



3644 Victory Drive

3644 Victory Dr.
Columbus, Georgia 31903

Property Highlights

- -Close to Fort Moore
- -High traffic road frontage

Property Overview

This is a +/-2,418sf building, formerly a Pizza Hut and most recently a seafood restaurant that is located right off US Hwy 27 with an average traffic count of 23,100 per day. Nearby retailers include Dollar General, Dollar Tree, Wendy's, Burger King, Little Caesars Pizza, AutoZone Auto Parts, O'Reilly Auto Parts and Walmart Supercenter. The location is close to hotels such as Hawthorn Suites by Wyndham and Holiday Inn Express & Suites. Fort Moore's Visitor Center and base entrance is conveniently located only 3 miles away.

Offering Summary

Lease Rate:	\$12.00 SF/yr (MG)
Building Size:	2,418 SF
Available SF:	2,418 SF
Lot Size:	0.28 Acres

For More Information

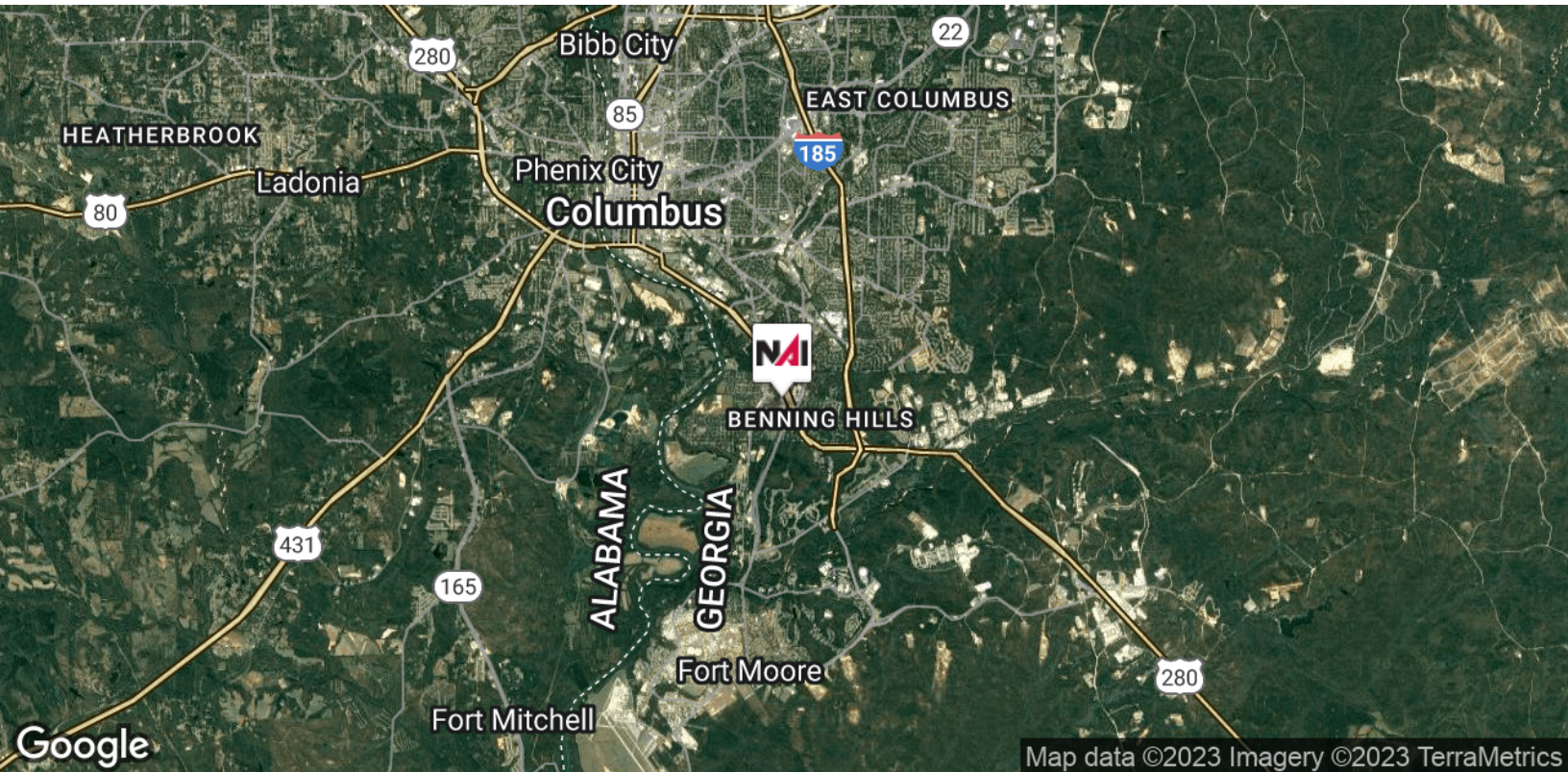
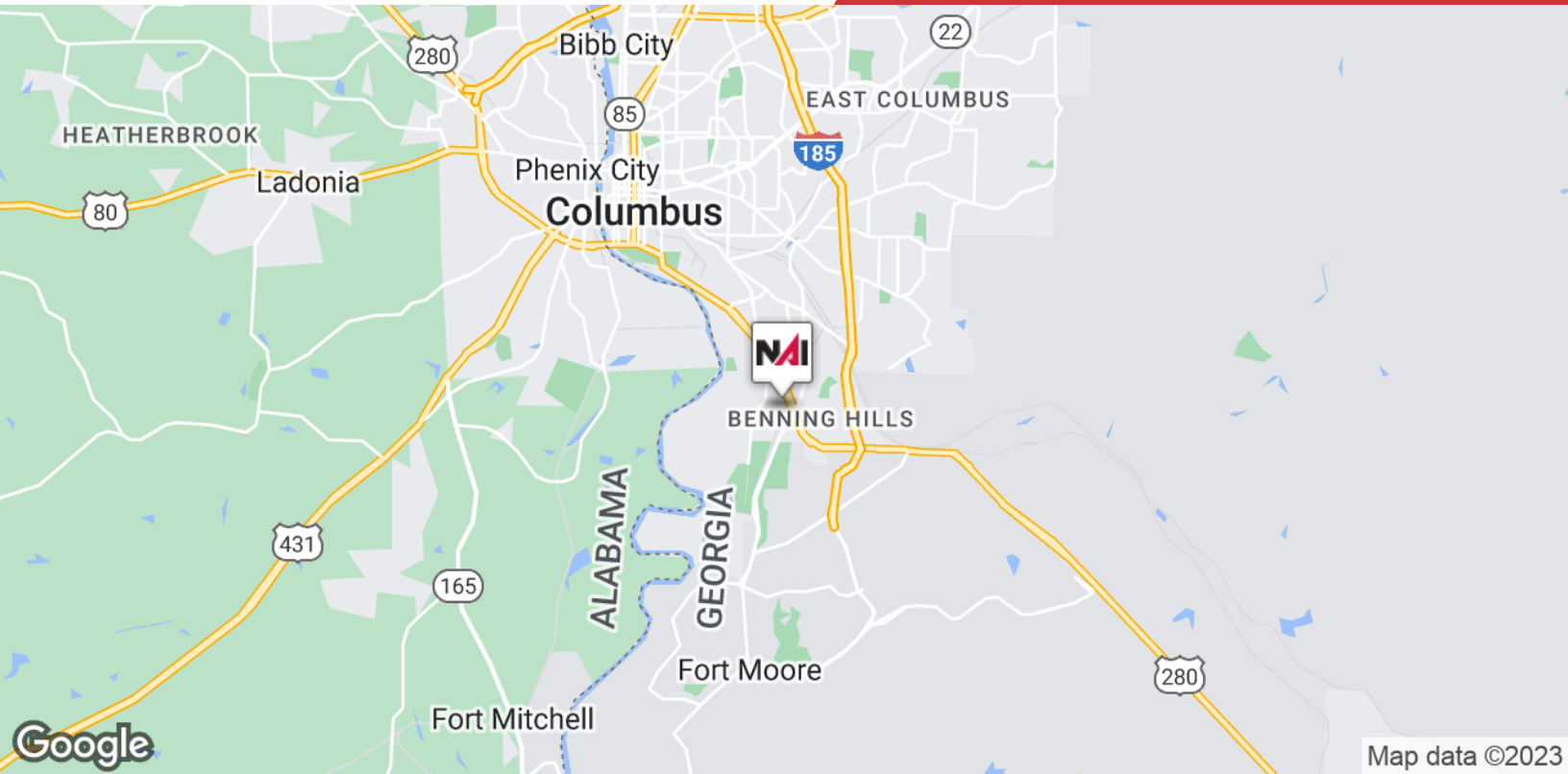
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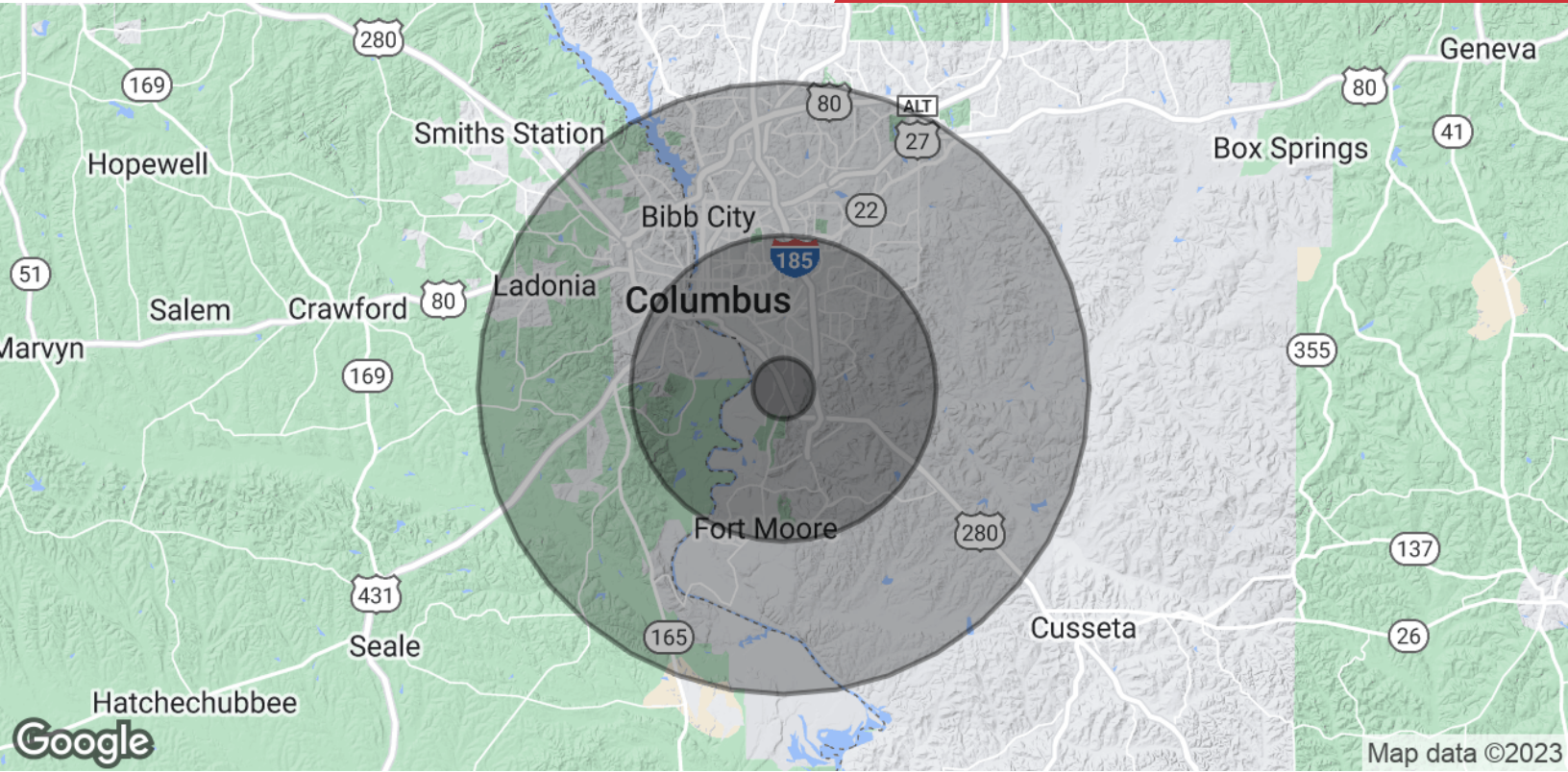






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Population	1 Mile	5 Miles	10 Miles
Total Population	6,560	88,545	232,065
Average Age	37.1	35.5	35.4
Average Age (Male)	35.1	32.8	33.7
Average Age (Female)	38.9	38.3	37.7
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	3,446	41,449	103,196
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$25,428	\$40,546	\$51,956
Average House Value	\$53,210	\$91,619	\$122,348

* Demographic data derived from 2020 ACS - US Census