



# 3203 Airview Dr

Columbus, Georgia 31903

## Property Highlights

- Zoned GC for versatile commercial use
- Strategic location in thriving Columbus area
- Ideal for Land and Office investment opportunities
- Prominent position for high visibility
- Adaptable zoning for a range of business concepts

## Property Overview

Located just off of Victory Drive, this property features 0.68 acres of undeveloped land. With its GC zoning, this property offers a versatile foundation for various business ideas, making it a highly appealing option for those in search of a high-potential space. Property is currently being leased with potential lease revenue of \$2,940 per year. Lease can be continued or terminated with 30 days notice.

Available for sale for \$60,000. Please contact the listing broker with any questions: 706-660-5418

## Offering Summary

<b>Sale Price:</b>	\$60,000
<b>Lot Size:</b>	0.68 Acres

## Demographics 0.3 Miles 0.5 Miles 1 Mile

	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	434	1,023	2,893
<b>Total Population</b>	1,148	2,678	6,948
<b>Average HH Income</b>	\$39,387	\$38,560	\$38,436

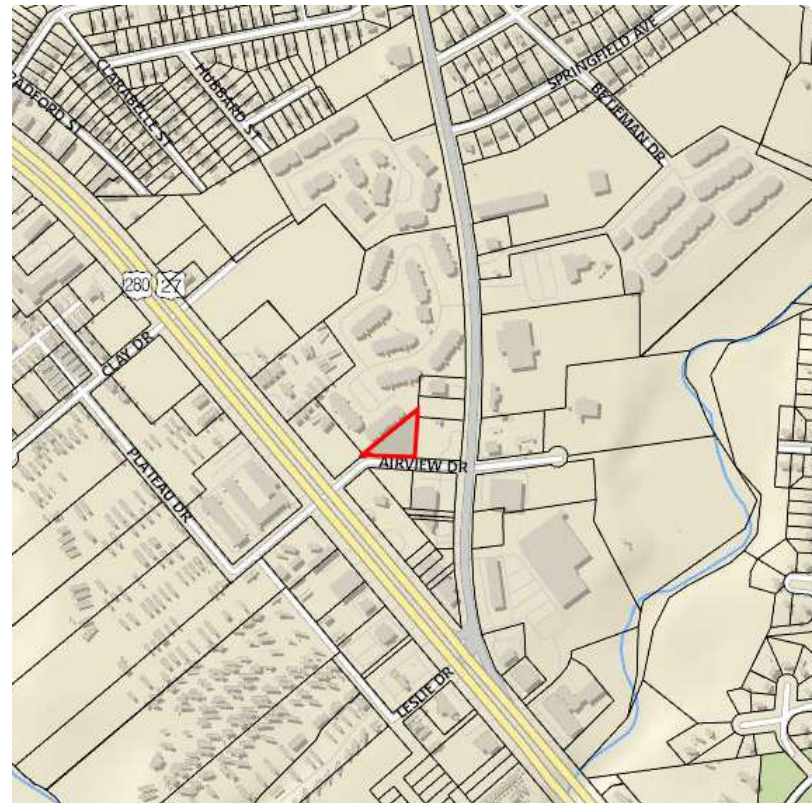
## For More Information

**Shaun Roberts**

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706 660 5418 tel  
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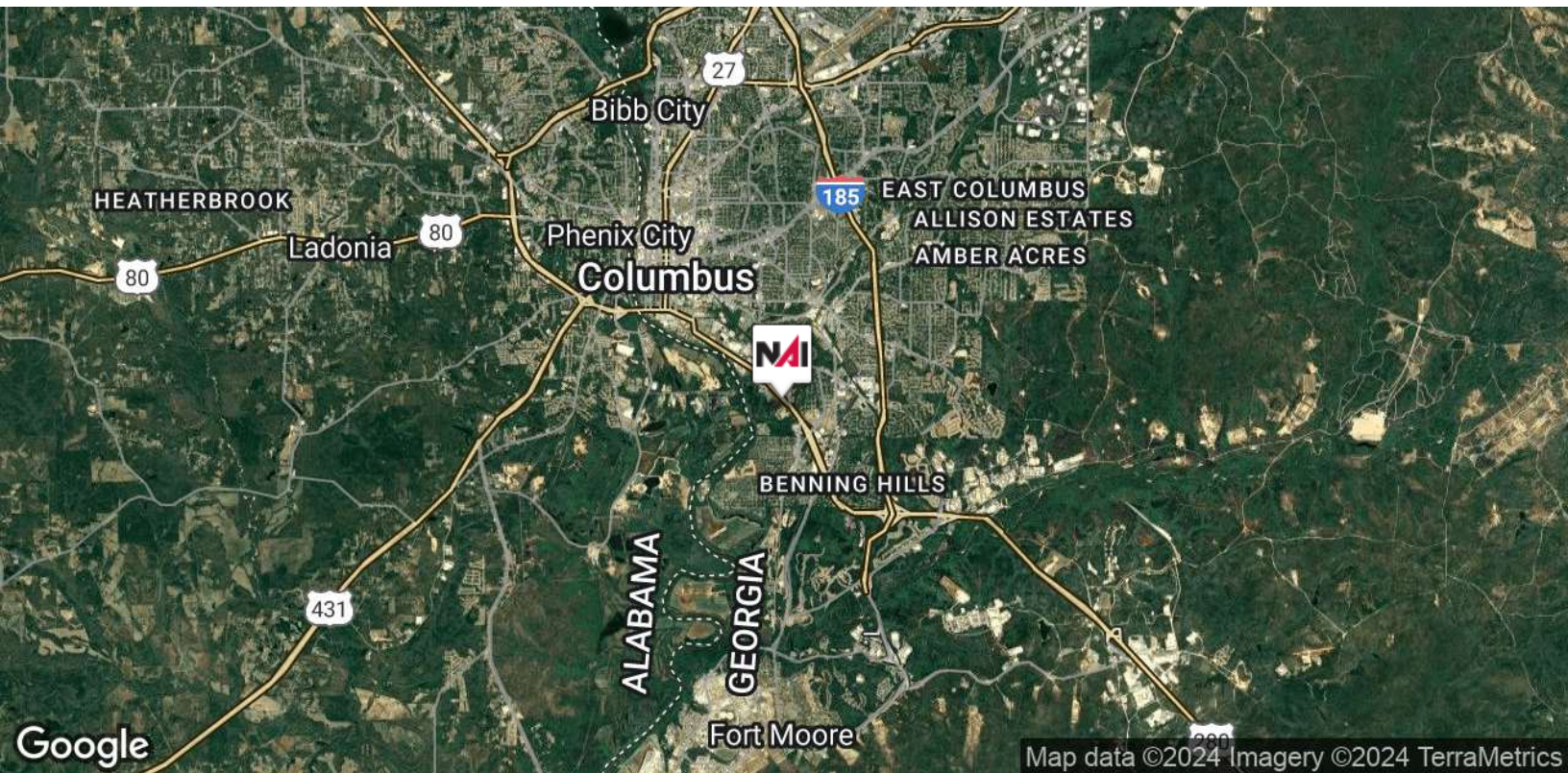
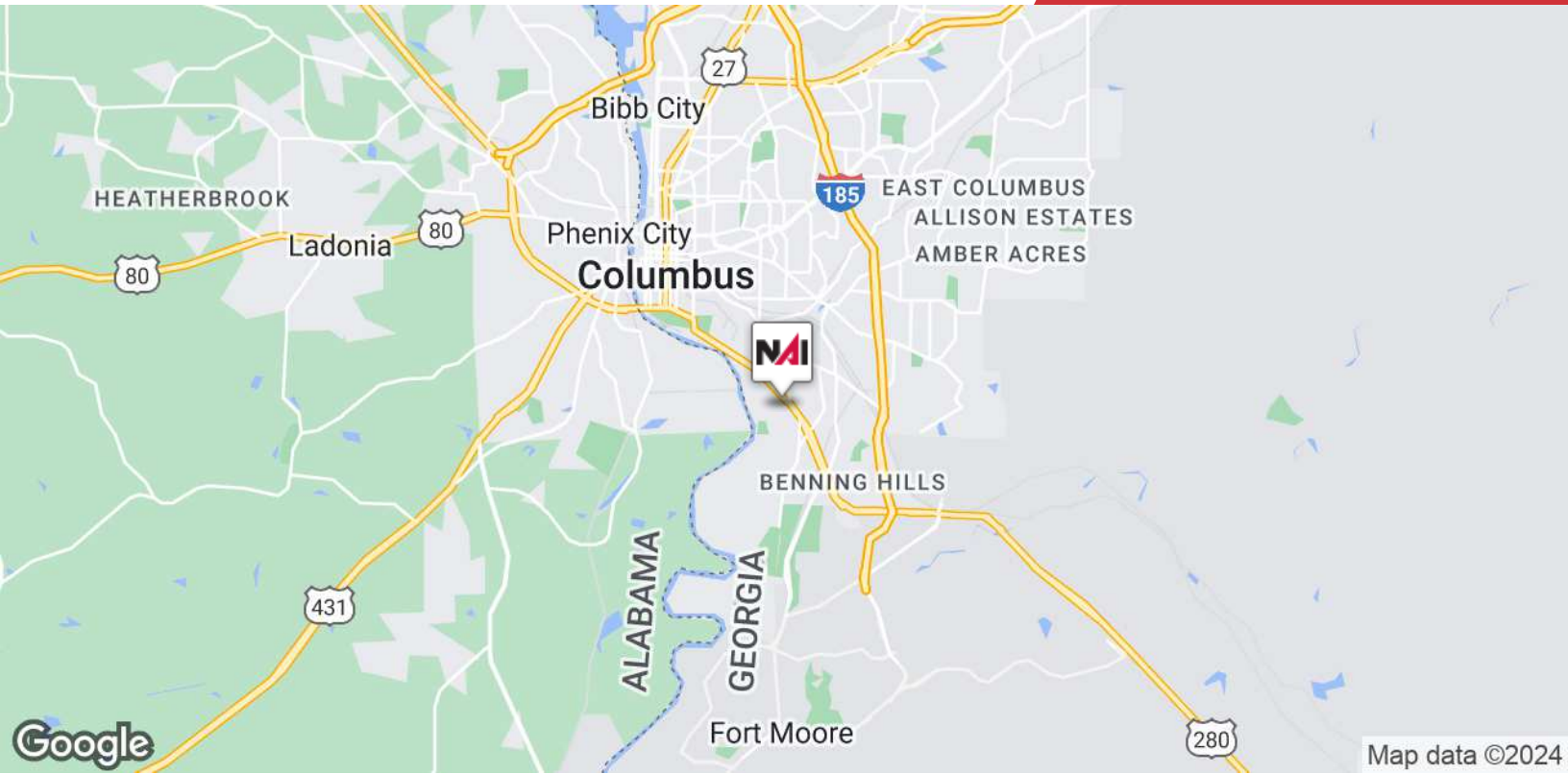
Google

Map data ©2024

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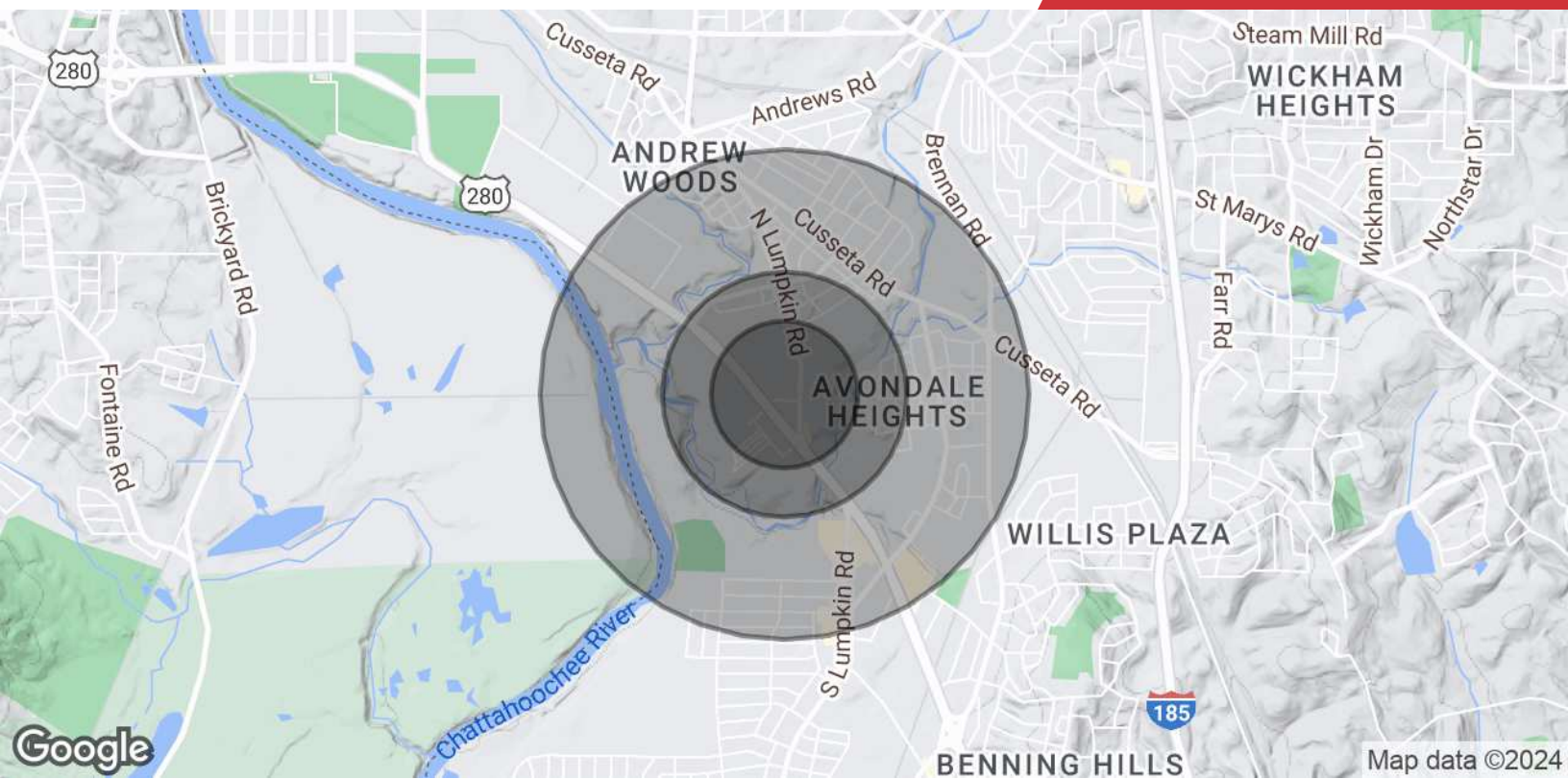




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Population	0.3 Miles	0.5 Miles	1 Mile
<b>Total Population</b>	1,148	2,678	6,948
<b>Average Age</b>	36	36	37
<b>Average Age (Male)</b>	34	34	34
<b>Average Age (Female)</b>	37	37	38
Households & Income	0.3 Miles	0.5 Miles	1 Mile
<b>Total Households</b>	434	1,023	2,893
<b># of Persons per HH</b>	2.6	2.6	2.4
<b>Average HH Income</b>	\$39,387	\$38,560	\$38,436
<b>Average House Value</b>	\$188,215	\$180,602	\$206,403

Demographics data derived from AlphaMap