



Victory Drive Investment Opportunity

4200 Victory Dr
Columbus, Georgia 31903

Property Overview

Prime investment opportunity! This portfolio includes 10 contiguous parcels totaling approximately 1.67 acres. One parcel features a fully leased $\pm 2,505$ SF retail space with a reliable income-producing tenant currently paying \$2,400 per month with no landlord maintenance responsibilities. The remaining nine parcels offer undeveloped land, ideal for future commercial development. Eight parcels are zoned Neighborhood Commercial (NC), allowing for a variety of commercial uses such as retail, office, and mixed-use development, while the remaining two parcels are zoned Single-Family Residential (SFR), which are currently limited to residential use but may offer future redevelopment or rezoning potential. Located on a high-visibility road with an average daily traffic count of over 28,000, this site offers strong exposure and accessibility.

Parcels included in sale: 062 053 001, 062 053 022, 062 053 020, 062 053 003, 062 053 004, 062 053 005, 062 053 006, 062 053 017, 062 053 018, 062 053 019

Offering Summary

| | |
|-----------------------|----------------|
| Sale Price: | \$450,000 |
| Building Size: | +/- 2,505 SF |
| Lot Size: | +/- 1.67 Acres |

Demographics 0.3 Miles 0.5 Miles 1 Mile

| | | | |
|--------------------------|----------|----------|----------|
| Total Households | 360 | 792 | 2,179 |
| Total Population | 781 | 1,815 | 5,286 |
| Average HH Income | \$44,502 | \$42,431 | \$42,490 |

For More Information

Jack Hayes, SIOR, CCIM, MICP

O: 706 660 5418 x1002

jhayes@g2cre.com | GA #336627



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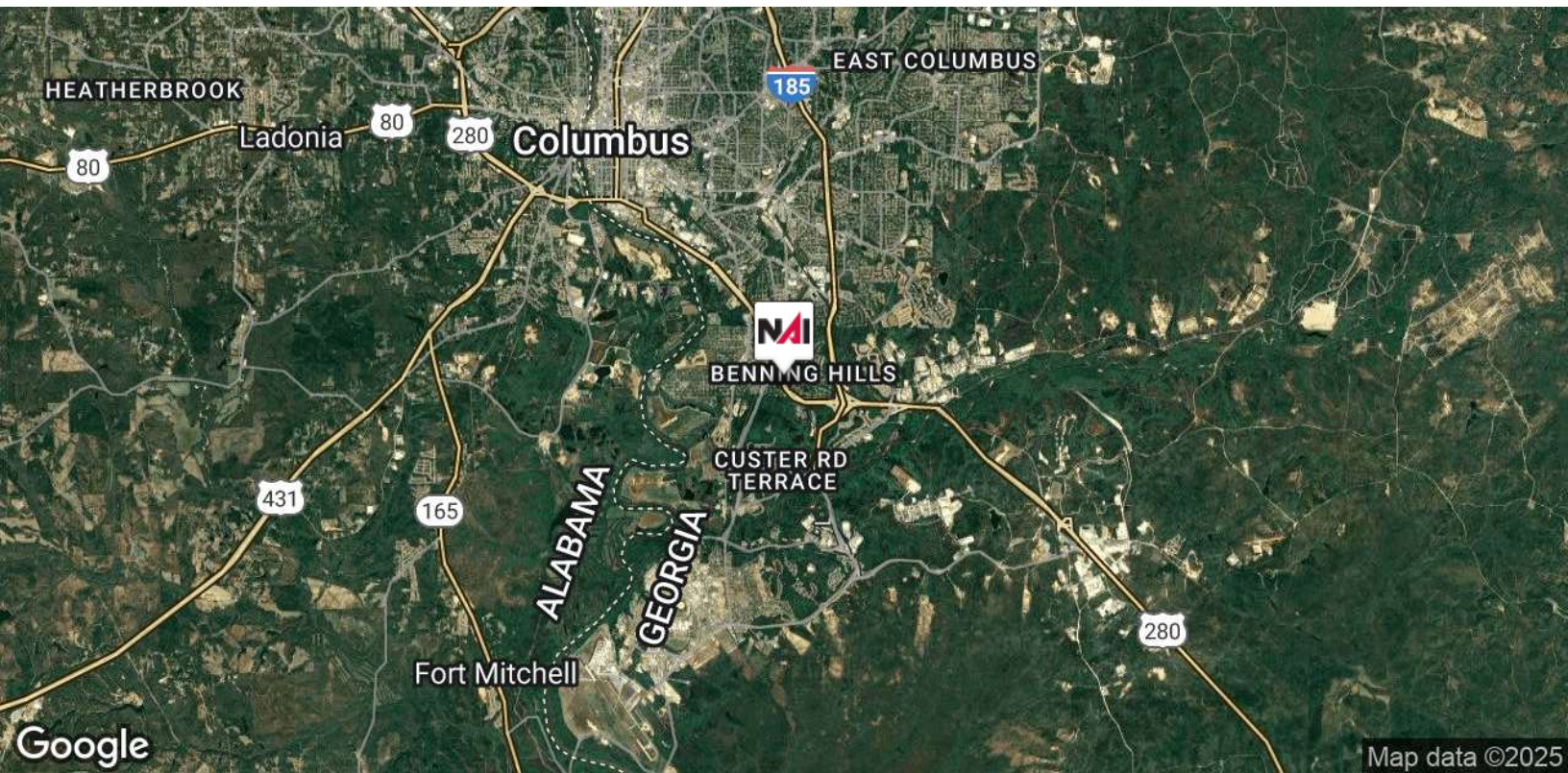
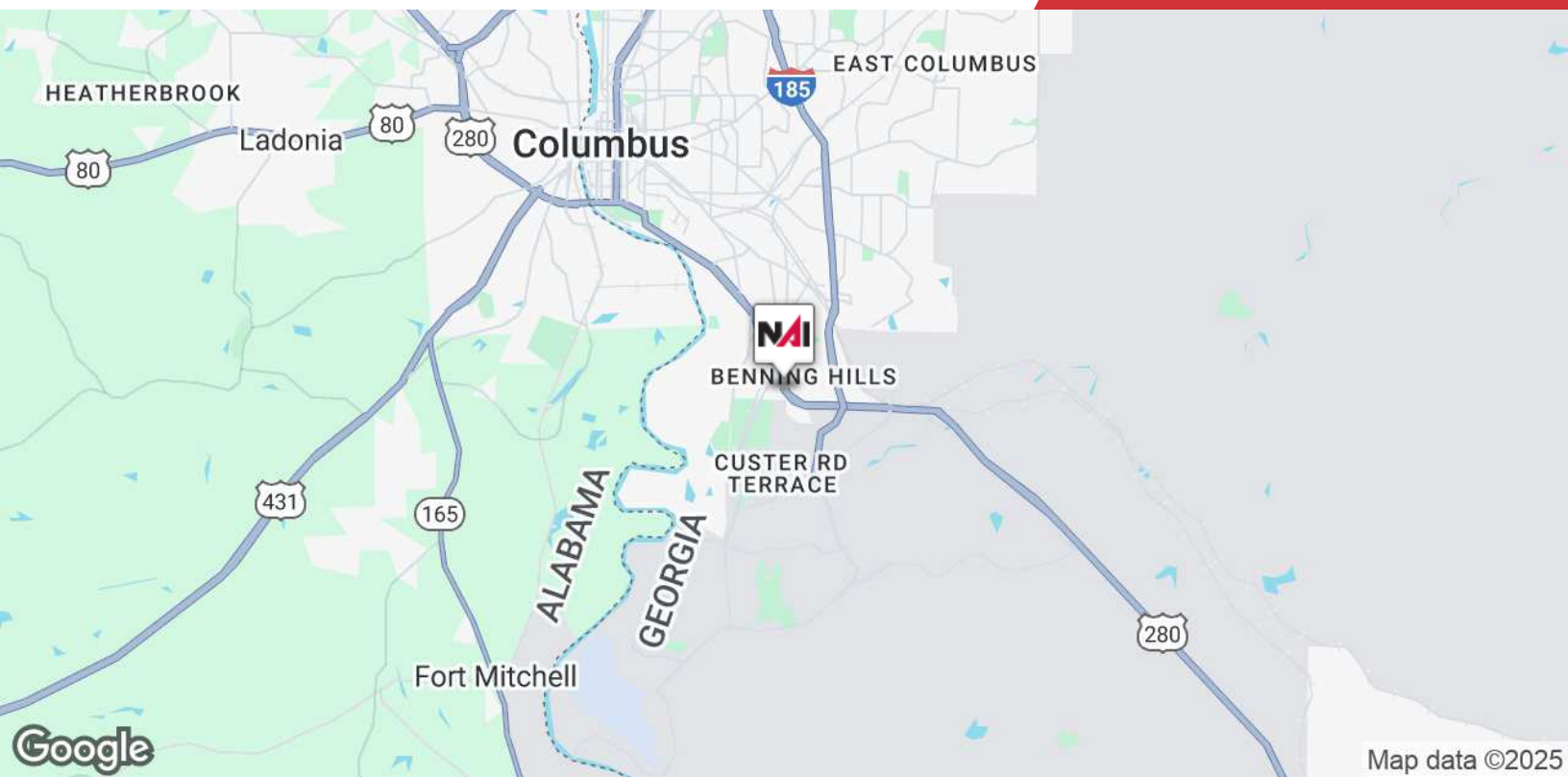
Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com

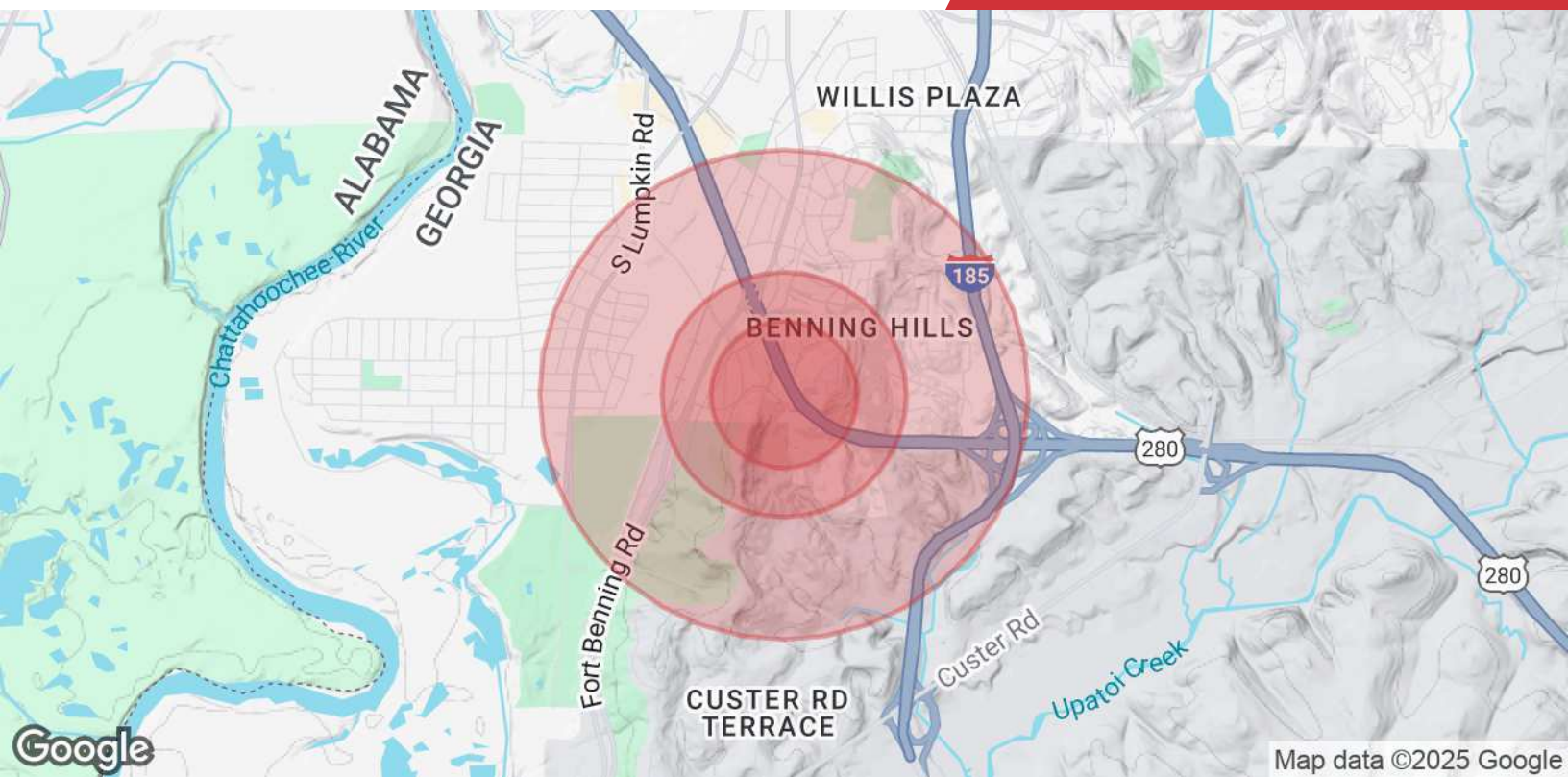


Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, U.S. Geological Survey

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Population

| | 0.3 Miles | 0.5 Miles | 1 Mile |
|-----------------------------|-----------|-----------|--------|
| Total Population | 781 | 1,815 | 5,286 |
| Average Age | 38 | 37 | 37 |
| Average Age (Male) | 38 | 37 | 36 |
| Average Age (Female) | 37 | 37 | 37 |

Households & Income

| | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------------|-----------|-----------|----------|
| Total Households | 360 | 792 | 2,179 |
| # of Persons per HH | 2.2 | 2.3 | 2.4 |
| Average HH Income | \$44,502 | \$42,431 | \$42,490 |
| Average House Value | \$116,506 | \$105,455 | \$96,312 |

Demographics data derived from AlphaMap