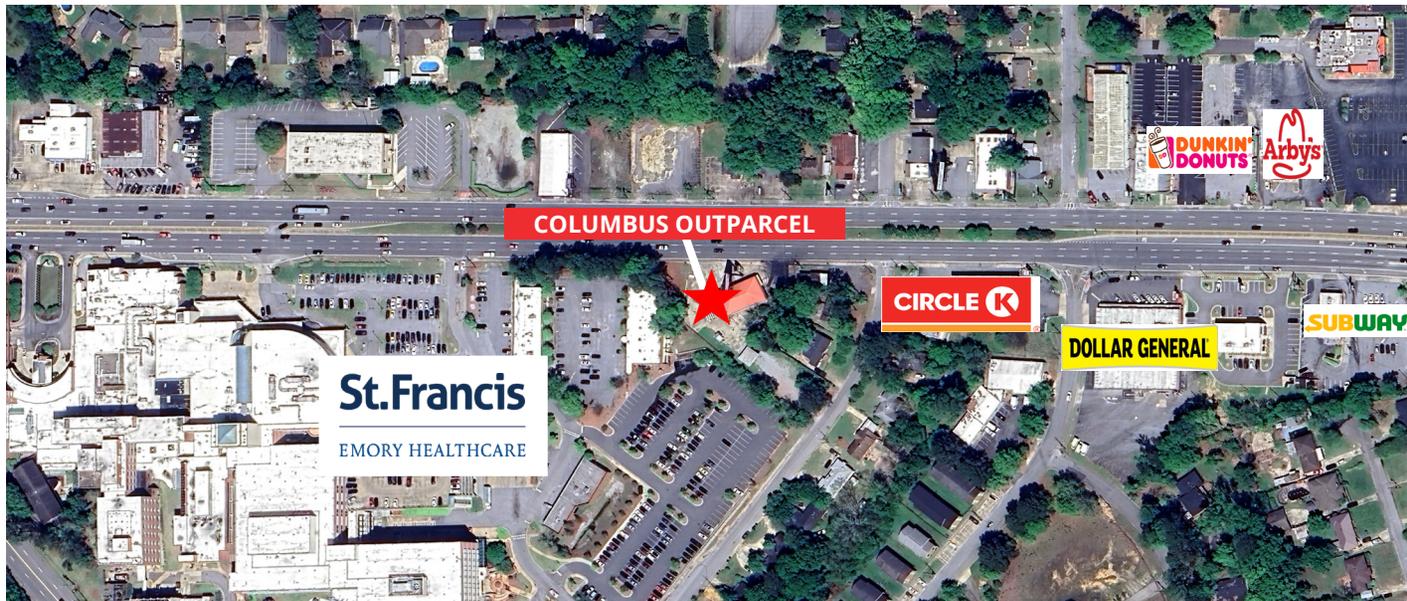


COLUMBUS OUTPARCEL

2406 Manchester Expy, Columbus, GA 31904

LAND FOR SALE OR GROUND LEASE



PROPERTY OVERVIEW

- » Available: 0.73 AC for Ground Lease, Build to Suit, or Sale
- » This property is well-positioned on Manchester Expressway, with a daily traffic count of 36,600 VPD, the site boasts excellent visibility and benefits from strong demographics with a median household income of \$84,321 within a 5-mile radius.
- » This is a dynamic area, home to Fort Benning over 120,000 residents/employee, and Aflac headquarters, offering a substantial customer base.
- » In close proximity to St. Francis Hospital with 376 beds, over 2,800 Associates, and 300 physicians on staff.
- » Within 2 miles of Columbus State University, Peachtree Mall, and Columbus Airport.
- » Nearby retailers include: Macy's, Dollar General, Subway, Chick-fil-A, Planet fitness, Starbucks, Walmart, Extra Space Storage, Fairfield Inn & Suites

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	64,618	169,279	275,878
Households	27,099	70,712	110,726
Daytime Pop.	67,342	132,753	179,825
Ave. HH Income	\$82,455	\$84,321	\$87,046

