



# 8342 Veterans Pkwy

Columbus, Georgia 31909

## Property Highlights

- High-traffic Veterans Parkway location
- Excellent visibility and easy access
- Flexible retail or office spaces

## Property Overview

Located on high-traffic Veterans Parkway, this retail strip center at 8342 Veterans Parkway offers excellent visibility and accessibility in one of Columbus’s most established commercial roadways. The property features flexible retail or office spaces suitable for a variety of uses. With strong daily traffic counts, prominent signage opportunities, and convenient access to major roadways and surrounding residential neighborhoods, this center provides an ideal setting for businesses seeking exposure and steady customer flow.

## Offering Summary

<b>Lease Rate:</b>	\$28.00 SF/yr (NNN)
<b>Building Size:</b>	+/- 9,151 SF
<b>Available SF:</b>	+/- 1,300 SF
<b>Lot Size:</b>	+/- 0.939 Acres

## Demographics 0.5 Miles 1 Mile 1.5 Miles

	0.5 Miles	1 Mile	1.5 Miles
<b>Total Households</b>	622	1,928	3,966
<b>Total Population</b>	1,317	4,194	8,950
<b>Average HH Income</b>	\$63,218	\$68,490	\$73,762

## For More Information

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**Lease Information**

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Negotiable
<b>Total Space:</b>	1,300 SF	<b>Lease Rate:</b>	\$28.00 SF/yr

**Available Spaces**

**Suite Size (SF) Lease Type Lease Rate Description**

Suite 500	1,300 SF	NNN	\$28.00 SF/yr	This +/- 1,300 SF space features an open area with a private office, offering a functional layout well-suited for a variety of retail, office, or service-oriented uses.
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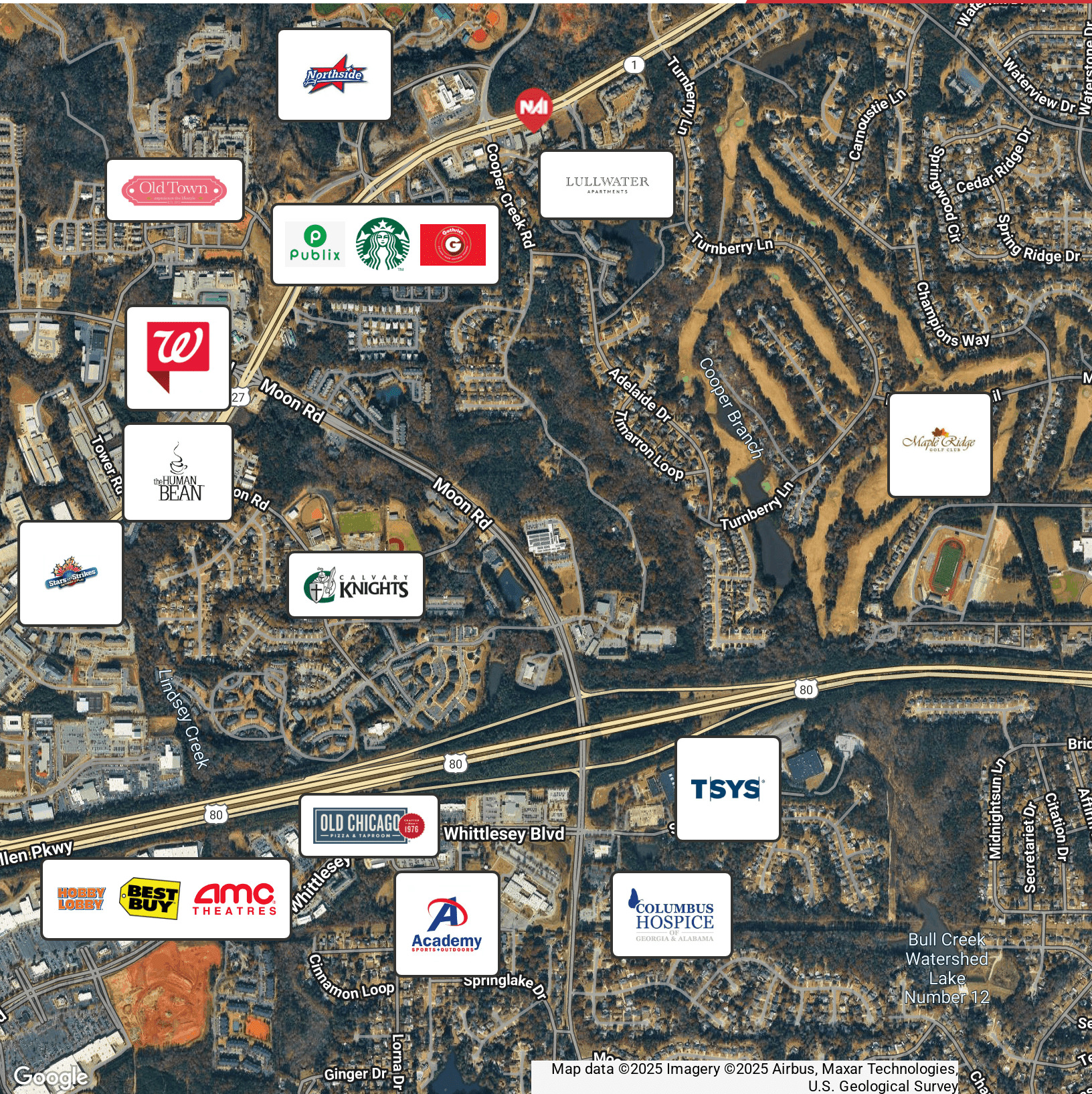
Suite 500



Suite 500



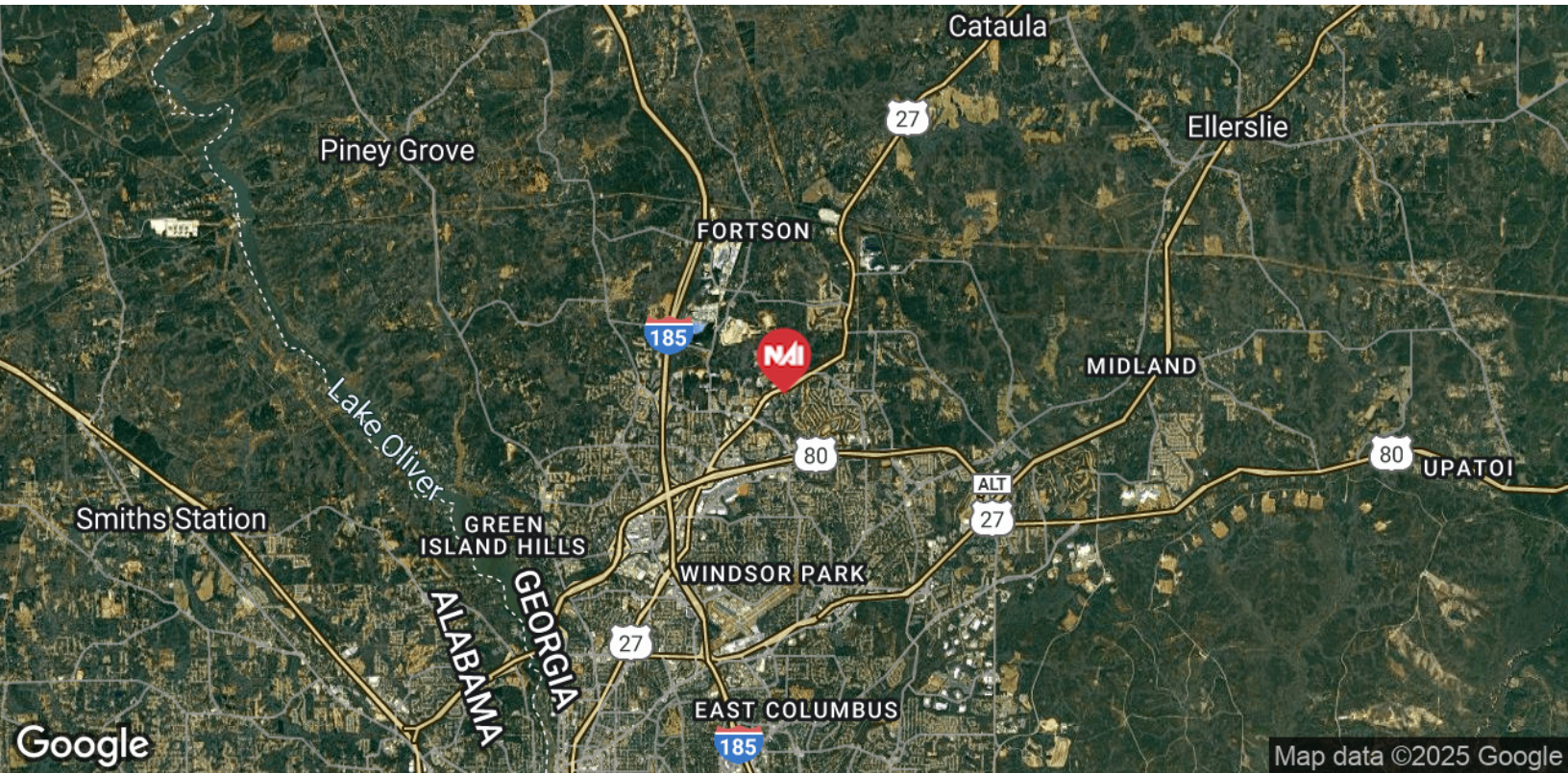
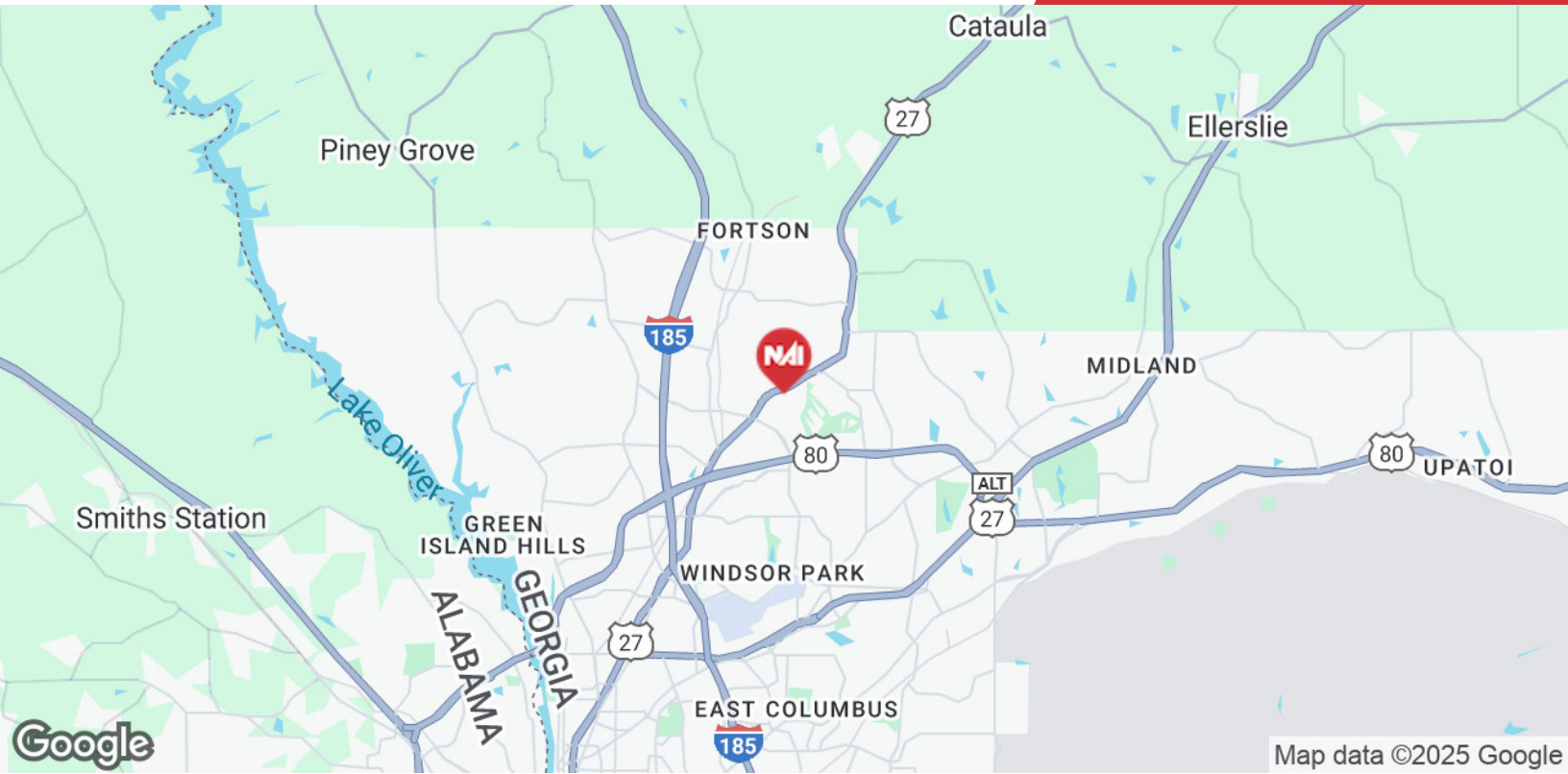
Suite 500



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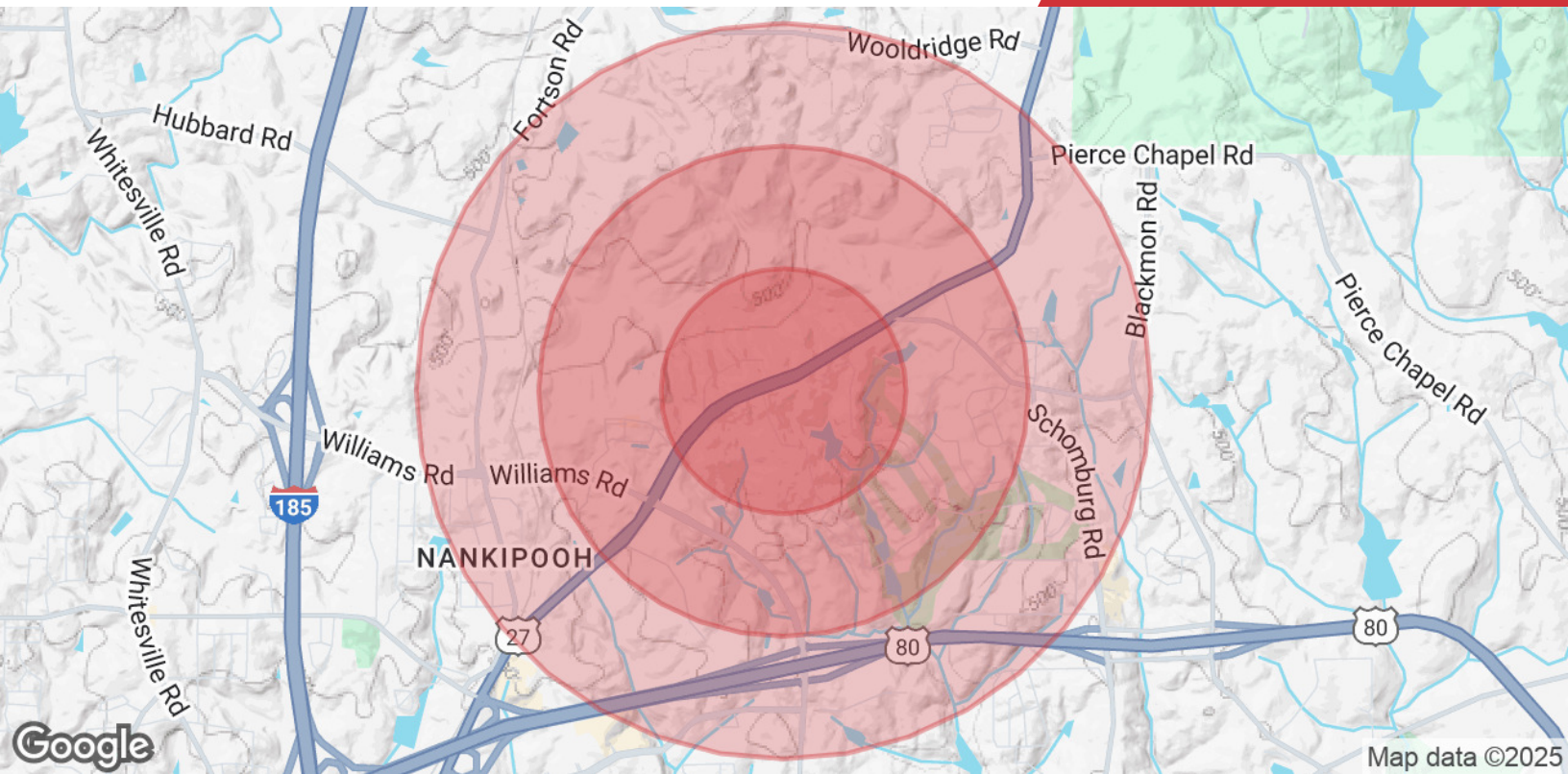
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Population	0.5 Miles	1 Mile	1.5 Miles
<b>Total Population</b>	1,317	4,194	8,950
<b>Average Age</b>	34.8	35.3	36.0
<b>Average Age (Male)</b>	33.1	34.0	34.9
<b>Average Age (Female)</b>	34.5	36.5	37.7
Households & Income	0.5 Miles	1 Mile	1.5 Miles
<b>Total Households</b>	622	1,928	3,966
<b># of Persons per HH</b>	2.1	2.2	2.3
<b>Average HH Income</b>	\$63,218	\$68,490	\$73,762
<b>Average House Value</b>	\$254,706	\$242,805	\$229,664

2020 American Community Survey (ACS)

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### Owner Disclosure Notice

Member(s) of the property ownership are licensed real estate professionals in the State of Georgia, and hold an ownership interest in the property being advertised.