

FOR LEASE

UNIT B

3603 Victory Dr, Unit B, Columbus, GA 31903



PROPERTY DESCRIPTION

Discover a prime leasing opportunity at 3603 Victory Dr, Unit B, Columbus, GA. This well-appointed property offers a versatile layout, ample storefront visibility, and a strategic location for attracting passing traffic. Though located behind Unit A, Progressive Insurance, the unit is visible from the street. With amenities and customizable space, it's an ideal canvas for retail, street retail, or commercial ventures. Benefit from a dedicated parking area and high-visibility signage opportunities that maximize exposure. The property's well-maintained exterior and adaptable interior create the perfect setting for a thriving business. Take advantage of this prime location to elevate your brand and establish a strong presence in the heart of Columbus.

PROPERTY HIGHLIGHTS

- Versatile layout with customizable space
- Ample storefront visibility
- Strategic location for passing traffic
- Modern amenities and features

OFFERING SUMMARY

Lease Rate:	\$800 per month (MG)
Number of Units:	1
Available SF:	640 SF
Lot Size:	11,111 SF
Building Size:	640 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	230	862	2,879
Total Population	550	2,066	6,908
Average HH Income	\$31,308	\$33,277	\$36,945

Judith Vannatta
(714) 388-4394



**COLDWELL BANKER
COMMERCIAL**
KENNON & PARKER

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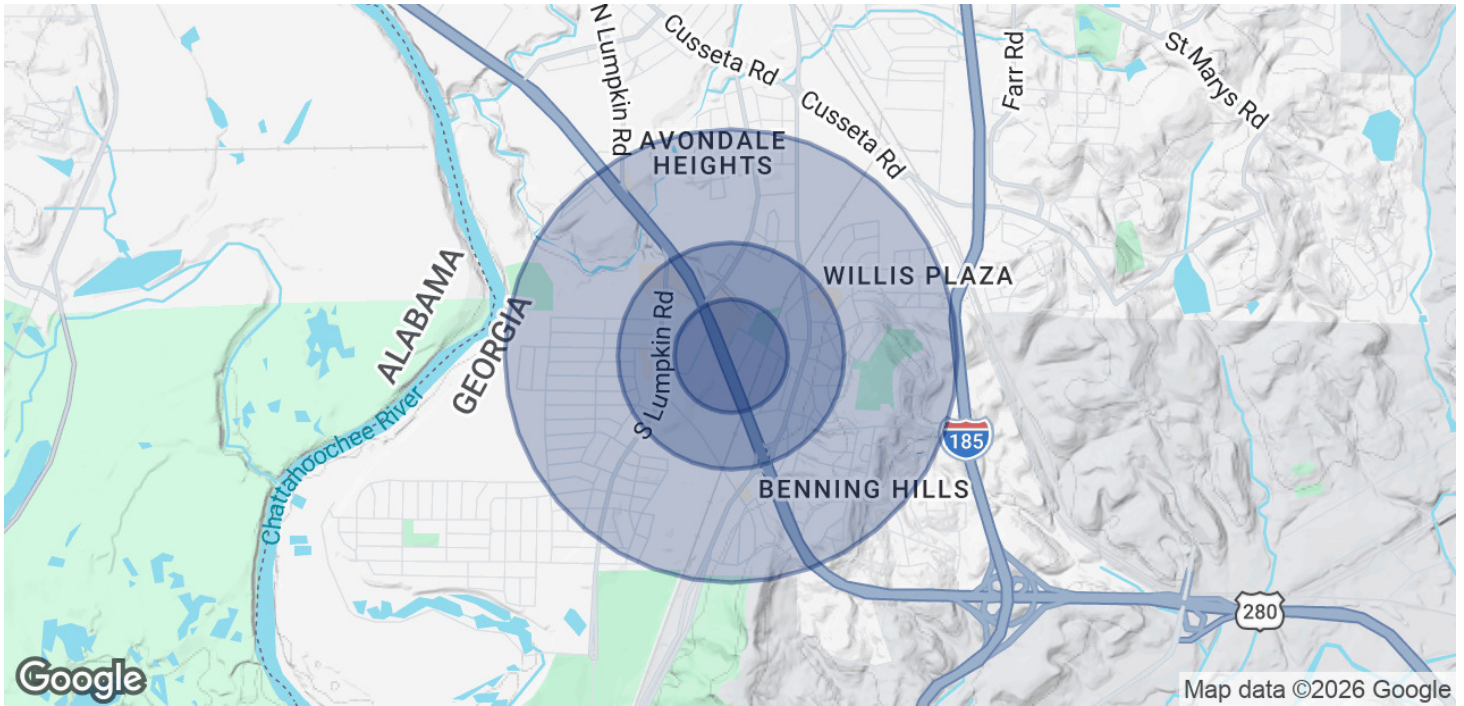


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	550	2,066	6,908
Average Age	28.3	36.5	38.9
Average Age (Male)	22.4	31.8	36.1
Average Age (Female)	32.5	39.8	40.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	230	862	2,879
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$31,308	\$33,277	\$36,945
Average House Value	\$38,731	\$78,151	\$77,777

2023 American Community Survey (ACS)

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