





# Columbus Box Land

5550 Whittlesey Blvd | Columbus, GA 31909



4.61± AC  
Divisible

Contact  
Broker  
Rate

## ABOUT THE PROPERTY

- Rare Box Opportunity at Columbus Park Crossing
- Super Regional Trade Area
- Surrounded by high performing tenants
- Located at traffic signal and with cross access to Columbus Park Crossing
- Q4 2024 Delivery
- Zoning PUD, Ord 08-60 | PUD is to provide neighborhood commercial, retail and personal services to the residents, without the necessity of traveling outside the boundaries of the community.
- 4.61± acres Not Including exterior access drives serving site.

## JOIN THESE RETAILERS



## TRAFFIC COUNTS

J R Allen Pkwy	41,200 VPD
Veterans Pkwy	32,500 VPD
Whittlesey Blvd	18,700 VPD
Year: 2023   Source:GDOT	



# 5550 Whittlesey Blvd - North Facing

Columbus, GA



18,700 AADT '23

Proposed:



CHEVROLET

SITE



# 5550 Whittlesey Blvd - South Facing

Columbus, GA



**SITE**

Proposed:



CHEVROLET

Whittlesey Blvd

18,700 AADT '23





# Surrounding Tenant Performance

Columbus, GA



## Surrounding Tenant Performance By State % Ranking\*

<b>LOWE'S</b>	100%	<b>TJ-MAXX</b>	92%
<b>Jason's deli</b>	100%	<b>Party City</b>	92%
<b>SMOKEY BONES</b>	100%	<b>chili's</b>	91%
<b>pop shelf</b>	100%	<b>SONIC</b>	90%
<b>Red Robin</b>	100%	<b>Marshalls</b>	86%
<b>Cheddar's</b>	100%	<b>petco</b>	85%
<b>Wendy's</b>	98%	<b>Staples</b>	84%
<b>RACK ROOM SHOES</b>	97%	<b>AMC THEATRES</b>	84%
<b>SAM'S CLUB</b>	95%	<b>CARRABBA'S</b>	83%
<b>MOE'S</b>	95%	<b>FIVE GUYS</b>	83%
<b>LANE BRYANT</b>	93%	<b>Walmart</b>	82%
<b>Olive Garden</b>	93%	<b>JOANN</b>	80%
<b>HOBBY LOBBY</b>	93%	<b>ROSS</b>	78%
		<b>KOHL'S</b>	78%

\*State Percentage Ranking\* based on Placer comparing unit performance against all other Georgia locations for that concept









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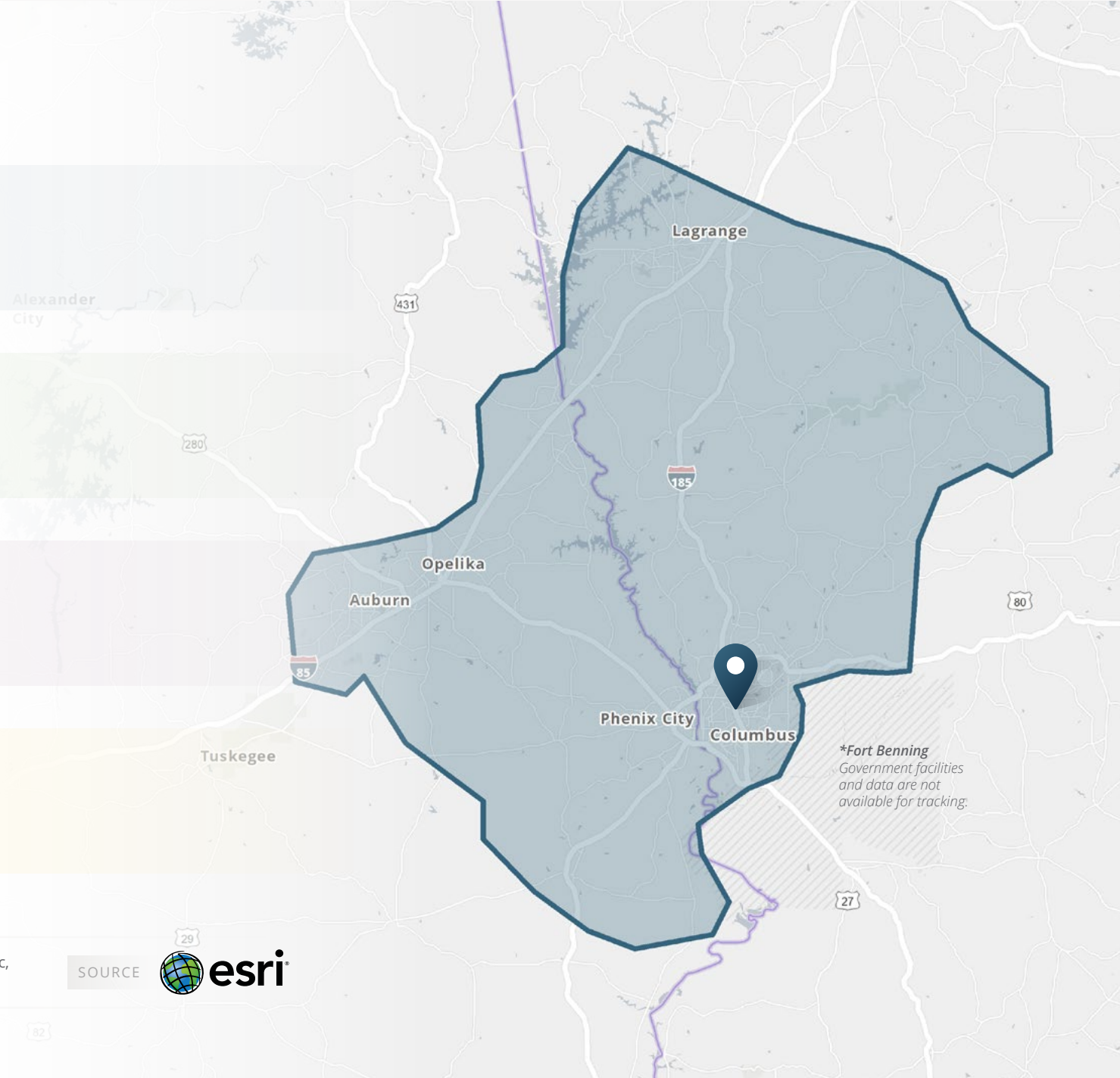
## 2022 TRADE AREA DEMOGRAPHIC HIGHLIGHTS

573,322  
Population

571,721  
Total Daytime  
Population

\$80,474  
Average Household  
Income

227,055  
Total  
Households



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



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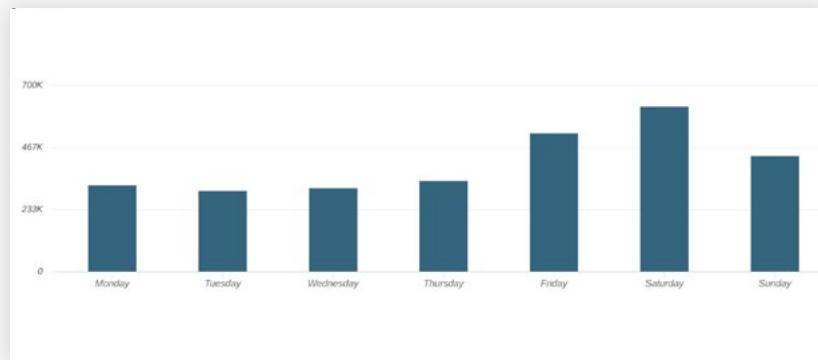
## MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Visits

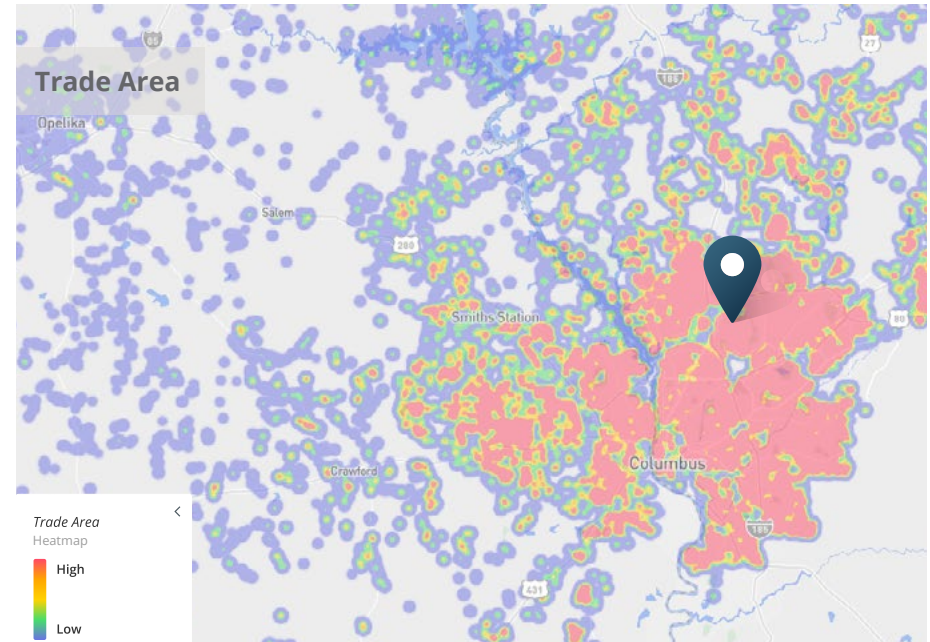
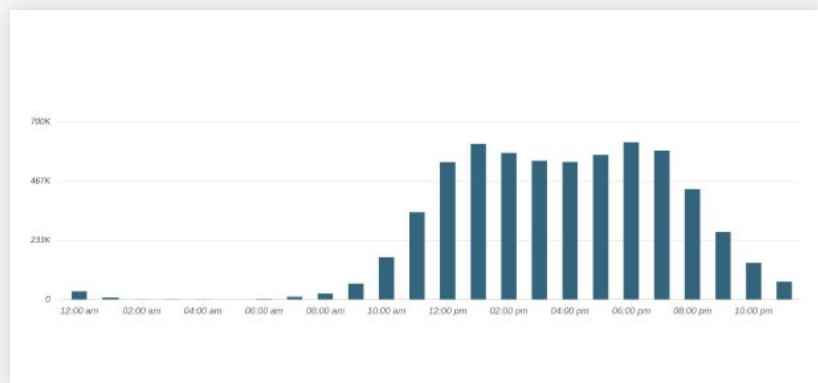
10/1/2022 - 3/31/2023

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
643.4K	2.9 M	4.44

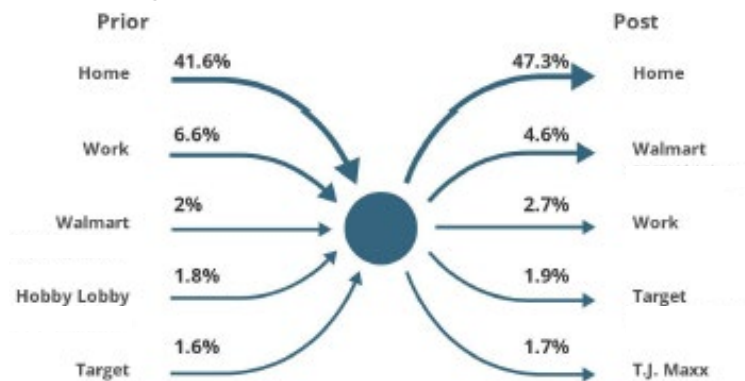
### Daily Visits



### Hourly Visits



### Customer Journey



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\*Fort Benning Government facilities and data are not available for tracking.





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