

FOR SALE

7817 VETERANS PKWY

Columbus, GA 31909



1.65 +/- ACRES **SALE PRICE** **\$1,437,480**

Carson Cummings
(706) 289-2468

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PROPERTY DESCRIPTION

This 1.65-acre commercial lot is located at the intersection of Williams Road and Veterans Parkway. This is a prime location, as Veterans Parkway is a main thoroughfare which connects J.R. Allen Parkway; and Williams Road intersects with I-185. It has excellent visibility and easy access from Williams Road.

PROPERTY HIGHLIGHTS

- Prime location for commercial development
- Excellent visibility from well-traveled roads
- Close proximity to I-185 and J.R. Allen Parkway
- Veterans Parkway Traffic Count: VPD - 24,457
- Williams Road Traffic Count: VPD - 15,568

OFFERING SUMMARY

Sale Price:	\$1,437,480
Lot Size:	1.65 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,341	37,168	106,664
Total Population	4,956	85,732	241,766
Average HH Income	\$60,547	\$73,781	\$61,085

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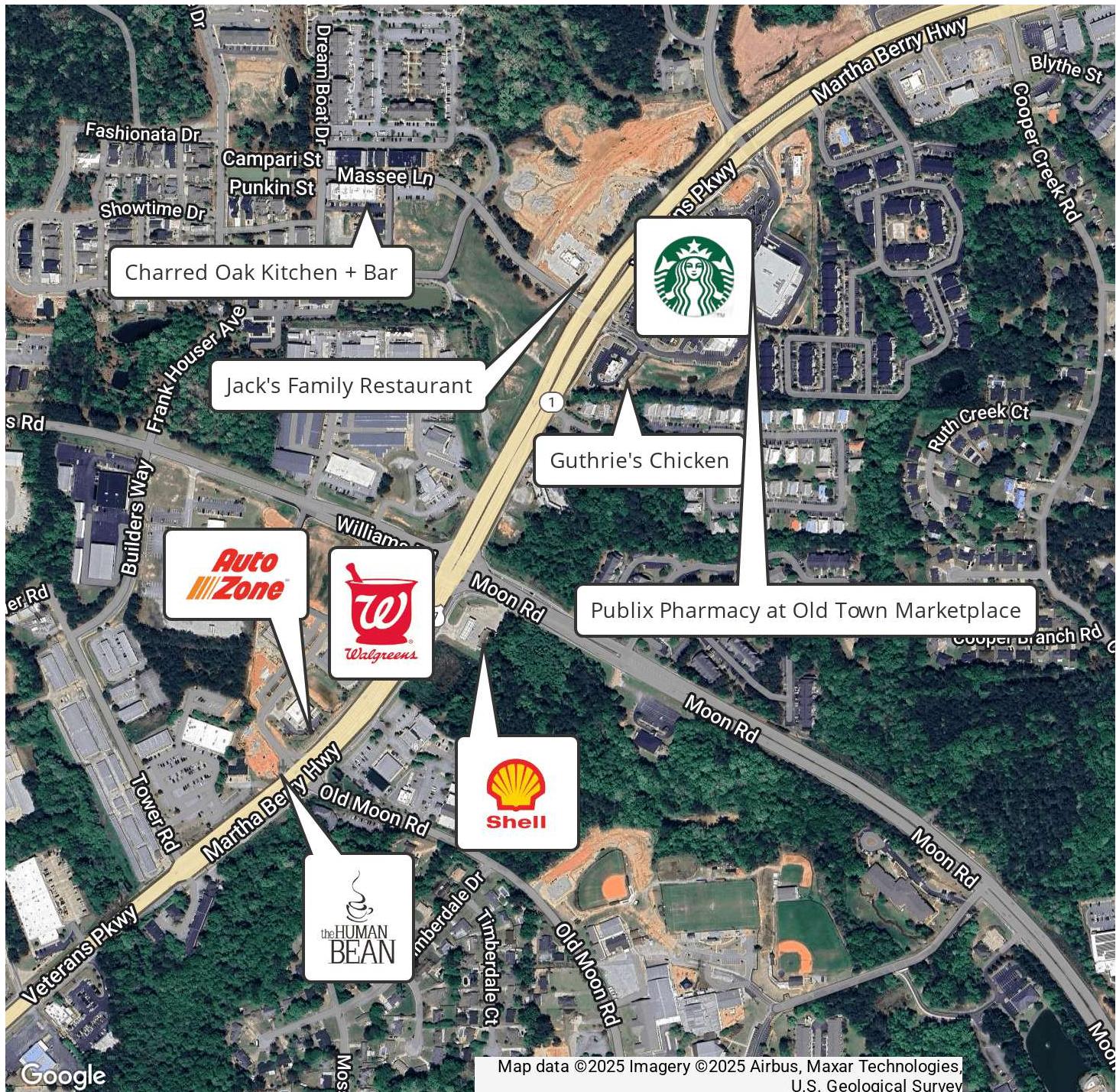


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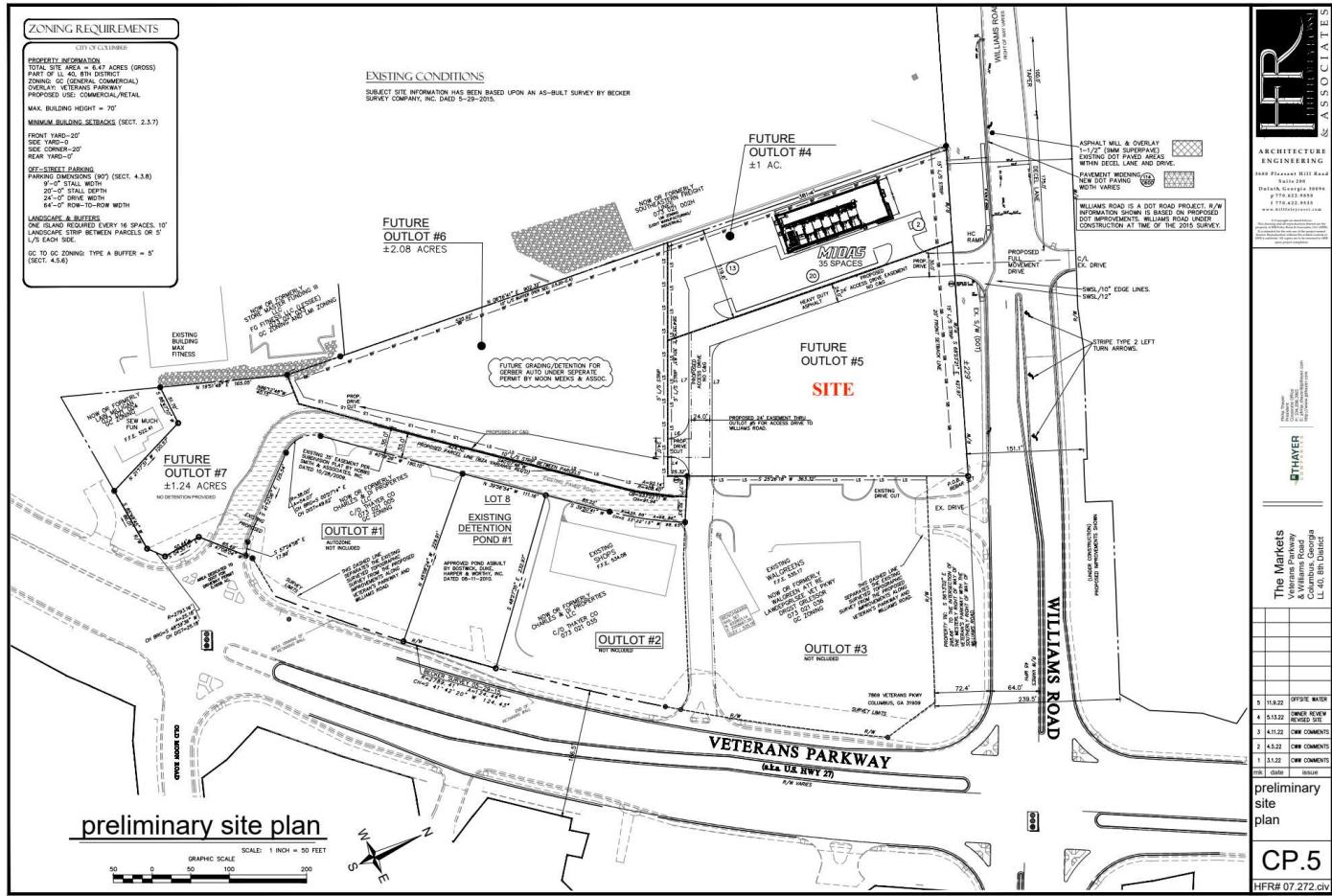


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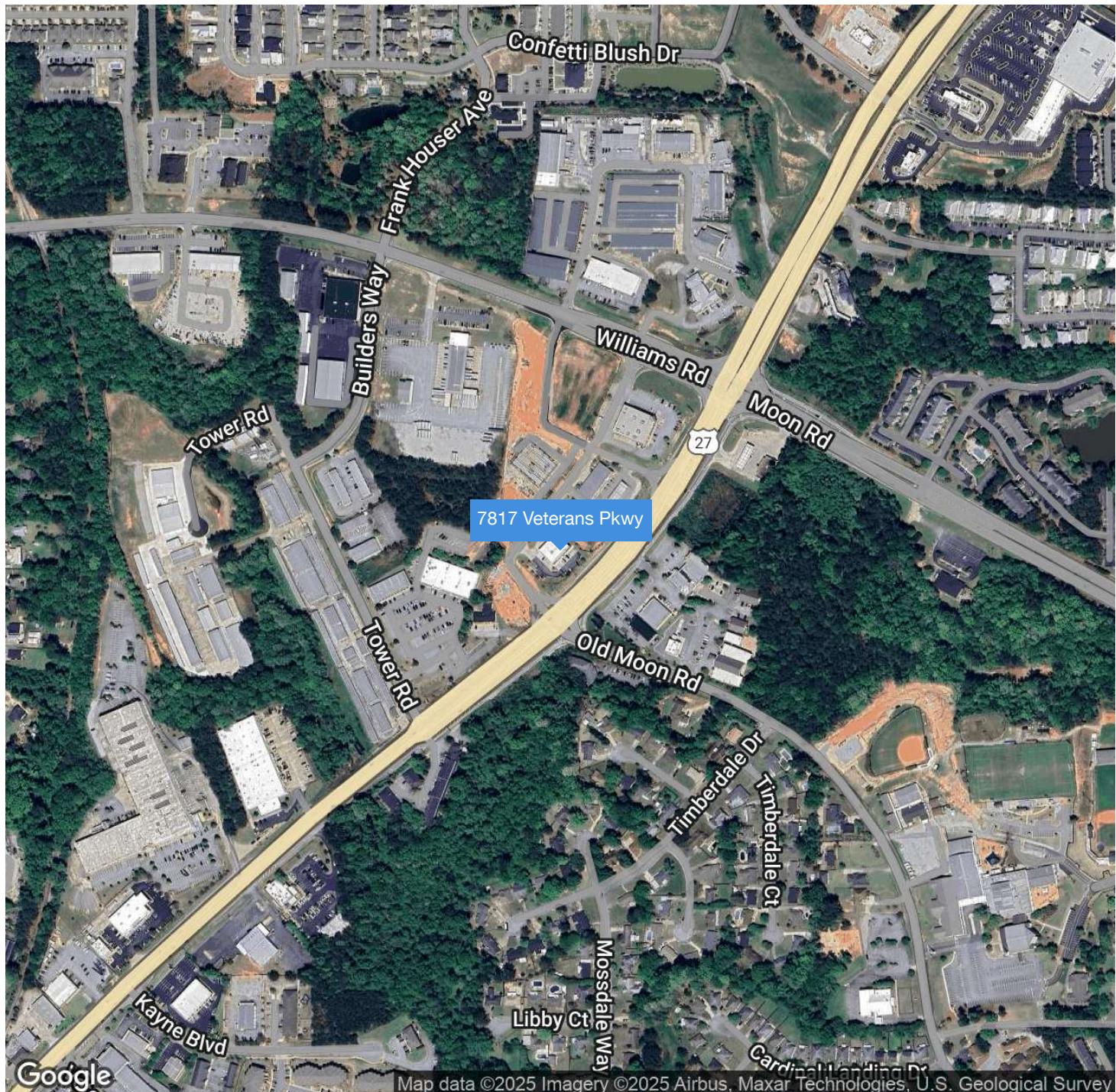


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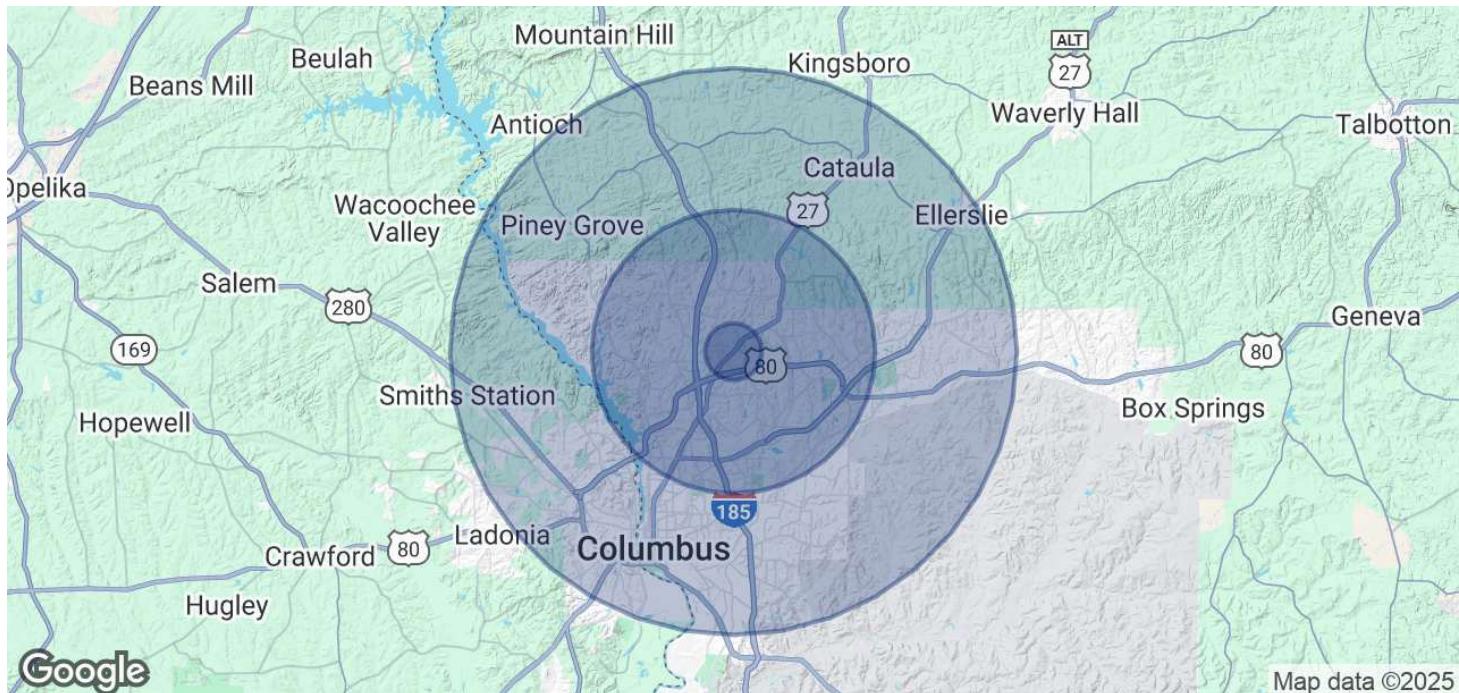


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,956	85,732	241,766
Average Age	36.8	35.7	37.1
Average Age (Male)	34.1	34.9	35.3
Average Age (Female)	41.5	36.8	39.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,341	37,168	106,664
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$60,547	\$73,781	\$61,085
Average House Value	\$195,422	\$179,007	\$150,028

2020 American Community Survey (ACS)

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