



3125 Victory Drive

3125 Victory Drive
 Columbus, Georgia 31903

Property Highlights

- Located in Columbus' Enterprise Zone, Hub Zone, and a Qualified Census Tract (QCT), making buyers eligible for a variety of economic incentives, including tax credits, state-funded job training assistance, property, tax abatements, and more.

Property Overview

+/-1.62 acres of high-traffic and visibility Victory Dr. property available. GC General Commercial zoning with 200' of frontage and over 30,000 vehicles/day traffic count. Property's location and zoning make it suitable for automotive-related uses, Cstore, fast-food, neighborhood strip center, retail, or redevelopment. A former car lot, the property is 200' wide x 300' deep, is partially paved and fenced, mostly cleared/rough graded, and sale includes a +/-1,000 SF modular office.

Offering Summary

| | |
|----------------------|------------|
| Sale Price: | \$355,000 |
| Lease Rate: | N/A |
| Available SF: | |
| Lot Size: | 1.62 Acres |

| Demographics | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|---------------|----------------|----------------|
| Total Households | 2,396 | 22,119 | 50,731 |
| Total Population | 5,975 | 54,406 | 127,426 |

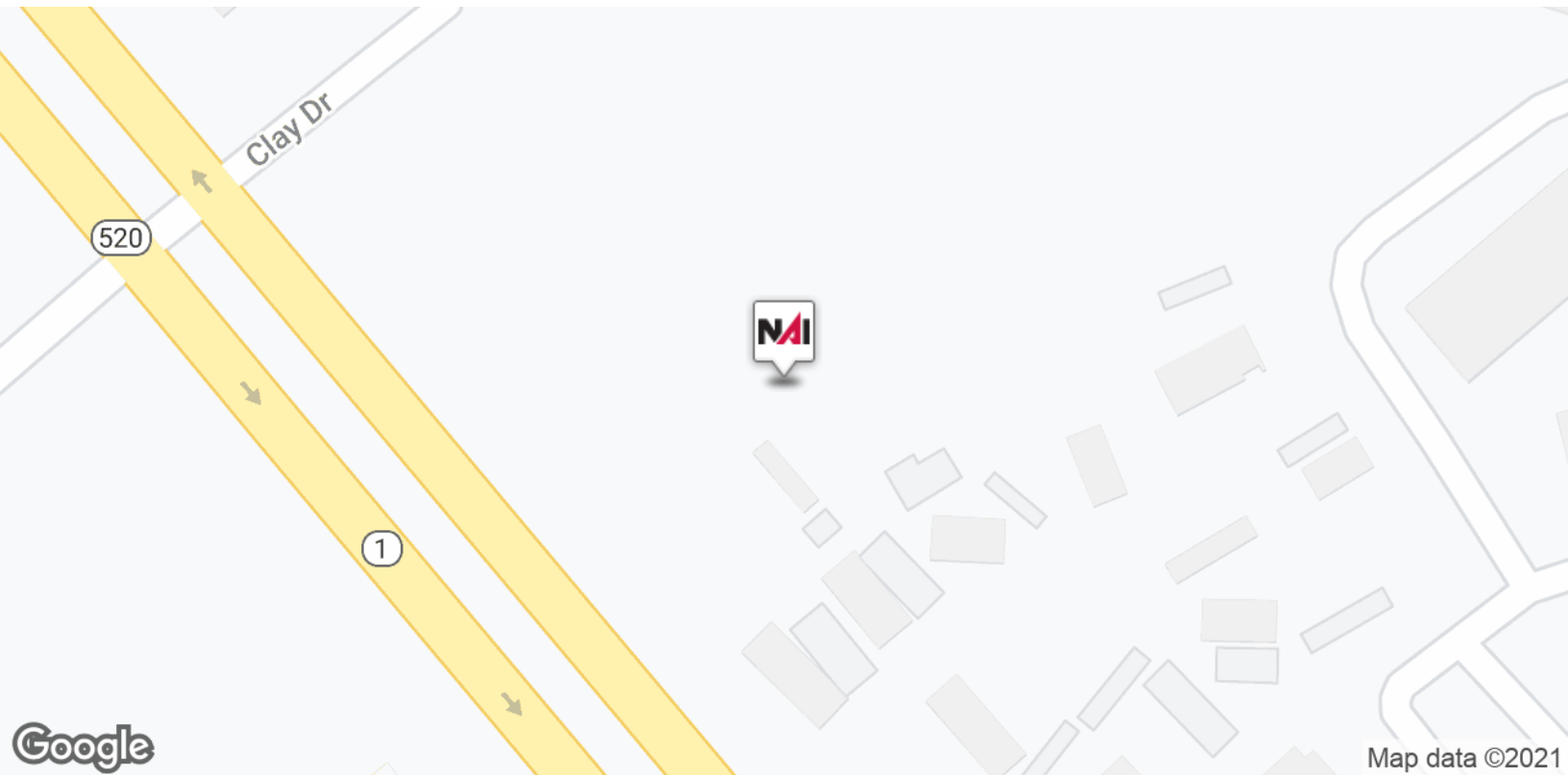
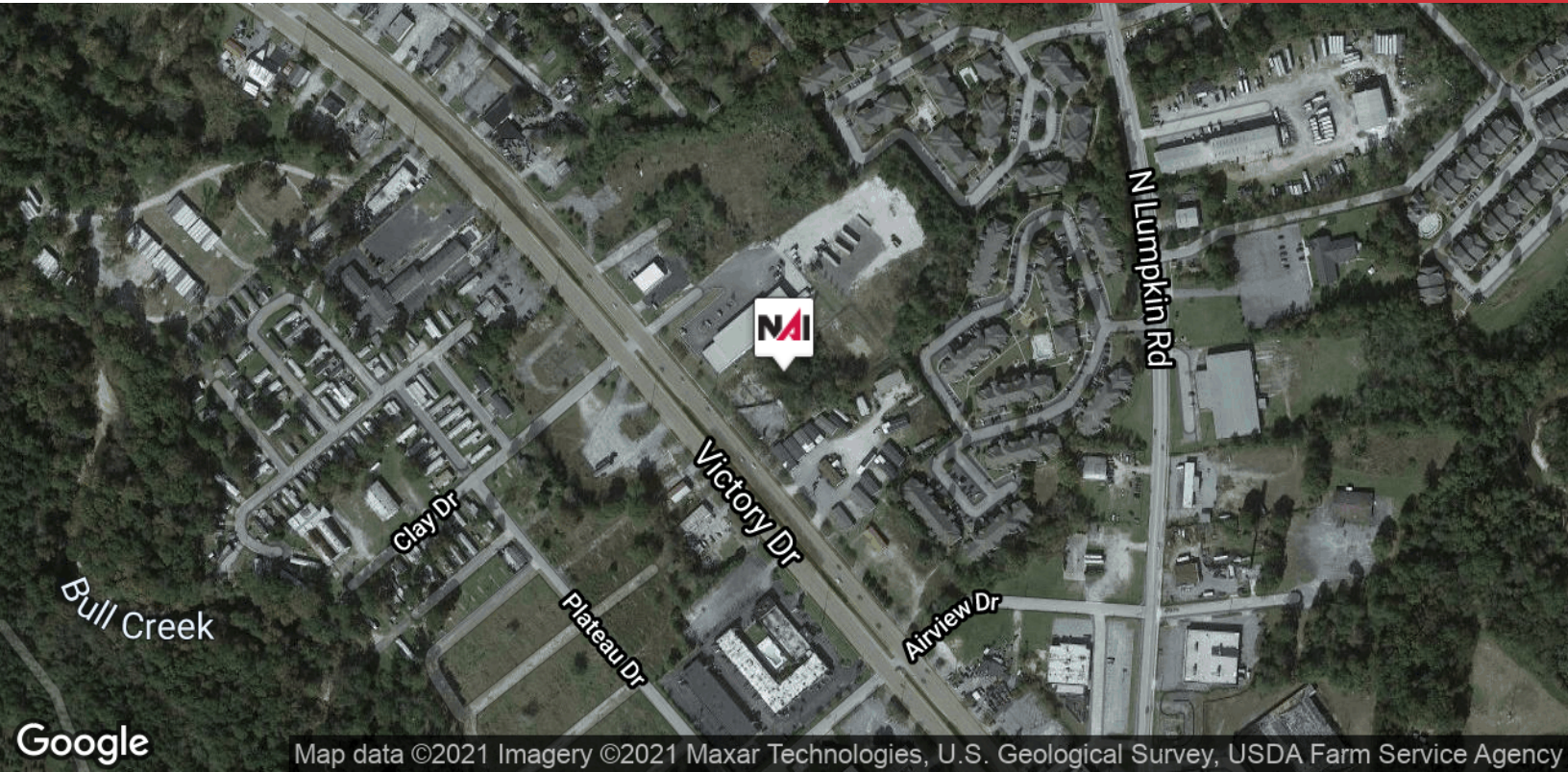
For More Information

David Johnson

O: 706 660 5418 x210 | C: 706 577 2398
 djohnson@g2cre.com | GA #175456

Jack Hayes, CCIM

O: 706 660 5418 x205 | C: 706 580 0614
 jhayes@g2cre.com | GA #336627



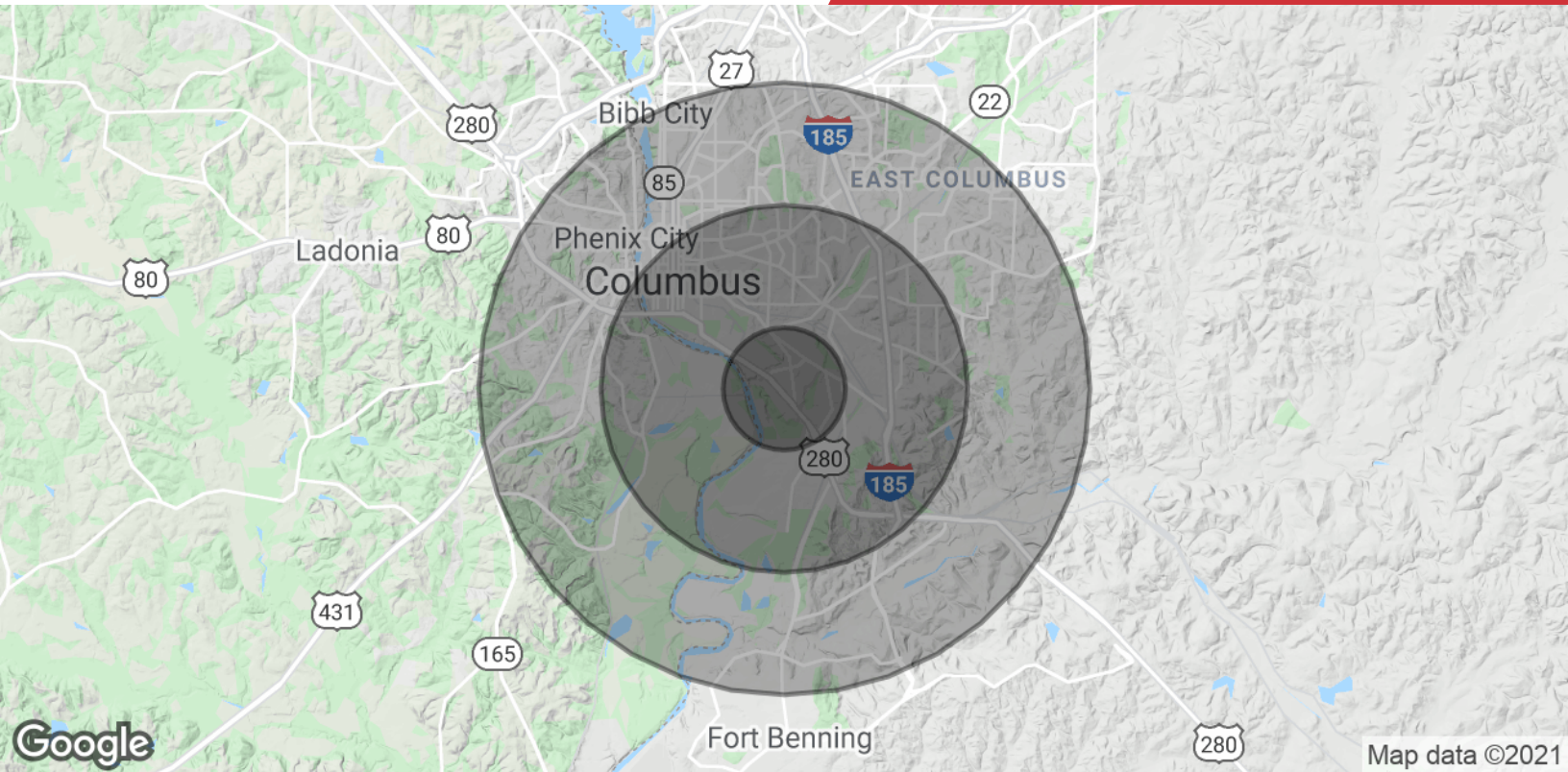
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5607 Whitesville Road
Columbus, GA 31904
706 660 5418 tel
G2cre.com



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| Population | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------|---------------|----------------|----------------|
| Total Population | 5,975 | 54,406 | 127,426 |
| Average age | 32.2 | 33.6 | 33.7 |
| Average age (Male) | 28.4 | 30.2 | 31.7 |
| Average age (Female) | 34.4 | 35.6 | 35.2 |
| Households & Income | 1 Mile | 3 Miles | 5 Miles |
| Total households | 2,396 | 22,119 | 50,731 |
| # of persons per HH | 2.5 | 2.5 | 2.5 |
| Average HH income | \$24,976 | \$35,772 | \$42,097 |
| Average house value | \$113,983 | \$121,016 | \$143,640 |

** Demographic data derived from 2010 US Census*