

FREESTANDING W/ DOUBLE DRIVE-THRU | 0.38 ACRES

1625 Manchester Expressway, Columbus, GA 31904

FOR LEASE/FOR SALE



PROPERTY OVERVIEW

- » Former Smoothie King - Second-Generation Restaurant Infrastructure in place: 570 sf.
- » Located along Manchester Expressway, one of Columbus' primary east-west retail corridors.
- » Direct proximity to Peachtree Mall which is the dominant regional shopping destination in Columbus.
- » St. Francis Emory Healthcare: 376 Beds.
- » Surrounded by national retailers, QSRs, and service concepts.
- » Strong daytime population driven by nearby medical, retail, and office users. Well positioned to capture airport, military, and hotel driven demand.
- » Excellent frontage and accessibility.

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|----------------|----------|----------|----------|
| Population | 10,127 | 60,839 | 157,110 |
| Households | 3,763 | 25,865 | 66,072 |
| Ave. HH Income | \$68,394 | \$82,425 | \$84,330 |



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