

RETAIL
OFFICE SPACE
COMING
SPRING 2026

OLD TOWN

8201 VETERANS PARKWAY COLUMBUS, GA 31909



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WOODRUFF **W** **BROKERAGE**
COMPANY

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The property at 8201 Veterans Parkway, Columbus, GA 31909, presents a premier opportunity for Restaurants, Retail and Office uses in North Columbus.

Mixed Use Buildings V & VI will feature Restaurant, Retail and Office use on the ground floor with Loft Style apartments above. Old Town Office is where Urban Living meets Southern Charm.

PROPERTY HIGHLIGHTS

- Located in North Columbus
- High visibility and accessibility
- Ample parking space
- Veterans Parkway: 25,000 VPD
- Zoned: PMUD
- Adjacent to: Northside High School, Veterans Middle School, North Columbus Elementary & Calvary Christian School

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,353	15,990	34,571
Total Population	4,964	39,024	84,865
Average HH Income	\$94,650	\$107,551	\$101,967

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PROPERTY DETAILS & HIGHLIGHTS



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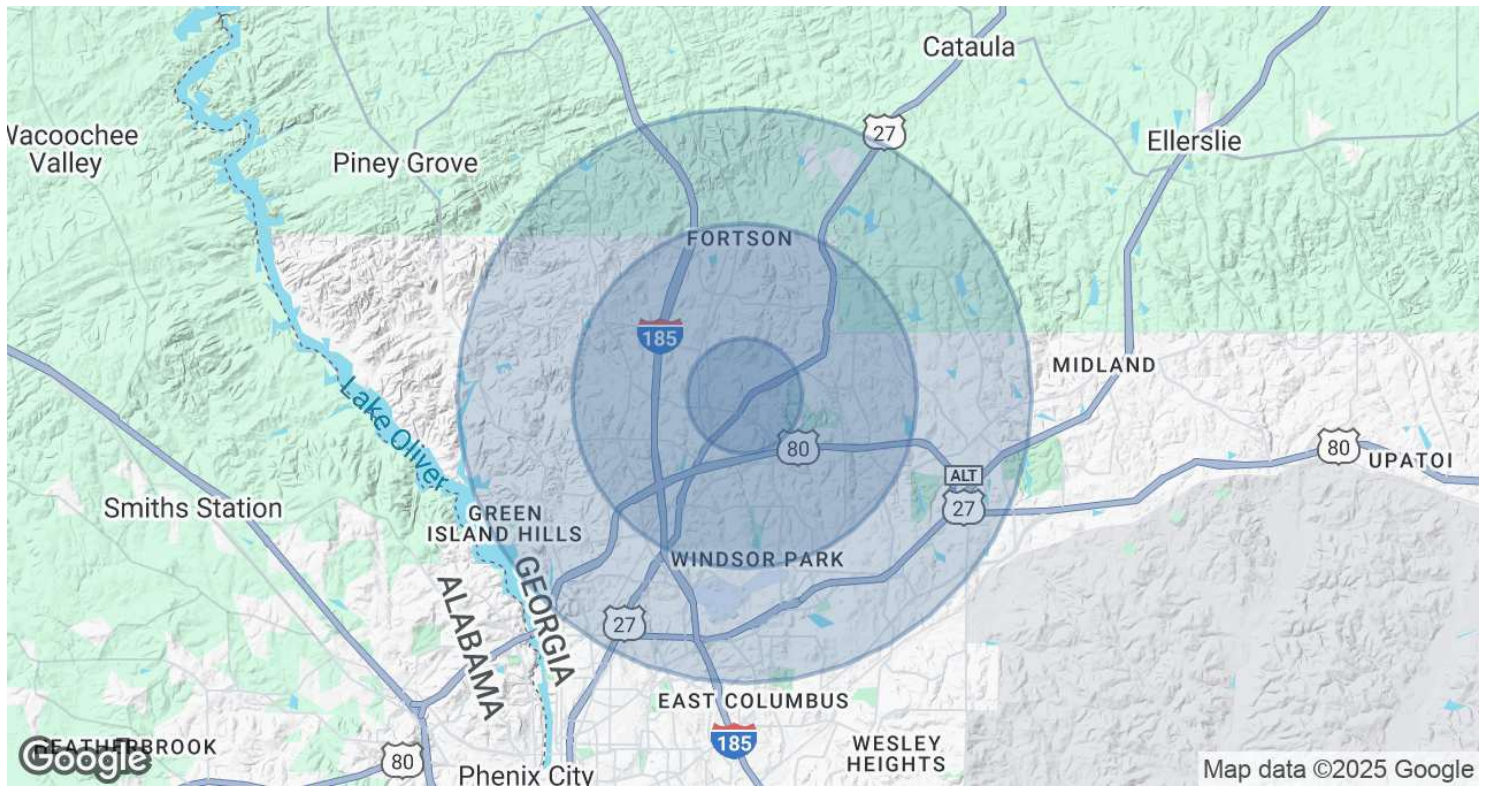
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DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	4,964	39,024	84,865
Average Age	38	39	39
Average Age (Male)	36	38	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,353	15,990	34,571
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$94,650	\$107,551	\$101,967
Average House Value	\$304,068	\$288,978	\$287,100

Demographics data derived from AlphaMap

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AVAILABLE RETAIL
& OFFICE SPACE



LOT NUMBER	SIZE	STATUS	PRICE
MU V	SPACE 1 - 776 SF	AVAILABLE ▾	\$25.00 PSF + NNN ▾
MU V	SPACE 2 - 903 SF	AVAILABLE ▾	\$25.00 PSF + NNN ▾
MU VI	SPACE 1 - 1,905 SF	AVAILABLE ▾	\$25.00 PSF + NNN ▾
MU VI	SPACE 2 - 1,720 SF	AVAILABLE ▾	\$25.00 PSF + NNN ▾
MU VI	SPACE 3 - 1,569 SF	AVAILABLE ▾	\$25.00 PSF + NNN ▾
MU VI	SPACE 4 - 1,608 SF	AVAILABLE ▾	\$25.00 PSF + NNN ▾

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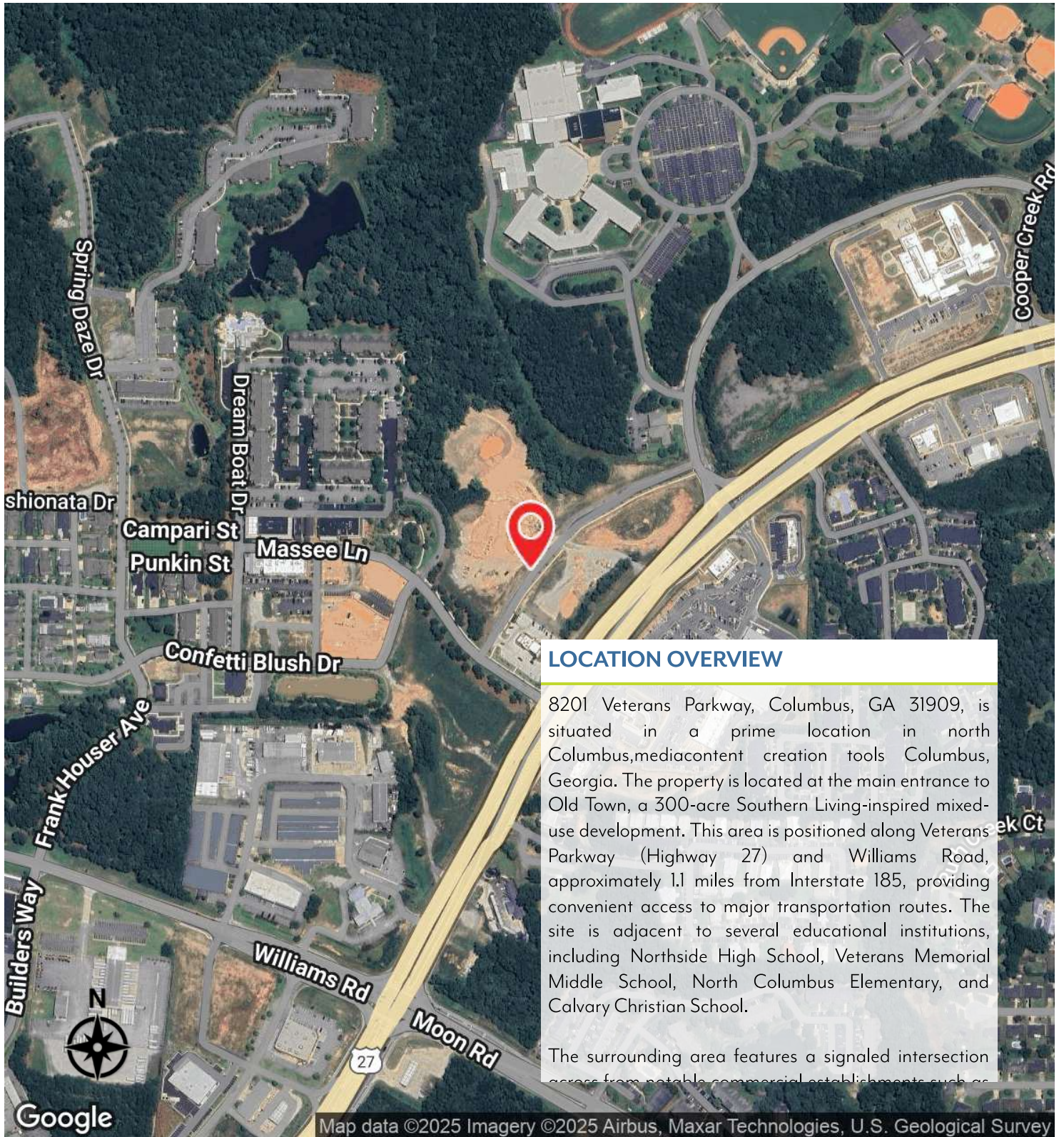
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LOCATION MAP



LOCATION OVERVIEW

8201 Veterans Parkway, Columbus, GA 31909, is situated in a prime location in north Columbus, Georgia. The property is located at the main entrance to Old Town, a 300-acre Southern Living-inspired mixed-use development. This area is positioned along Veterans Parkway (Highway 27) and Williams Road, approximately 1.1 miles from Interstate 185, providing convenient access to major transportation routes. The site is adjacent to several educational institutions, including Northside High School, Veterans Memorial Middle School, North Columbus Elementary, and Calvary Christian School.

The surrounding area features a signaled intersection across from notable commercial establishments such as

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ADDITIONAL PHOTOS



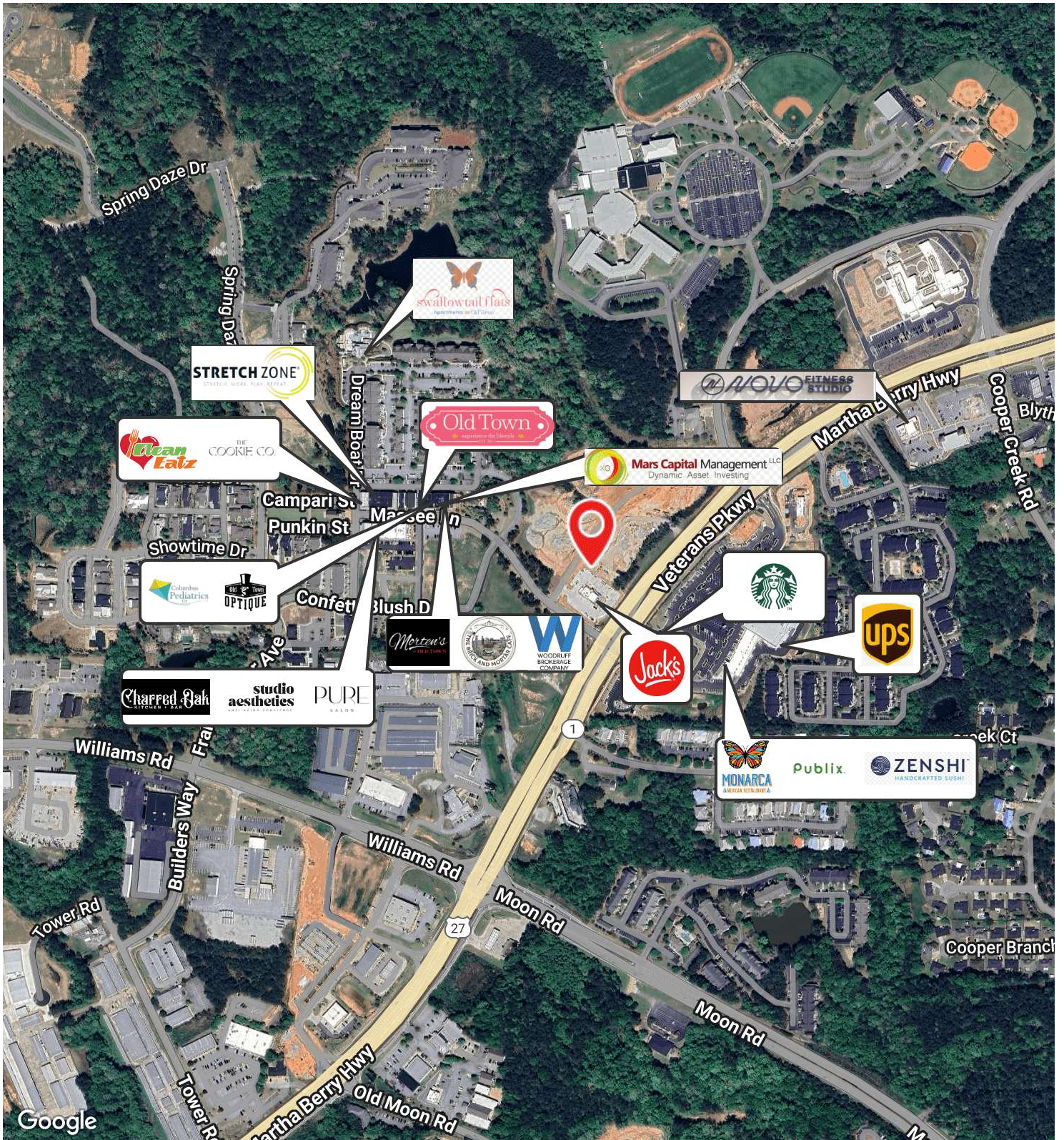
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RETAILER MAP



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MEET WENDY!



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