

FOR LEASE

3502 & 3510 VICTORY DRIVE

3502 & 3510 Victory Drive Columbus, GA 31903



LEASE RATE	\$16.00 SF/yr
UNIT 2	1900 sq ft
UNIT 3	1900 sq ft

Tripp Crawford
(706) 984-1251

Carson Cummings
(706) 289-2468

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PROPERTY DESCRIPTION

This listing consists of two commercial spaces for lease. The parcel is located at a lighted intersection (corner lot) with frontage on U.S. Hwy. 280 (Victory Drive), across from a Super Walmart.

PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Ample parking for customers
- High traffic area for increased exposure
- Close proximity to major transportation routes

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Number of Units:	2
Available SF:	1,900 SF
Lot Size:	1.5 Acres
Building Size:	7,600 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,516	10,499	19,667
Total Population	6,544	21,354	39,892

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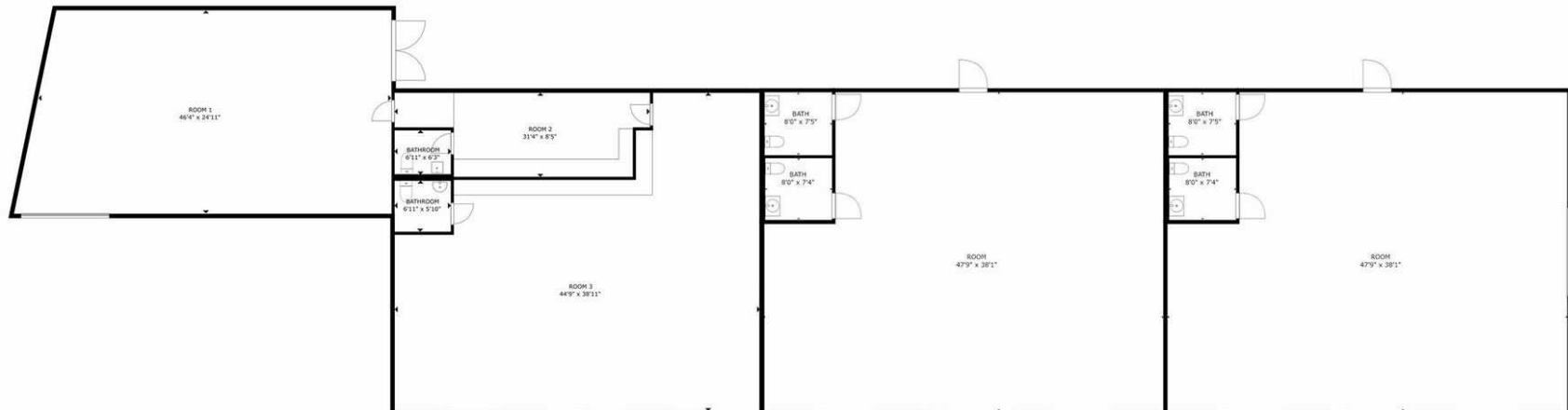
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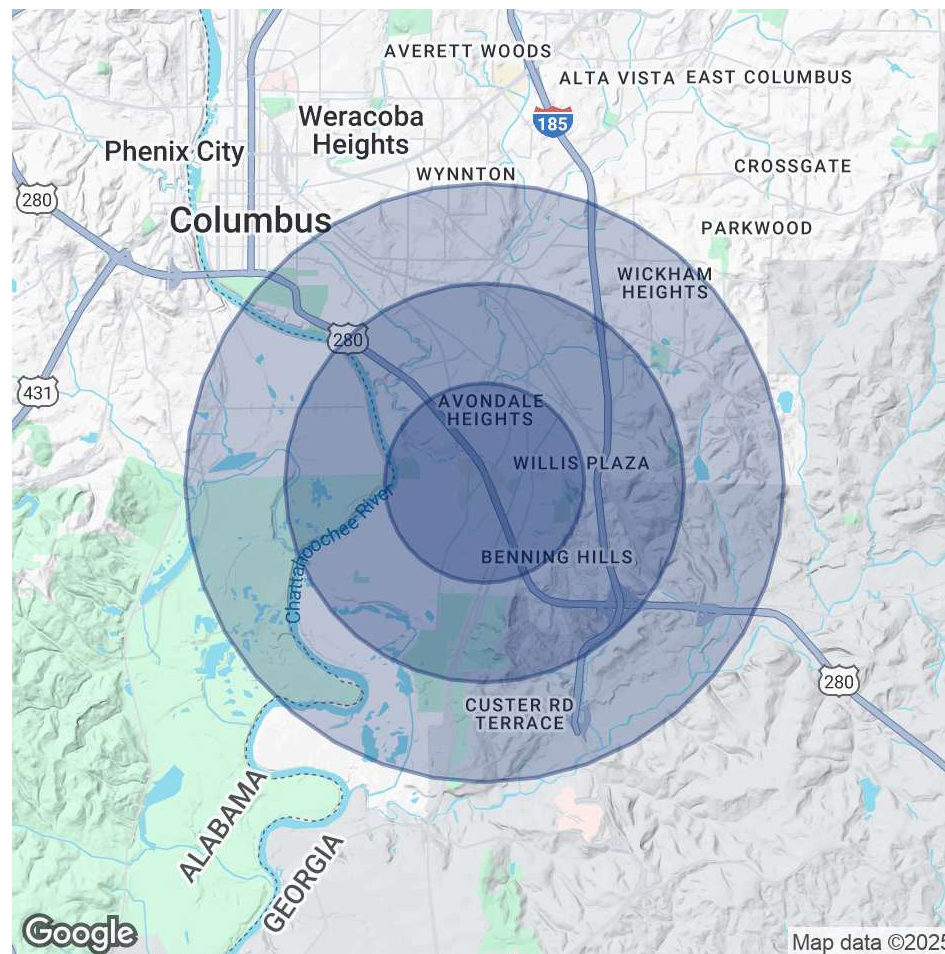
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,544	21,354	39,892
Average Age	37.7	35.1	36.2
Average Age (Male)	35.8	32.2	33
Average Age (Female)	39.5	38.2	40.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,516	10,499	19,667
# of Persons per HH	1.9	2	2
Average HH Income	\$24,803	\$30,230	\$33,992
Average House Value	\$53,699	\$66,780	\$76,896

2020 American Community Survey (ACS)



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