



## 7413 Whitesville Road Unit 5

Columbus, Georgia 31904

### Property Highlights

- +/- 0.55-acre commercial lot
- Located in a professional business park
- Easy access to major Columbus retail and commercial areas
- Ideal for office, professional, or service-oriented businesses

### Property Overview

Position your business for success with this +/- 0.55-acre commercial lot located in a well-established business park on Whitesville Road in Columbus, GA. This property offers excellent potential for professional, office, or service-based development in a convenient and growing area.

Situated just off one of Columbus's primary commercial areas, the lot provides easy access to major roadways, surrounding retail, restaurants, and residential neighborhoods, making it an ideal location for businesses seeking visibility and accessibility.

The level lot allows for flexible development opportunities, whether you're planning to build office space, a professional suite, or another commercial use permitted within the business park. This property is priced to sell, presenting a strong opportunity for investors or owner-users.

### Offering Summary

<b>Sale Price:</b>	\$195,000
<b>Lot Size:</b>	0.55 Acres

### Demographics 0.25 Miles 0.5 Miles 1 Mile

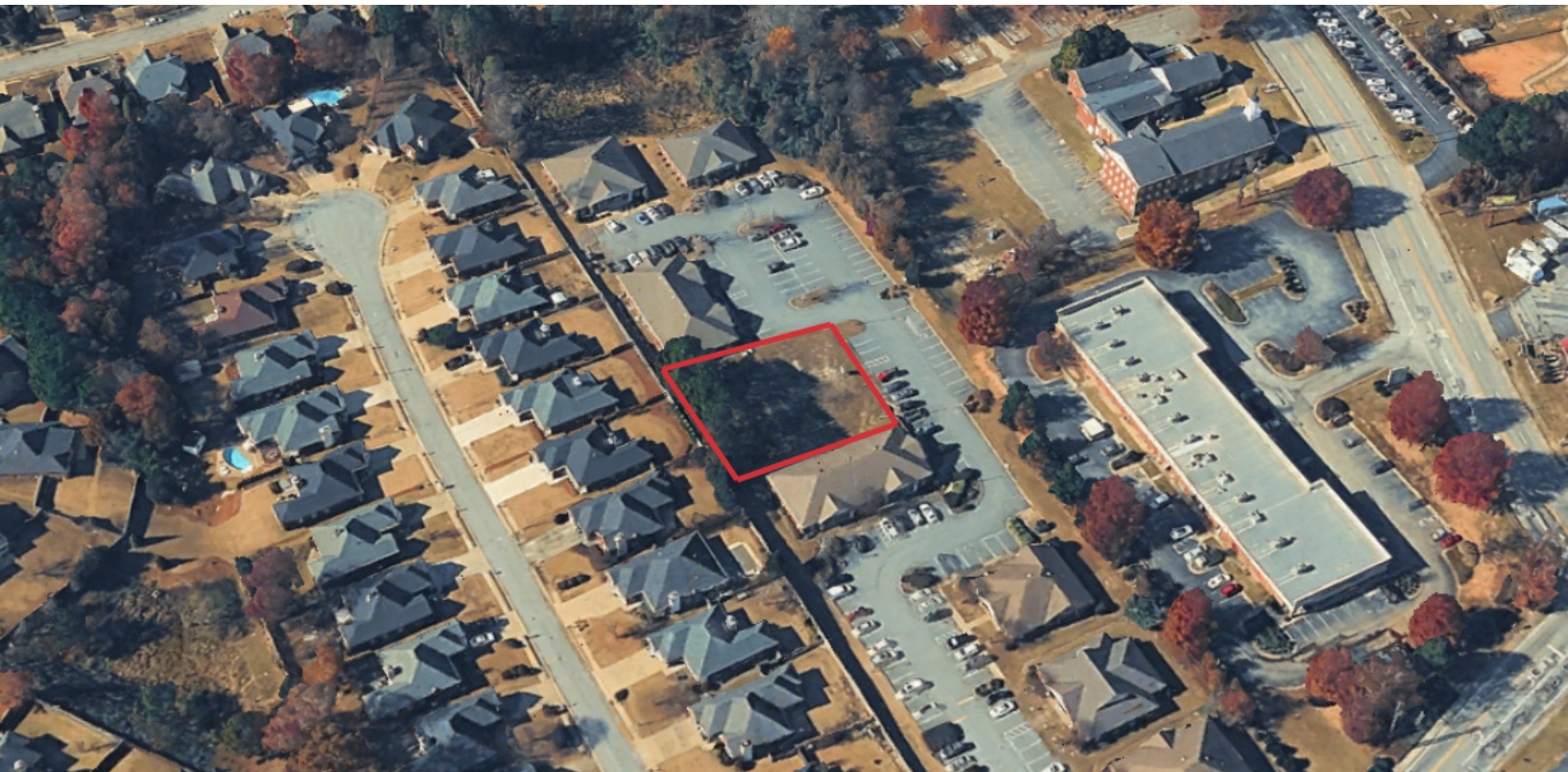
<b>Total Households</b>	125	531	2,116
<b>Total Population</b>	296	1,222	4,967
<b>Average HH Income</b>	\$110,732	\$102,658	\$104,461

### For More Information

**Amy D. Gill, MICP, MRP**

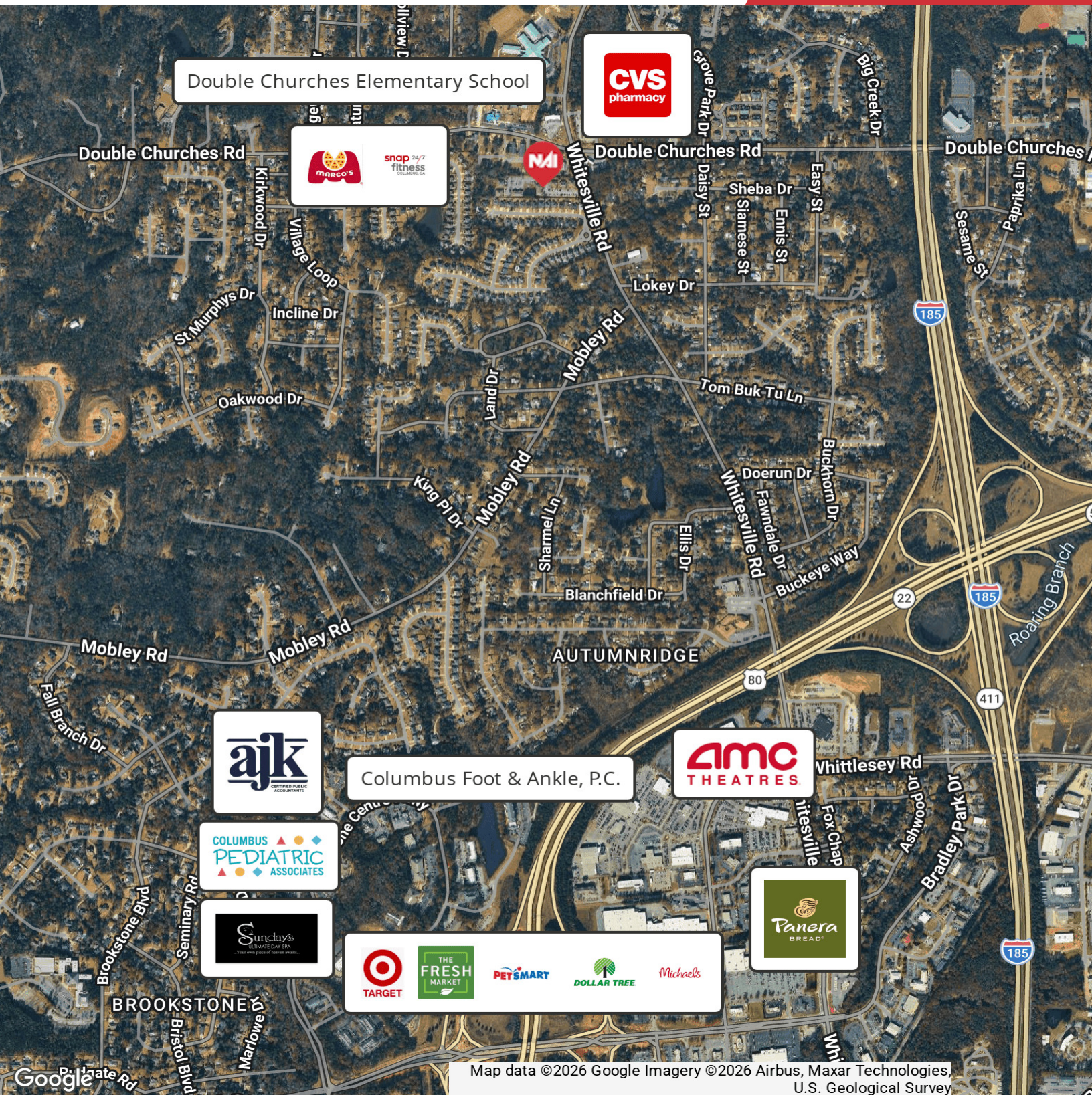
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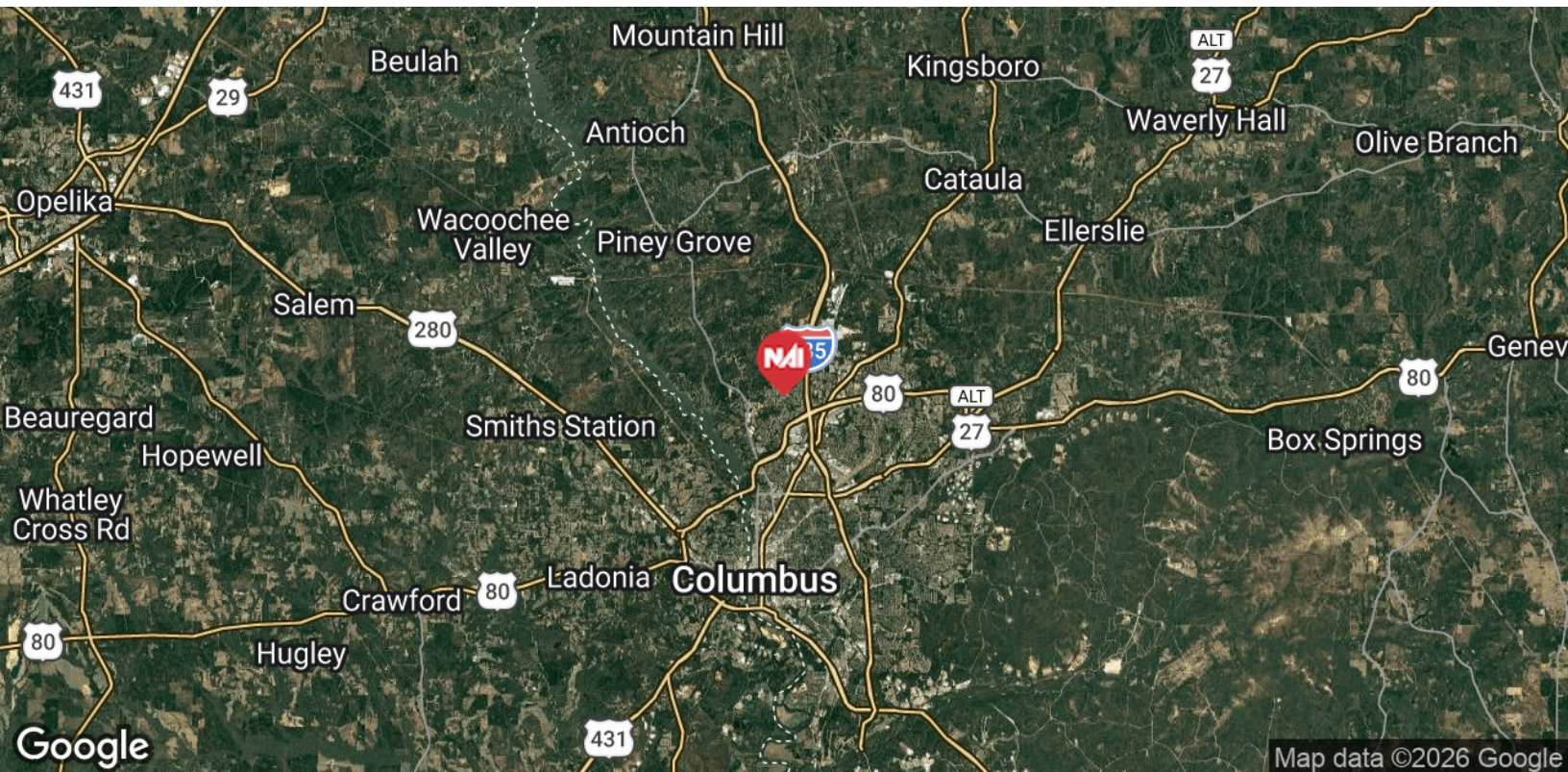
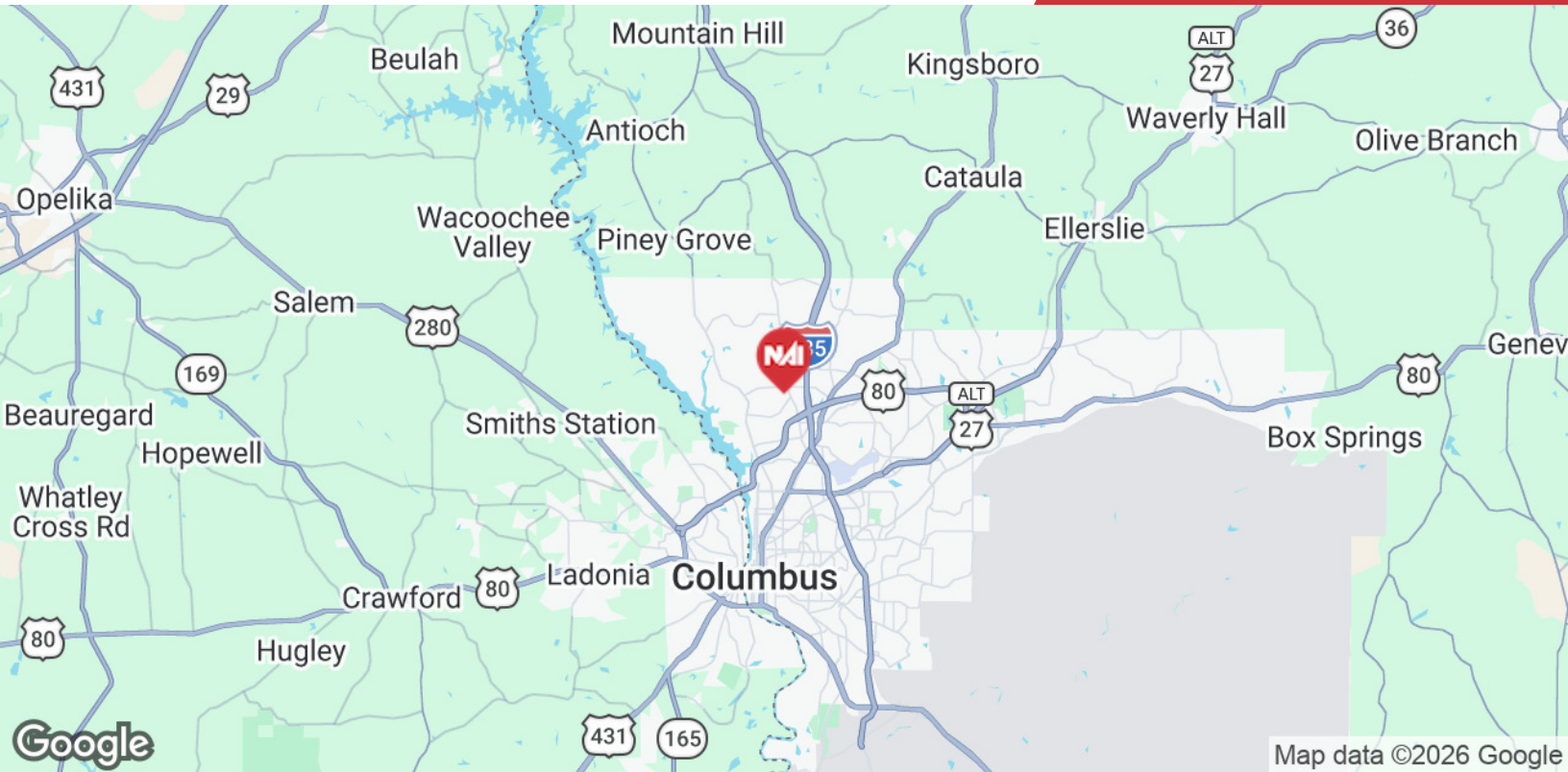
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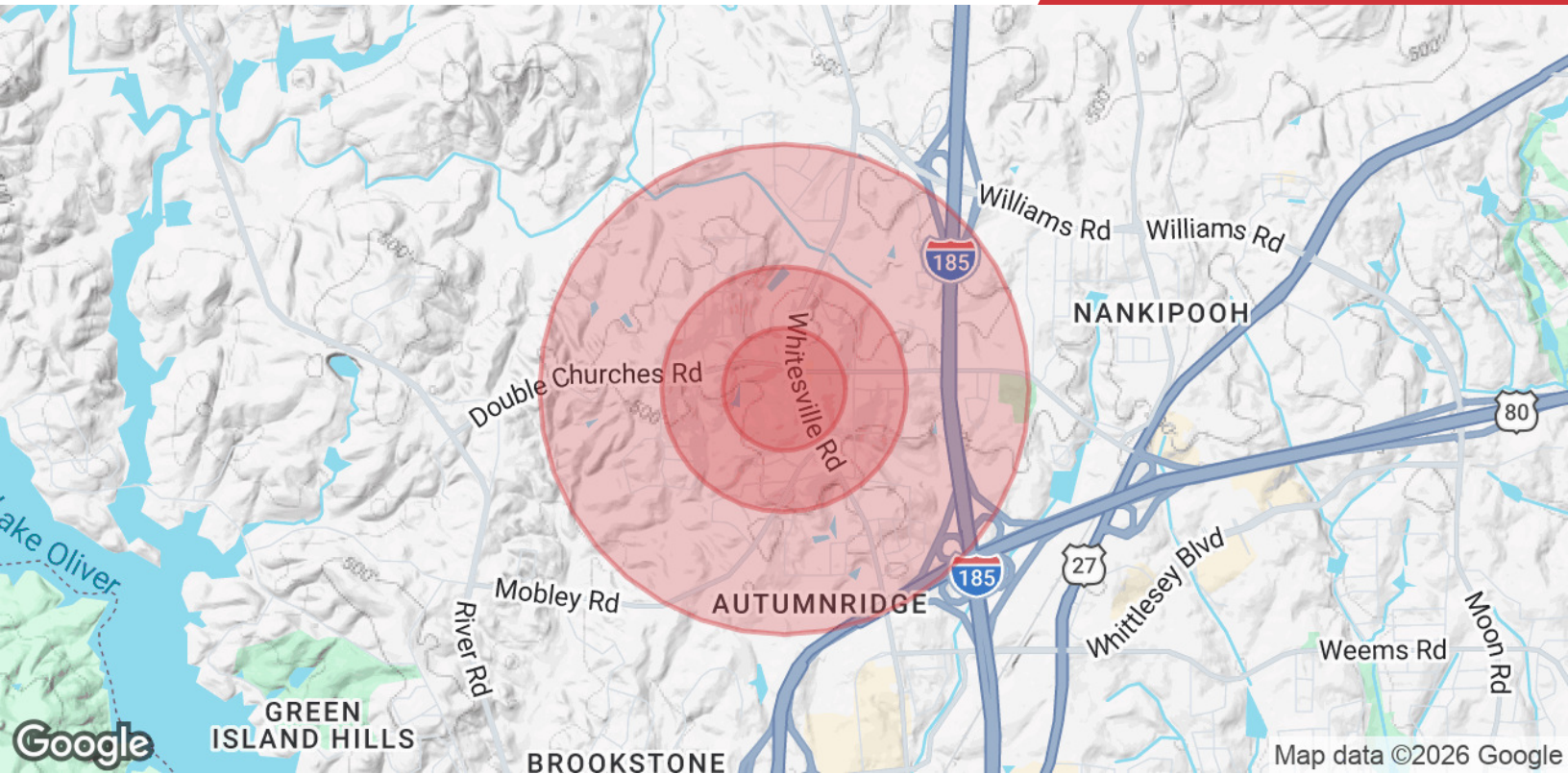
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	0.25 Miles	0.5 Miles	1 Mile
<b>Population</b>			
Total Population	296	1,222	4,967
Average Age	36.6	35.8	36.6
Average Age (Male)	38.9	37.4	37.4
Average Age (Female)	34.2	34.0	35.6
<b>Households &amp; Income</b>			
Total Households	125	531	2,116
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$110,732	\$102,658	\$104,461
Average House Value	\$283,426	\$277,654	\$256,883

2023 American Community Survey (ACS)