

# FREESTANDING QSR WITH DRIVE-THRU

5609 Milgen Road Columbus, GA 31907



**RETAIL PROPERTY  
FOR LEASE**

1,974 SF Building on 0.6 AC Lot

## Property Highlights

- Stand alone QSR building with drive-thru available for lease
- Taco Bell is currently operating with lease ending August 2021
- High volume location with excellent street visibility
- Surrounding retail includes: Publix, Food Depot, Ollie's Bargain Store and Planet Fitness

## Demographics

	3 Miles	5 Miles	10 Miles
Total Households	20,621	44,107	97,560
Total Population	49,470	106,081	239,143
Average HH Income	\$67,886	\$66,285	\$64,215

## Traffic Counts

31,724 VPD (Manchester Expy)

**JOE STRAUSS, CCIM**

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**BILL READ**

404.307.2116  
bill.read@retailspecialists.com

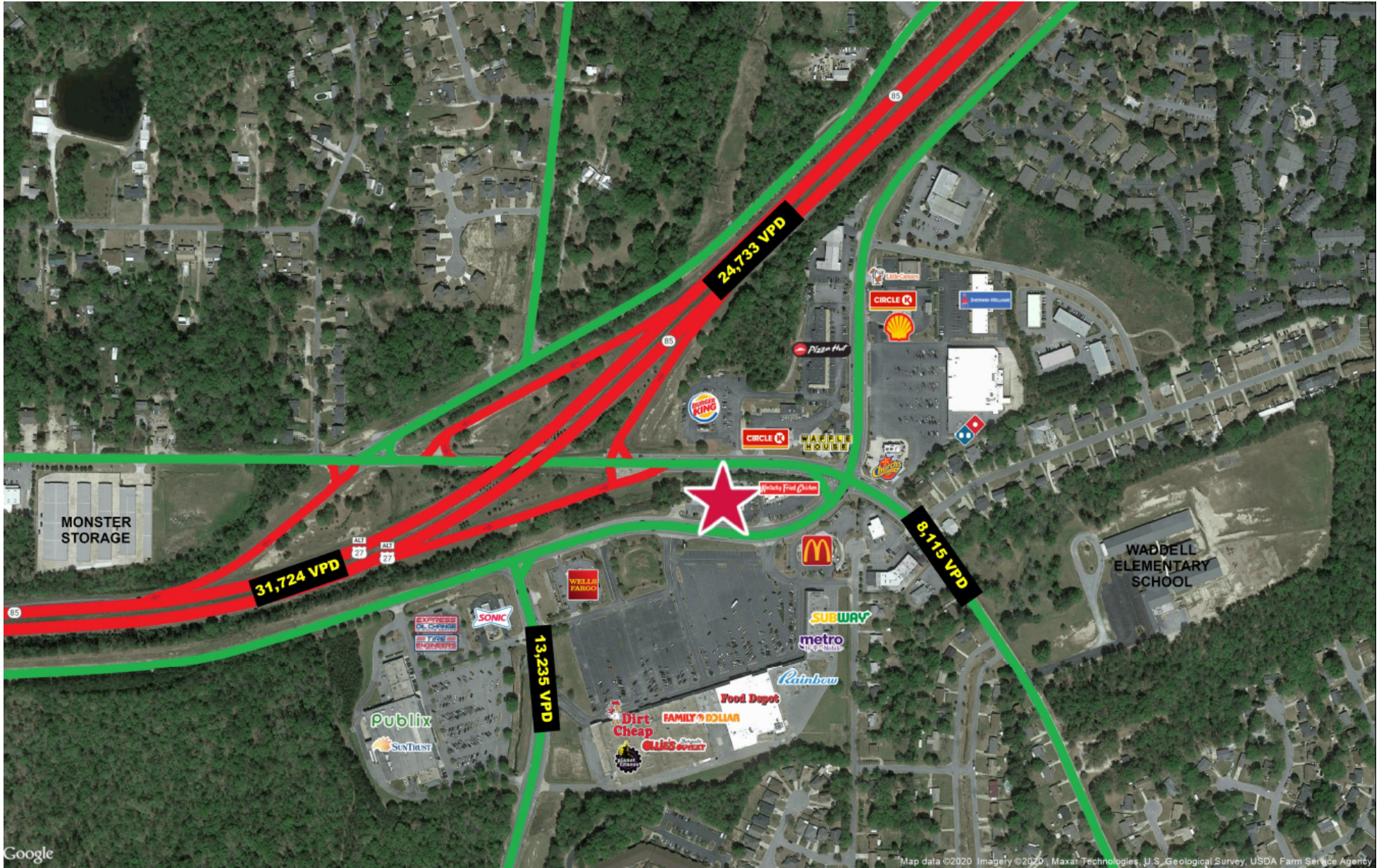
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AERIAL | FOR LEASE



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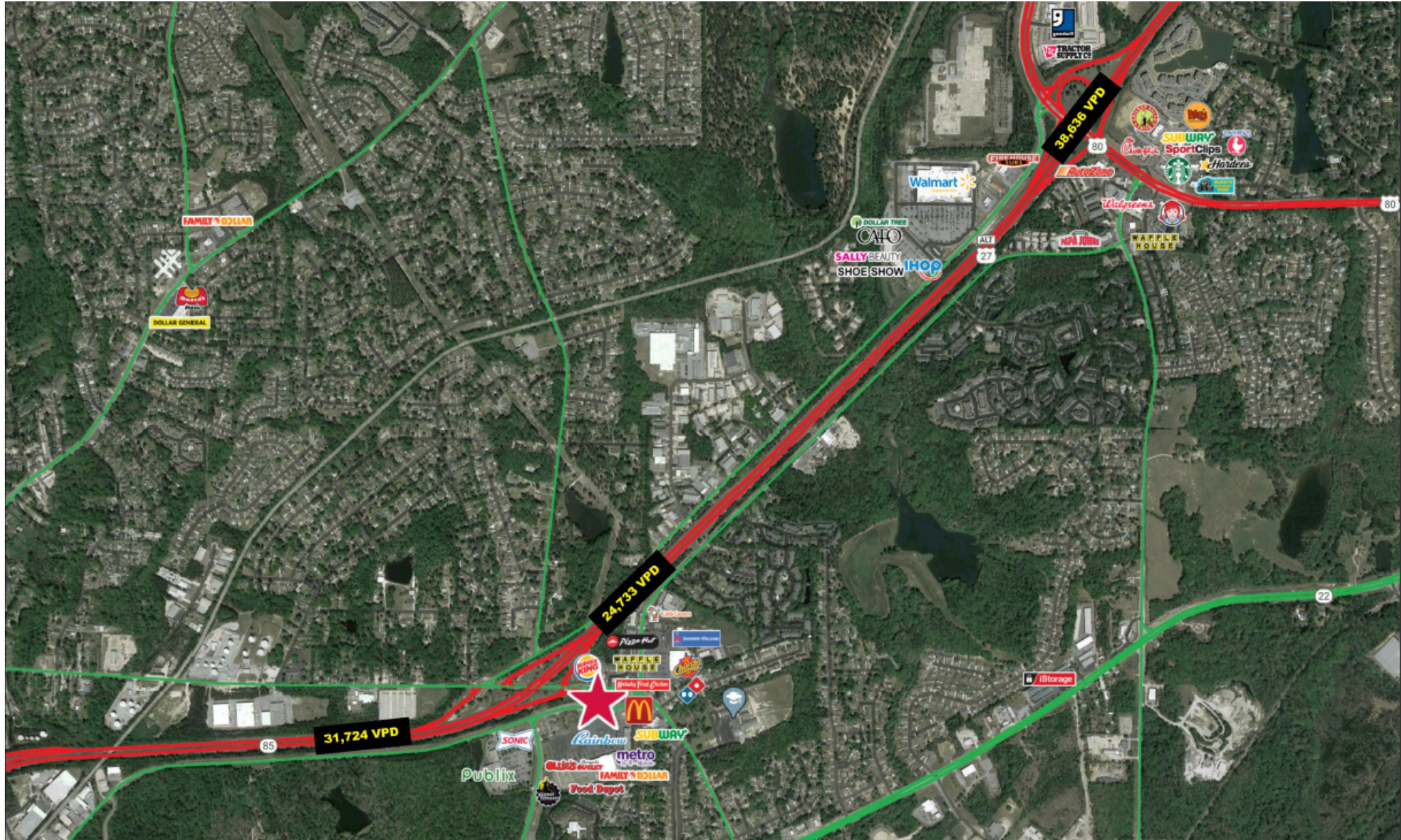
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MARKET AERIAL | FOR LEASE



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ADDITIONAL PHOTOS | FOR LEASE



**JOE STRAUSS, CCIM**

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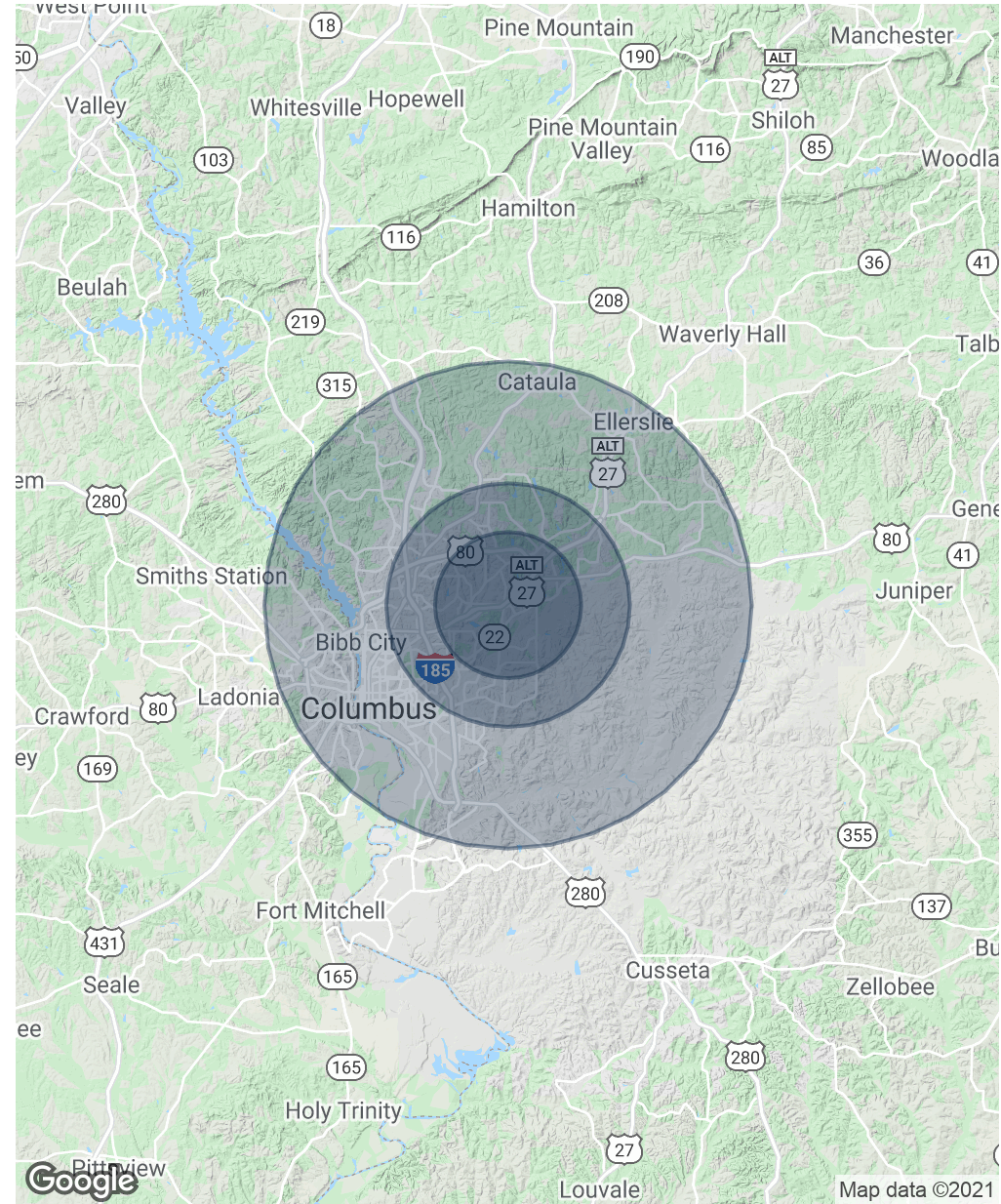
DEMOGRAPHICS MAP & REPORT | FOR LEASE

Population	3 Miles	5 Miles	10 Miles
Total Population	49,470	106,081	239,143
Average age	37.4	37.4	37.4
Growth Rate (2019-2024)	6.2%	5.74%	4.26%
Daytime Population	46,451	120,064	259,546

Households & Income	3 Miles	5 Miles	10 Miles
Total households	20,621	44,107	97,560
# of persons per HH	2.44	2.48	2.48
Average HH income	\$67,886	\$66,285	\$64,215
Average house value	\$165,452	\$165,228	\$171,255

\* Demographic data derived from SiteWise Pro



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