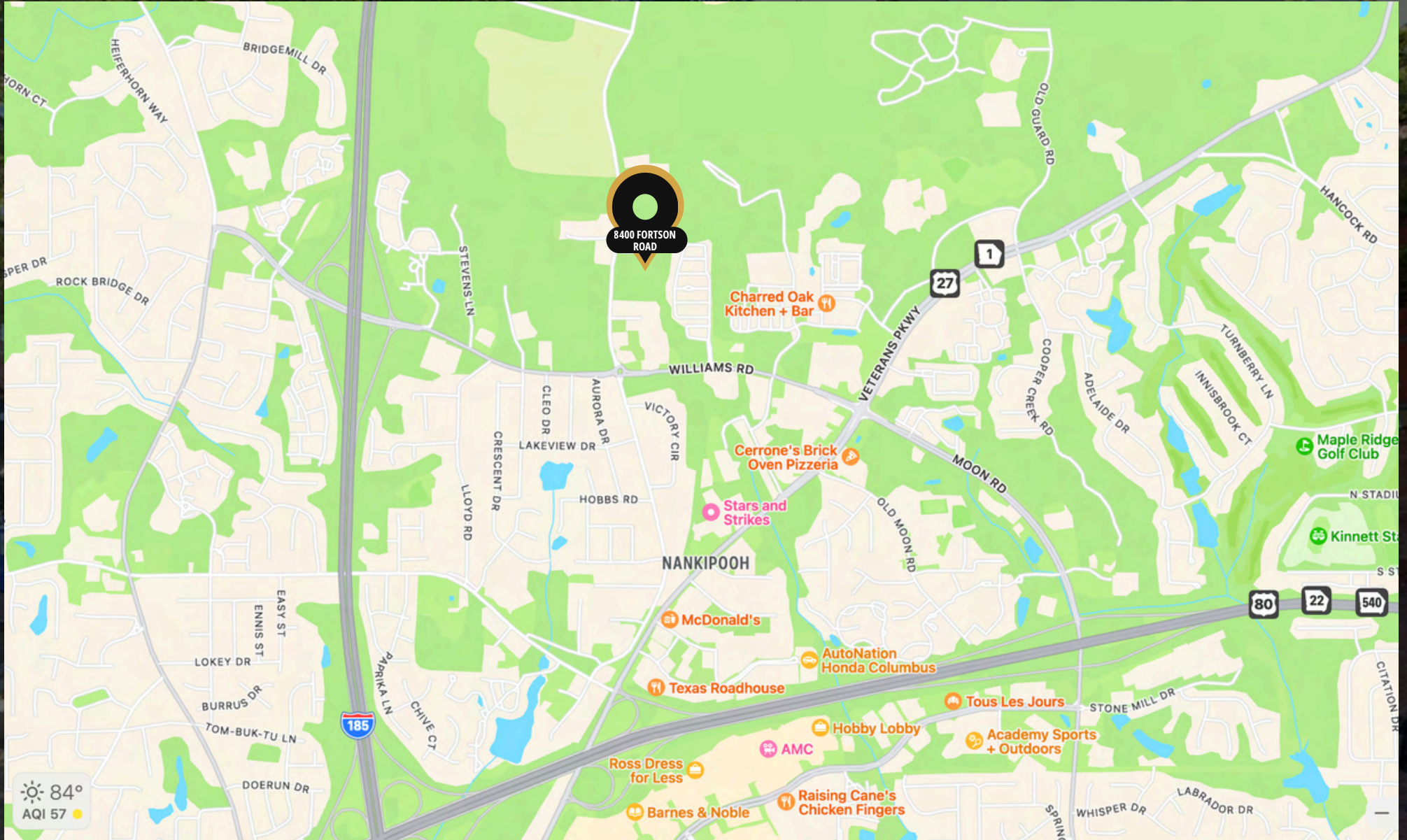


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NEARBY TRAFFIC COUNTS



LOCATION MAP



MEET THE AGENT



ERNIE SMALLMAN, CCIM, MRED

Ernie Smallman is a top-performing commercial real estate broker with over 20 years of experience in sales, leasing, and development. He has been involved in more than 500,000 square feet of transactions across owned, partnered, and third-party assets.

A graduate of the University of Georgia, Ernie also earned his Master's in Real Estate Development from Auburn University. He holds the CCIM designation and has ranked in the top 2% of Coldwell Banker Commercial brokers nationwide since 2014.

Known throughout Columbus and Phenix City for his market knowledge and deal-making approach, Ernie delivers strategic, results-driven solutions for landlords, tenants, and investors.



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