

## Development Opportunity

7370 Blackmon Road, Columbus, GA

### Property Overview

Development Opportunity adjacent to Walmart Neighborhood Grocery on Blackmon Road.

Site is approximately 1.36 acres of land. Property is visible from Blackmon Road and located just in front of Ace Hardware.

This site is an excellent location for development of office space, retail, & hospitality. There is easy access to Hwy 80, I-185, & Hwy 85.

Area occupants include Walmart Neighborhood Grocery, Georgia Military College Columbus' campus, and Ace Hardware.

### Offering Summary

Sale Price:	\$799,000
Lot Size:	1.368 Acres

### For More Information

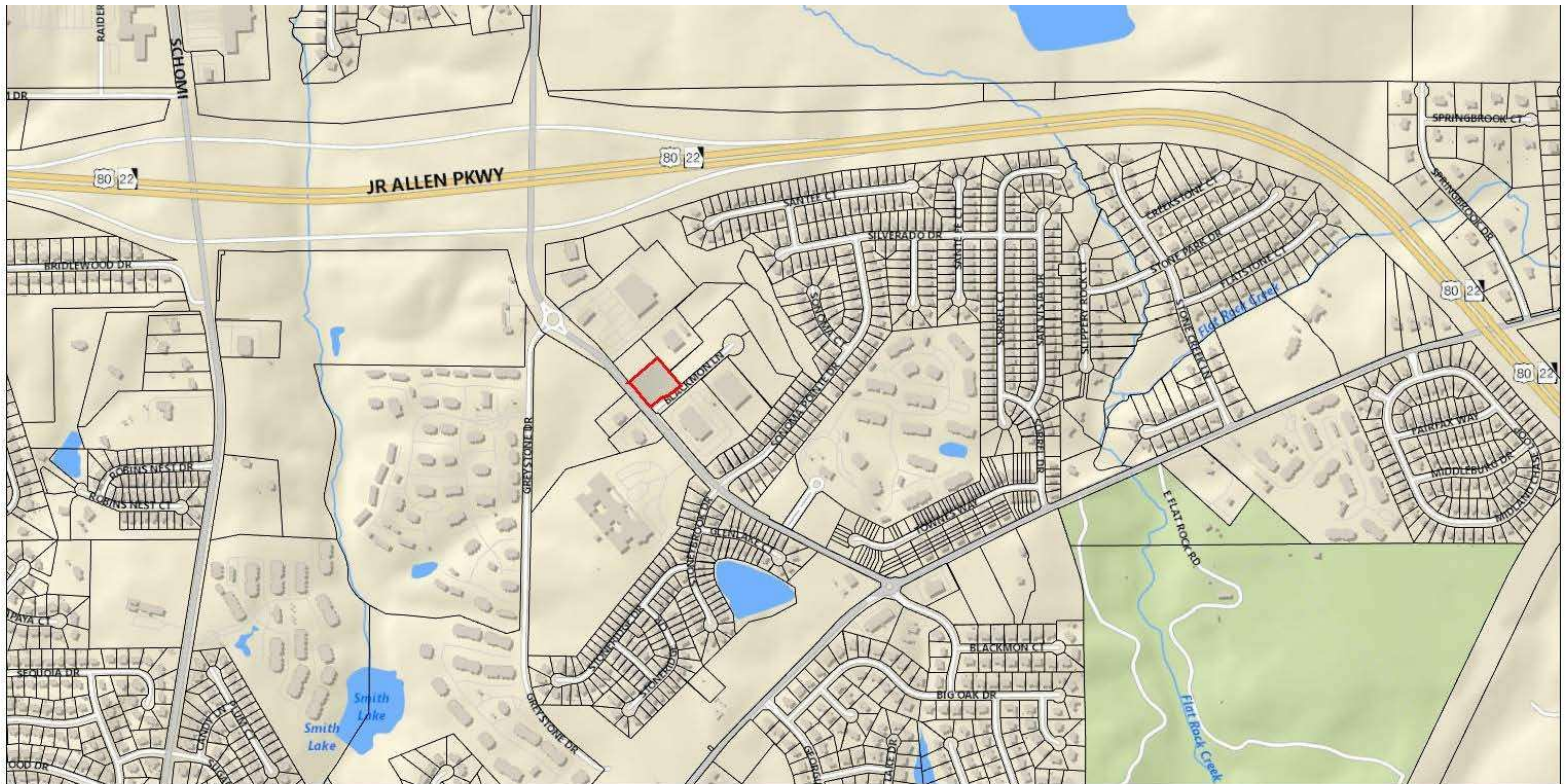
**Lakshmi Karthik**

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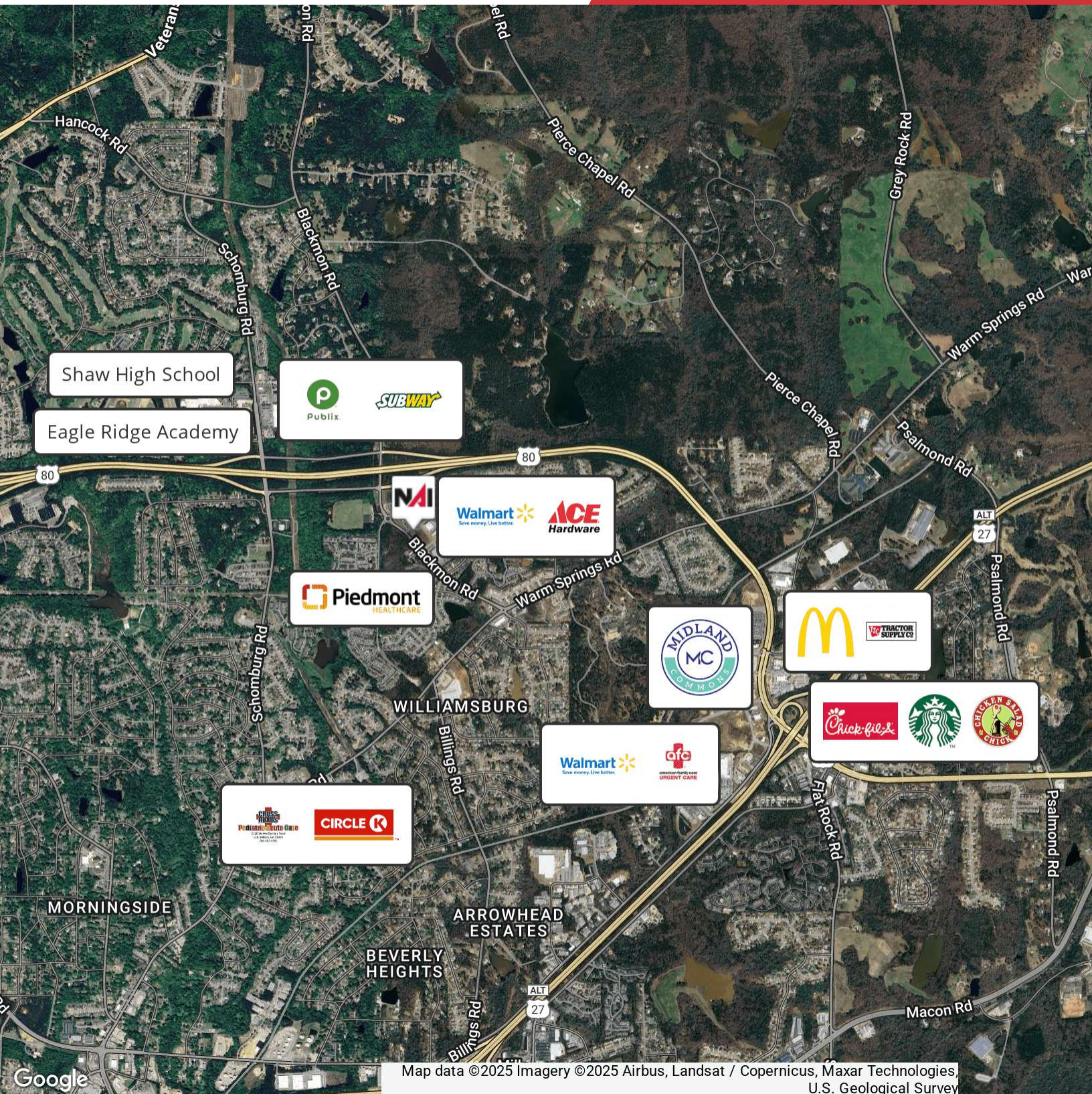




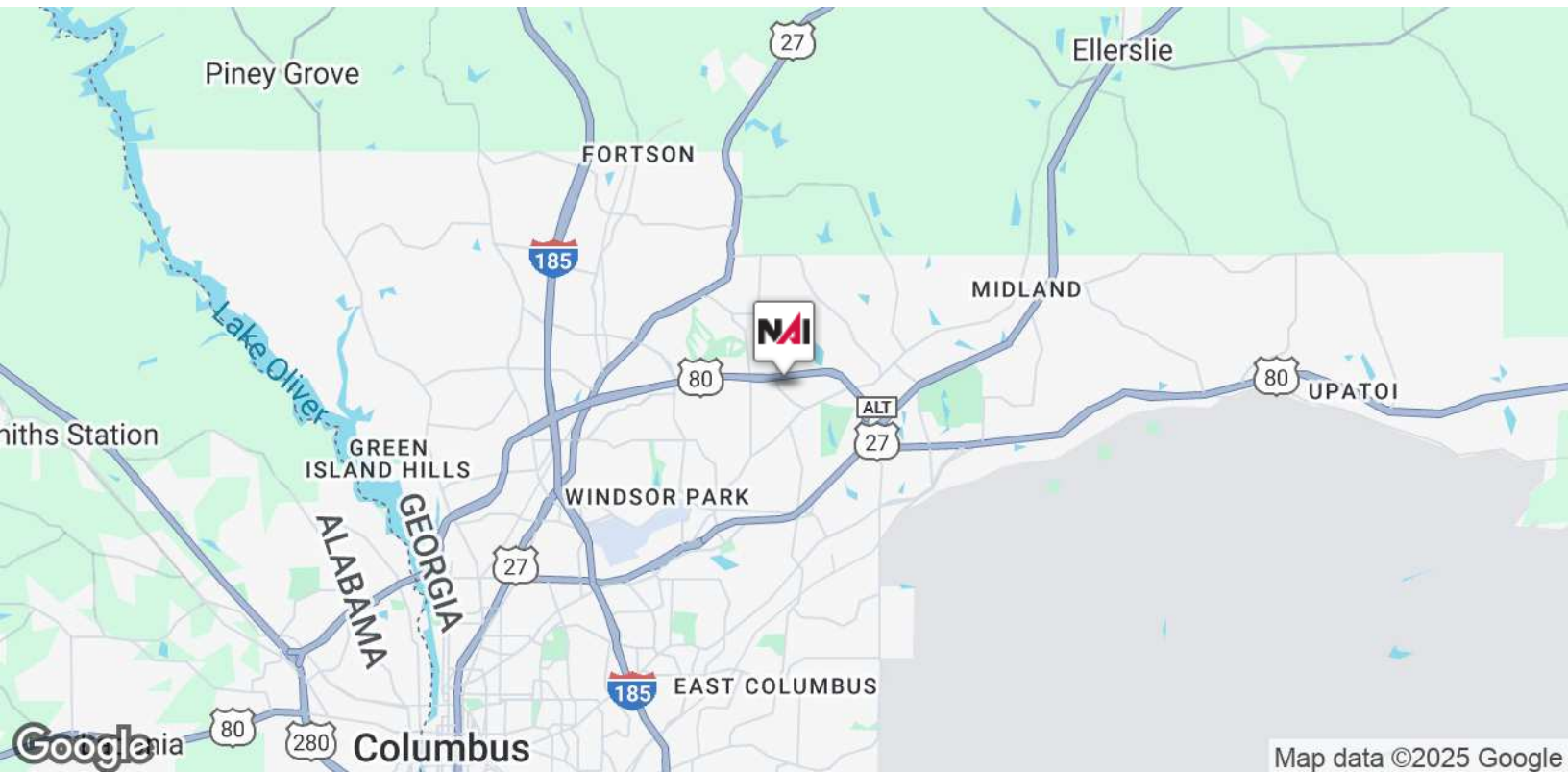
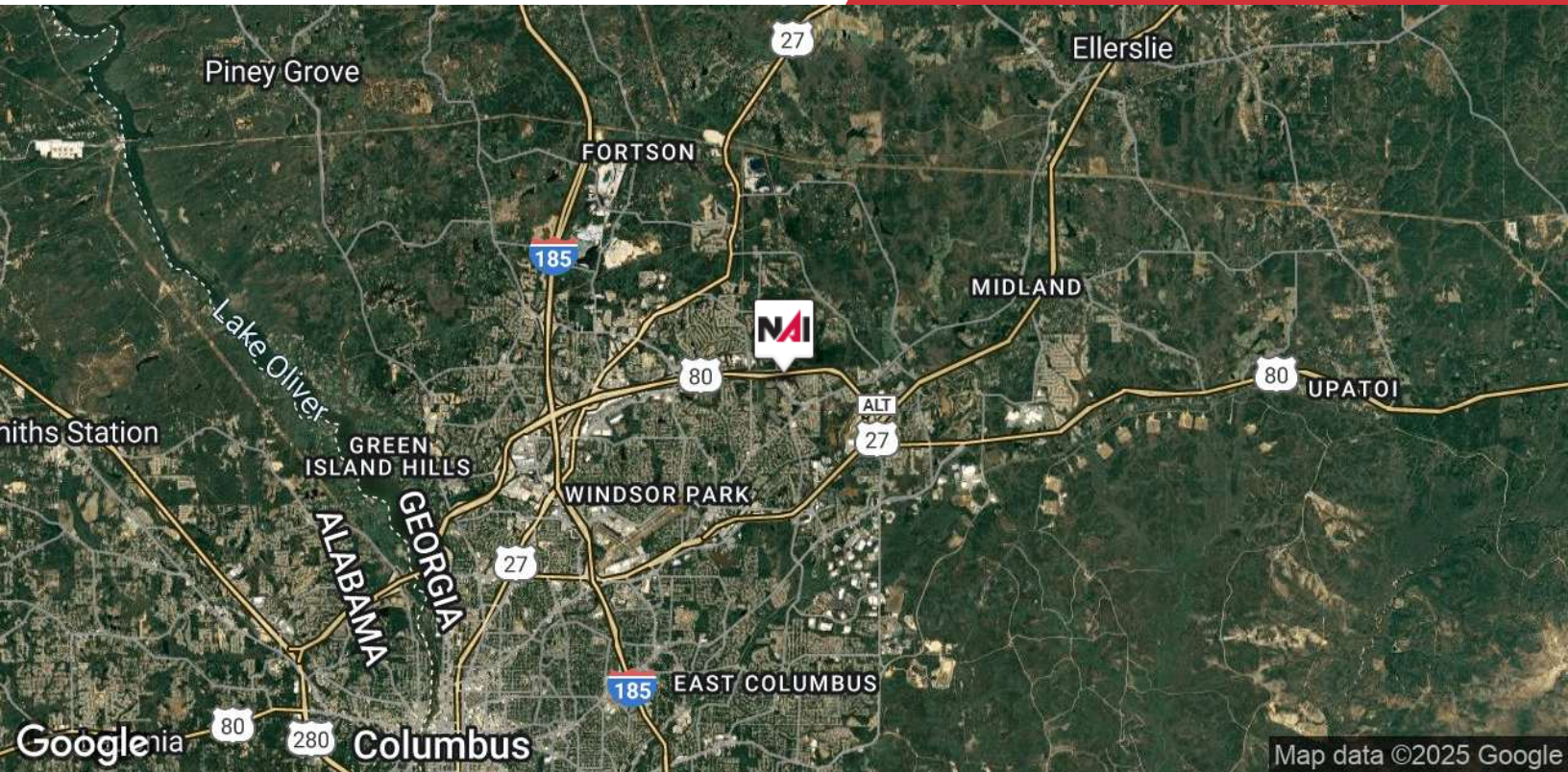
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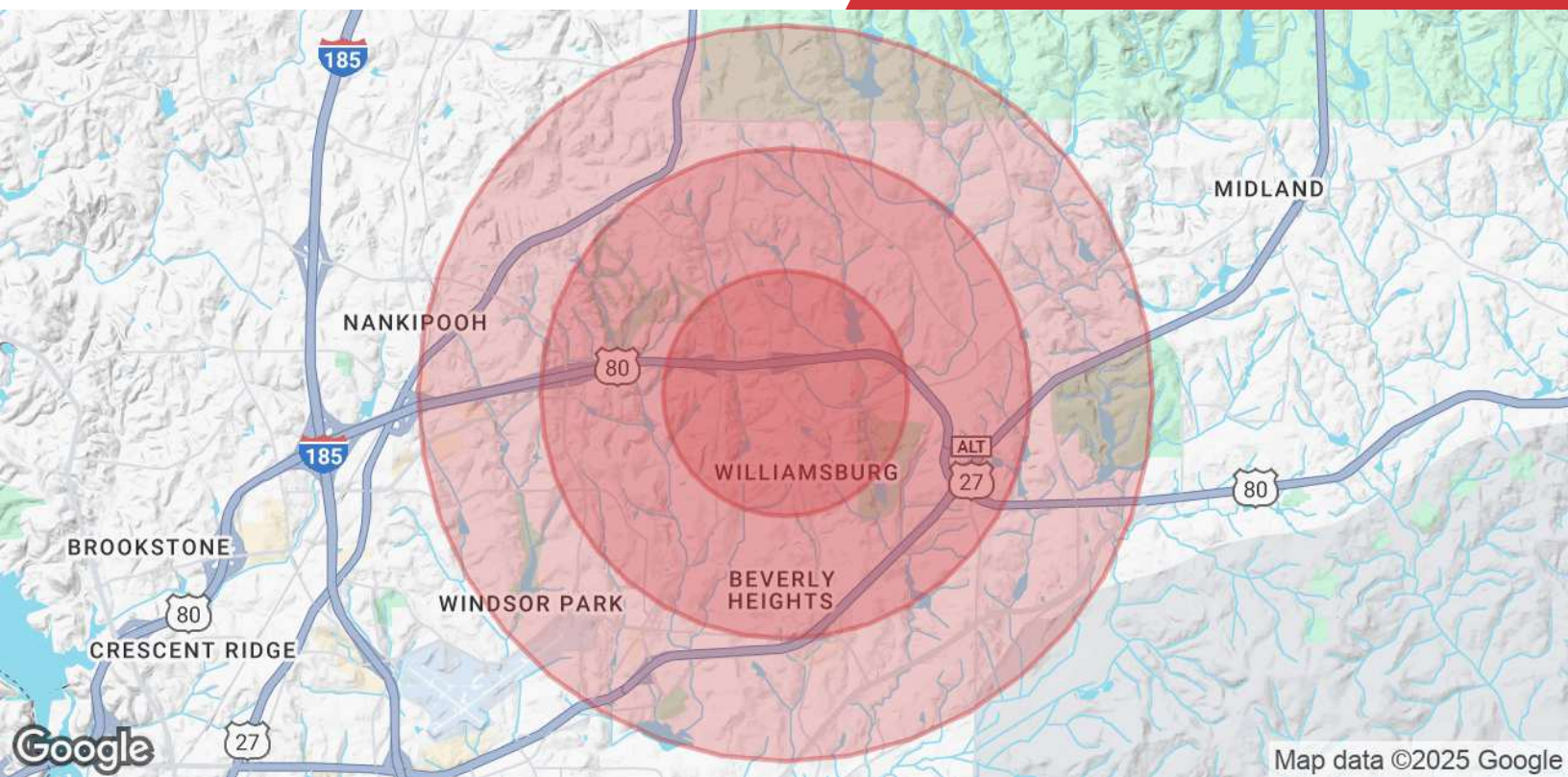




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## Population

	1 Mile	2 Miles	3 Miles
<b>Total Population</b>	5,357	23,384	43,361
<b>Average Age</b>	35.5	34.5	34.3
<b>Average Age (Male)</b>	34.7	34.0	33.0
<b>Average Age (Female)</b>	35.3	35.2	35.7

## Households & Income

	1 Mile	2 Miles	3 Miles
<b>Total Households</b>	2,403	9,740	18,497
<b># of Persons per HH</b>	2.2	2.4	2.3
<b>Average HH Income</b>	\$68,413	\$69,477	\$70,030
<b>Average House Value</b>	\$184,048	\$175,779	\$176,614

\* Demographic data derived from 2020 ACS - US Census