

FOR SALE

2100 6TH AVE

Columbus, GA 31904



SALE PRICE

\$840,000

Carson Cummings

(706) 289-2468

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PROPERTY DESCRIPTION

Explore the potential of this property, located in a central Columbus area and zoned RMF2, making it a good fit for a special purpose or church investor. With its strategic location, this property offers convenience and accessibility for congregants and visitors. Its zoning allows for diverse development opportunities, whether for a purpose-built facility, event space, or community center. The property's location in this area presents an enticing prospect for those seeking to establish a community-centric presence. Don't miss this re-development opportunity.

PROPERTY HIGHLIGHTS

- Ideal for special purpose/church use
- Development opportunities
- Community-centric presence

OFFERING SUMMARY

Sale Price:	\$840,000
Lot Size:	0.7 Acres
Building Size:	33,146 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	287	1,034	4,319
Total Population	691	2,336	9,663
Average HH Income	\$37,422	\$37,679	\$44,074

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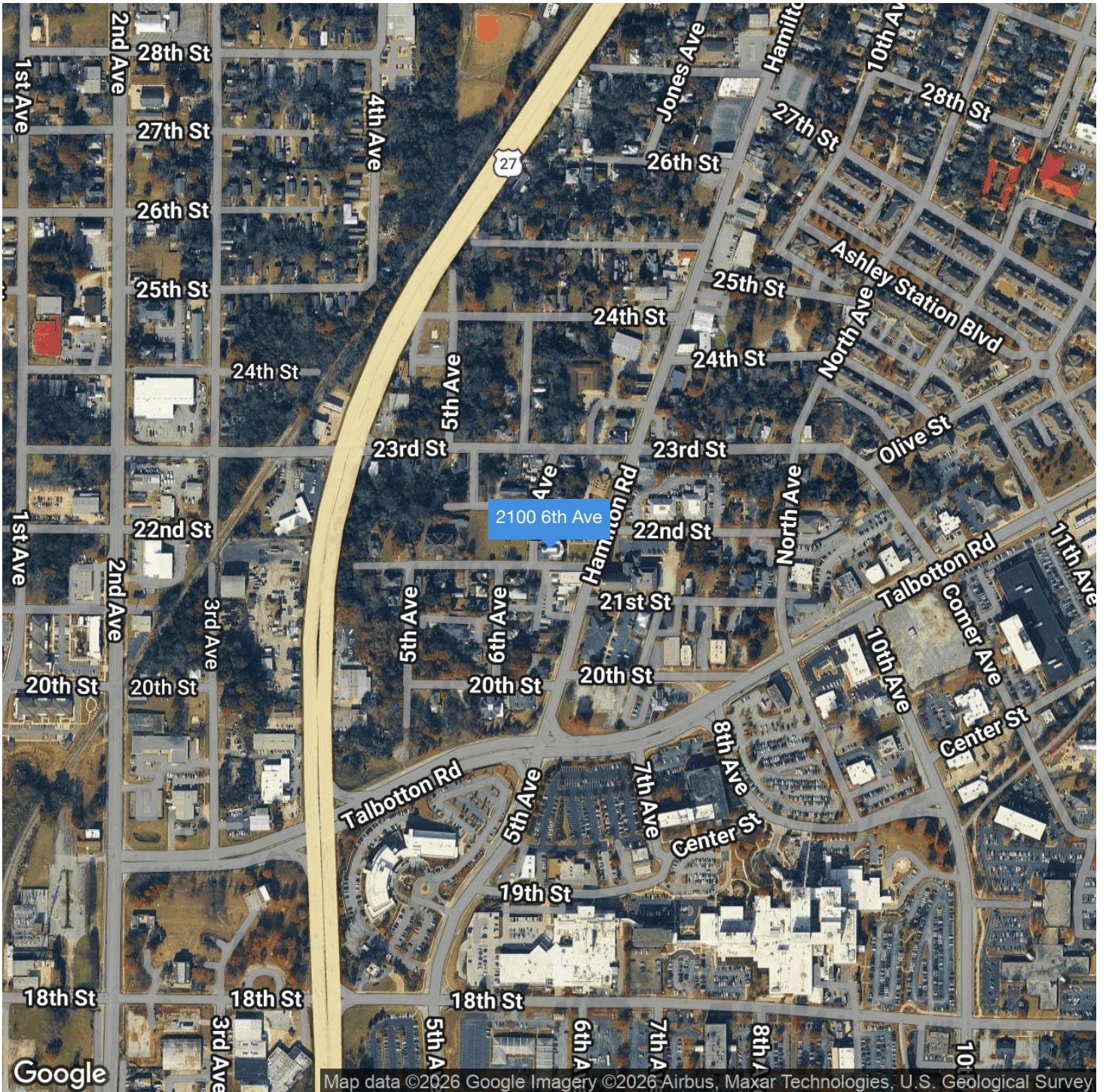


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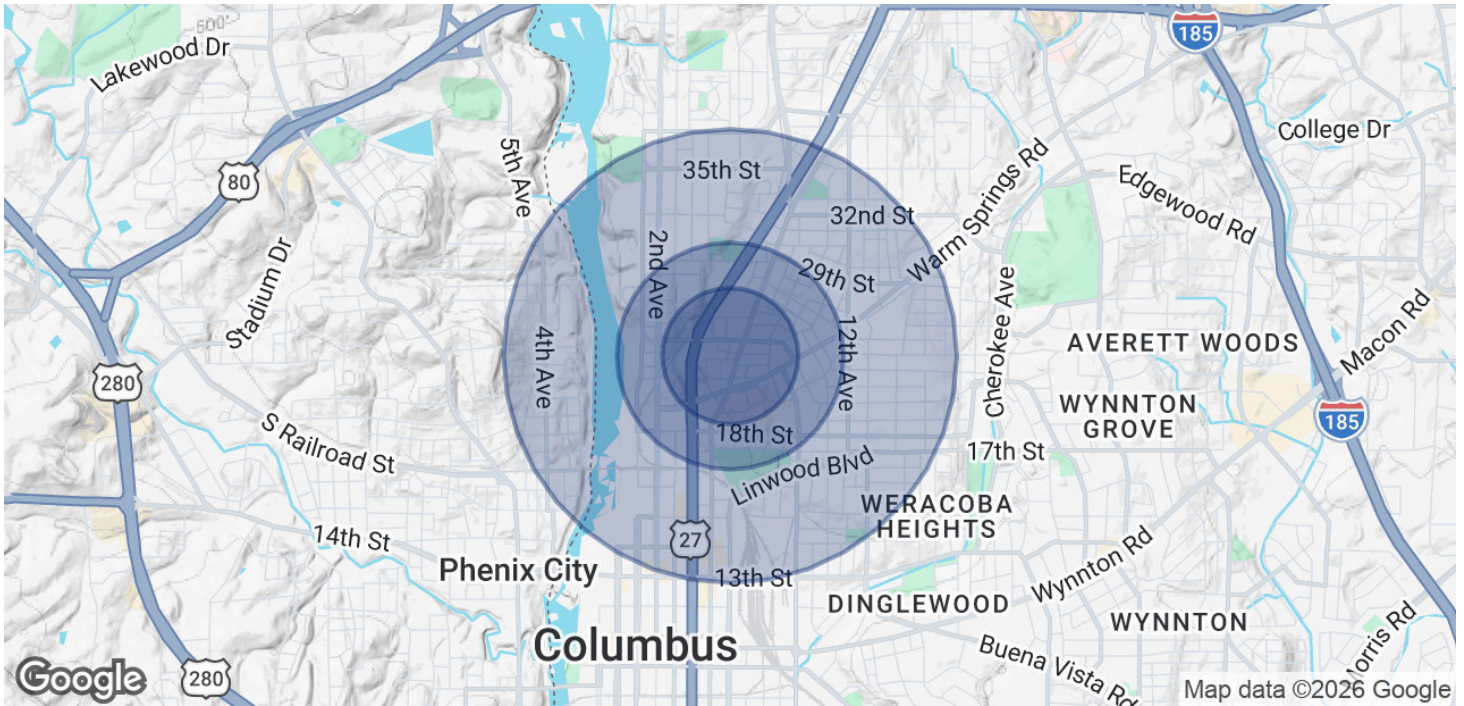
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	691	2,336	9,663
Average Age	39	37	38
Average Age (Male)	38	35	37
Average Age (Female)	39	38	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	287	1,034	4,319
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$37,422	\$37,679	\$44,074
Average House Value	\$79,761	\$84,672	\$118,819

2020 American Community Survey (ACS)

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