



CAPITAL GROWTH BUCHALTER

**PROPERTY
AVAILABLE**

FOR SALE: \$1,750,000
FOR LEASE: \$8 PSF

48,115 SF Box located on 4.32 Acres
928 Wright Drive
(Also Accessible via 4686 Buena Vista Road)
Columbus, GA 31907

MARKETED BY



Doug Jefcoat
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PROPERTY OVERVIEW

928 Wright Drive / Columbus, GA 31907



Former USPS mail sorting facility which benefits from excellent visibility to over 26,000 VPD via Buena Vista Road, as well as easy ingress & egress at the signalized intersection of Wright Drive & Buena Vista Road.

LOCATED NEAR

-  Multiple Residential Communities
-  Over 26,000 VPD via Buena Vista Road
-  950+ Students Via Nearby Schools
-  U.S. Army Base Fort Moore (+/- 10 miles)
-  All Major Utilities

MAJOR BRANDS



MAJOR INTERSECTIONS

Buena Vista Rd & Floyd Rd / 32,130 VPD
Buena Vista Rd & I-185 / 79,950 VPD

PROPERTY PHOTOS

928 Wright Drive / Columbus, GA 31907



SHOWN BELOW:
STREET VIEW OF THE SUBJECT BUILDING
(FACING SOUTHEAST)

SHOWN ABOVE:
FRONT ENTRANCE OF THE SUBJECT BUILDING
(FACING SOUTH)



PROPERTY PHOTOS

928 Wright Drive / Columbus, GA 31907



SHOWN ABOVE:

**BUILDING INTERIOR
(FACING ENTRANCE OF SPACE)**

SHOWN BELOW:
**BUILDING INTERIOR
(FACING REAR OF SPACE)**



DEMOGRAPHICS

928 Wright Drive / Columbus, GA 31907

POPULATION	1 MILES	3 MILES	5 MILES
2023 Estimated Population	10,332	75,904	143,344
2028 Projected Population	10,253	75,170	142,589
Projected Growth Rate (2023-2028)	(0.15%)	(0.19%)	(0.11%)

HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2023 Estimated Households	4,000	30,093	57,580
2028 Projected Households	3,997	30,066	57,901

HOUSEHOLD INCOME	1 MILES	3 MILES	5 MILES
2023 Estimated Median Totals	\$45,559	\$44,824	\$43,699

BUSINESS	1 MILES	3 MILES	5 MILES
2023 Estimated Total Businesses	182	1,272	4,734
2023 Estimated Total Employees	1,491	16,797	103,492



\$43,699

Median Income



143,344

Population



57,580

Households



5.88%

Unemployment

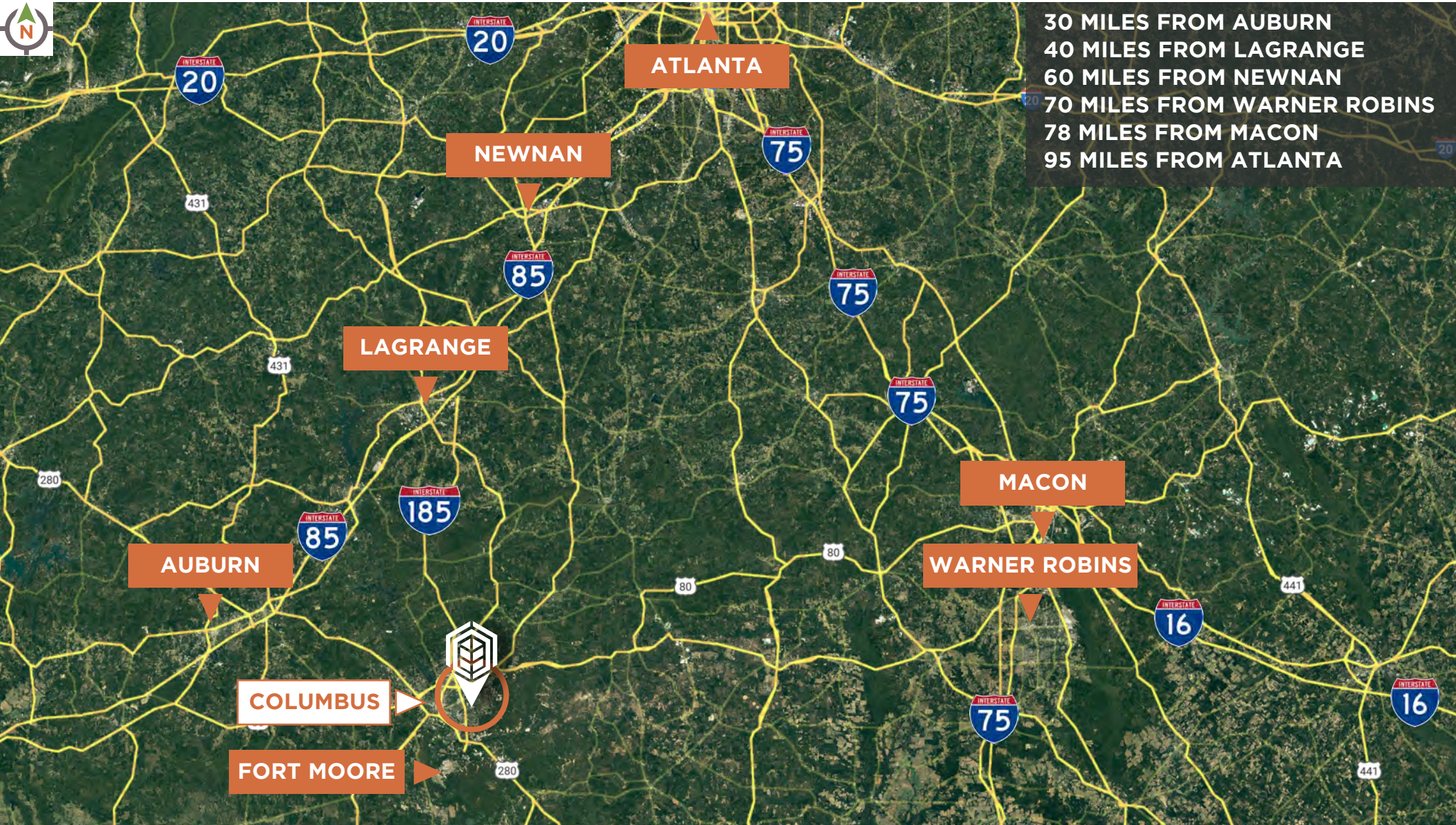


112,289

Labor Force

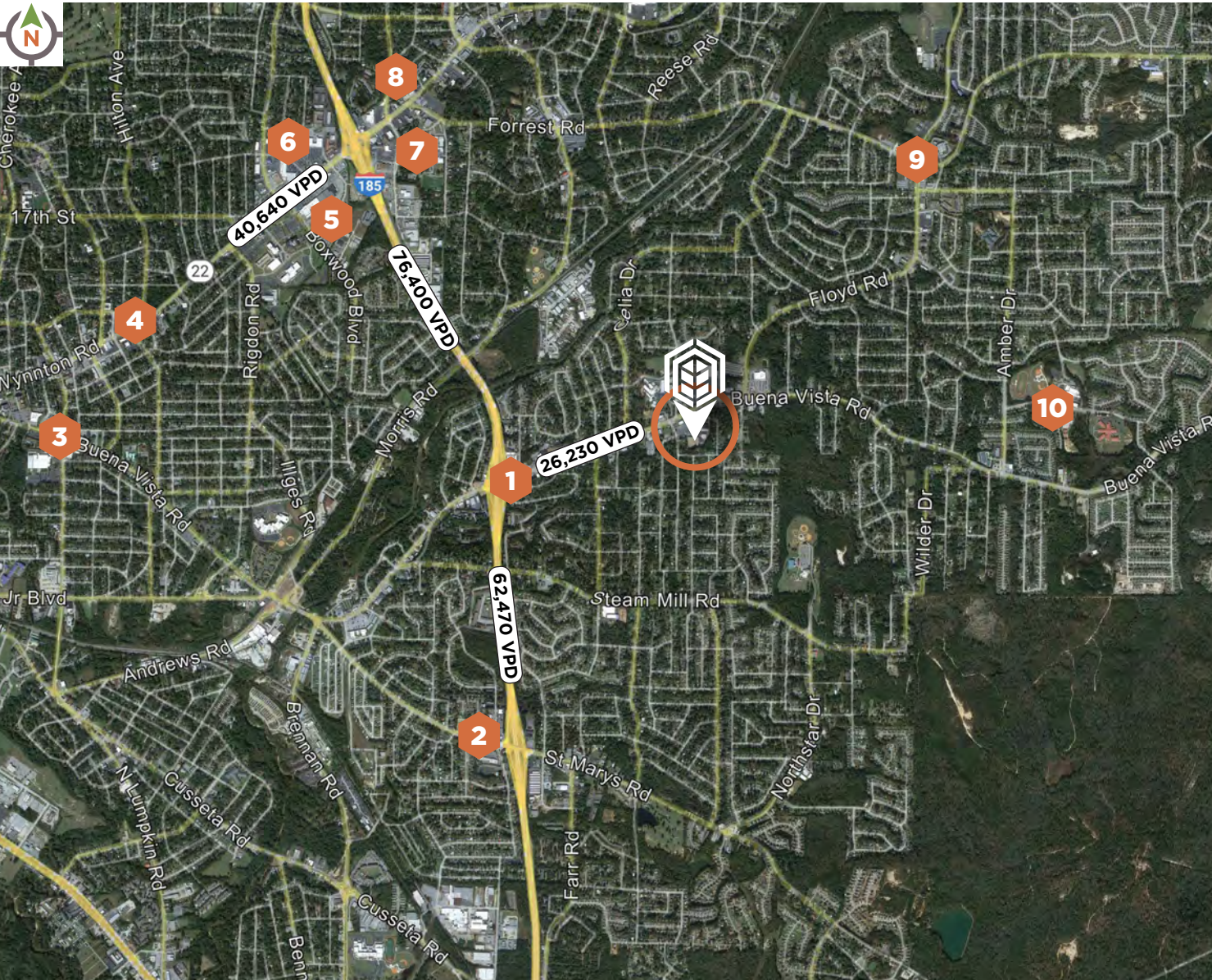
LOCATION OVERVIEW

928 Wright Drive / Columbus, GA 31907



SURROUNDING MARKET

928 Wright Drive / Columbus, GA 31907



1				
2				
3				
4				
5				
6	Cross Country Plaza 313K SF Grocery-Anchored Shopping Center			
7				
8				
9				
10	Georgetown Elementary, East Columbus Magnet School, & Kendrick High School (1,880 Students Combined)			

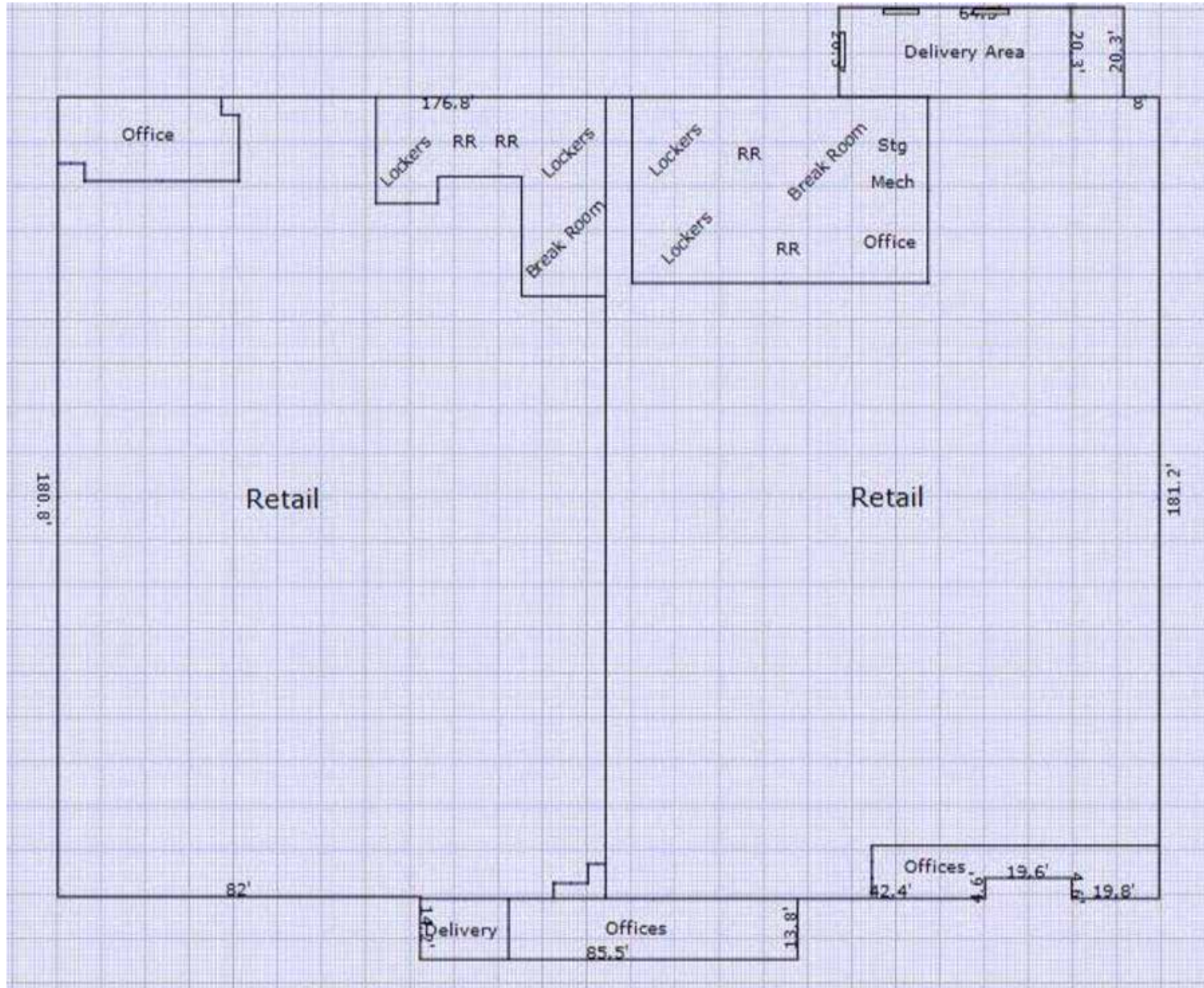
PROPERTY SITE VIEW

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BUILDING LAYOUT

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