



Victory Drive Investment Opportunity

4200 Victory Dr
Columbus, Georgia 31903

Property Overview

Prime investment opportunity! This portfolio includes 10 contiguous parcels totaling approximately 1.67 acres. One parcel features a fully leased ±2,505 SF retail space with a reliable income-producing tenant currently paying \$2,400 per month with no landlord maintenance responsibilities. The remaining nine parcels offer undeveloped land, ideal for future commercial development. Eight parcels are zoned Neighborhood Commercial (NC), allowing for a variety of commercial uses such as retail, office, and mixed-use development, while the remaining two parcels are zoned Single-Family Residential (SFR), which are currently limited to residential use but may offer future redevelopment or rezoning potential. Located on a high-visibility road with an average daily traffic count of over 28,000, this site offers strong exposure and accessibility.

Parcels included in sale: 062 053 001, 062 053 022, 062 053 020, 062 053 003, 062 053 004, 062 053 005, 062 053 006, 062 053 017, 062 053 018, 062 053 019

Offering Summary

Sale Price:	\$395,000
Building Size:	+/- 2,505 SF
Lot Size:	+/- 1.67 Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	360	792	2,179
Total Population	781	1,815	5,286
Average HH Income	\$44,502	\$42,431	\$42,490

For More Information

Jack Hayes, SIOR, CCIM

O: 706 660 5418 x1002
jhayes@g2cre.com | GA #336627

Raymond Blair

O: 706 660 5418
rblair@g2cre.com | GA #446304



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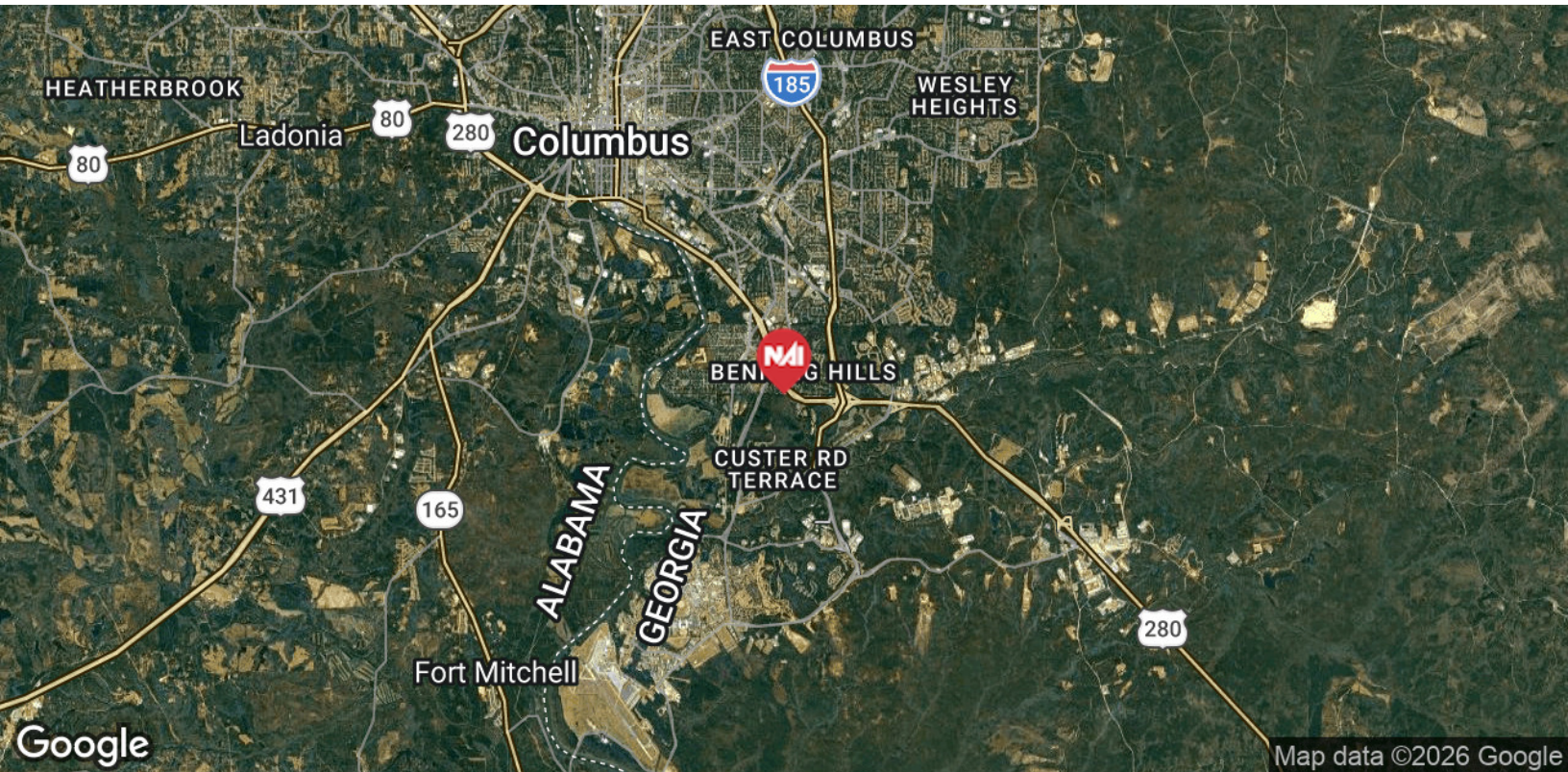
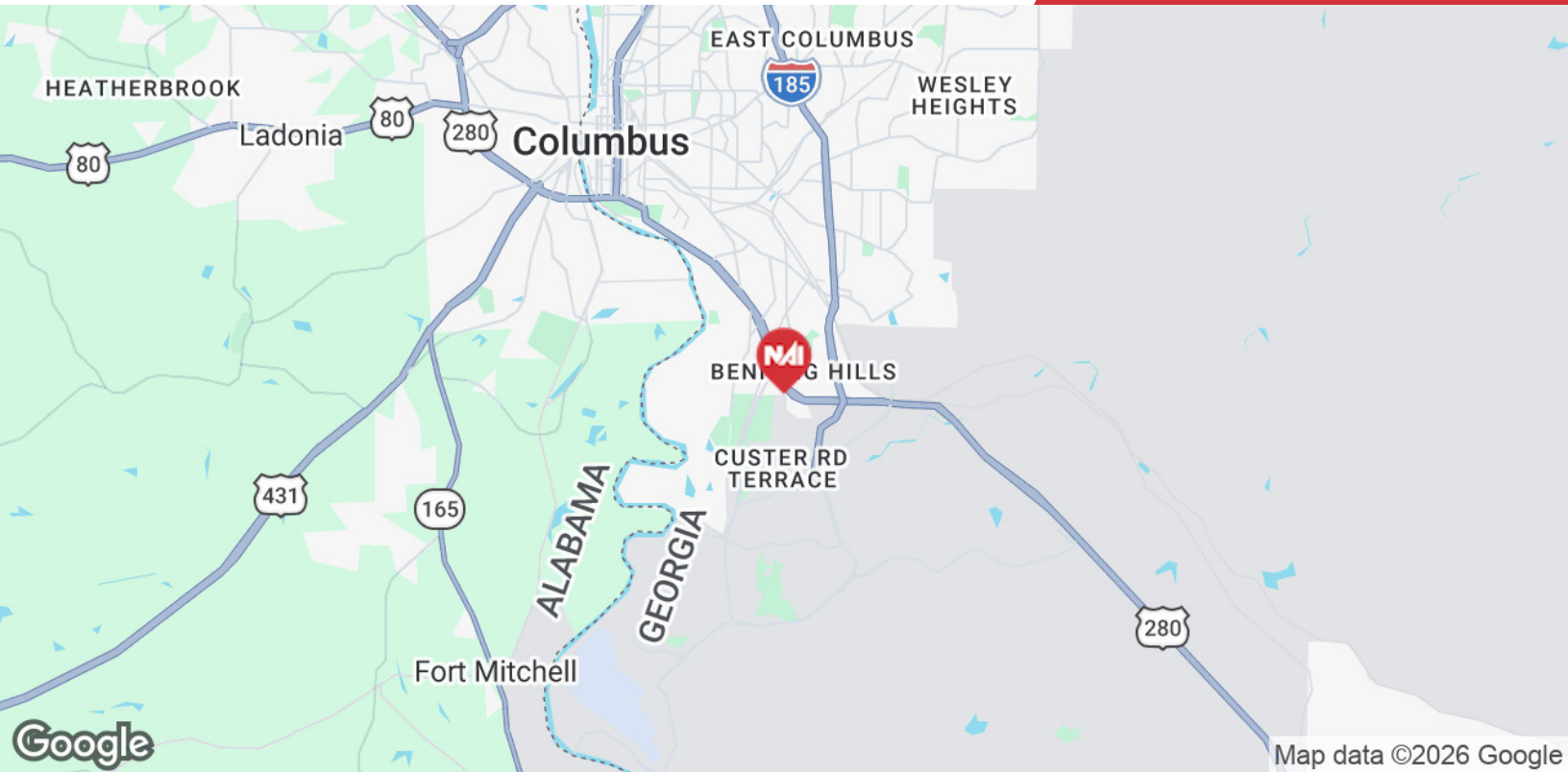
Post Office Box 4529
Columbus, GA 31904
706 660 5418 tel
G2cre.com



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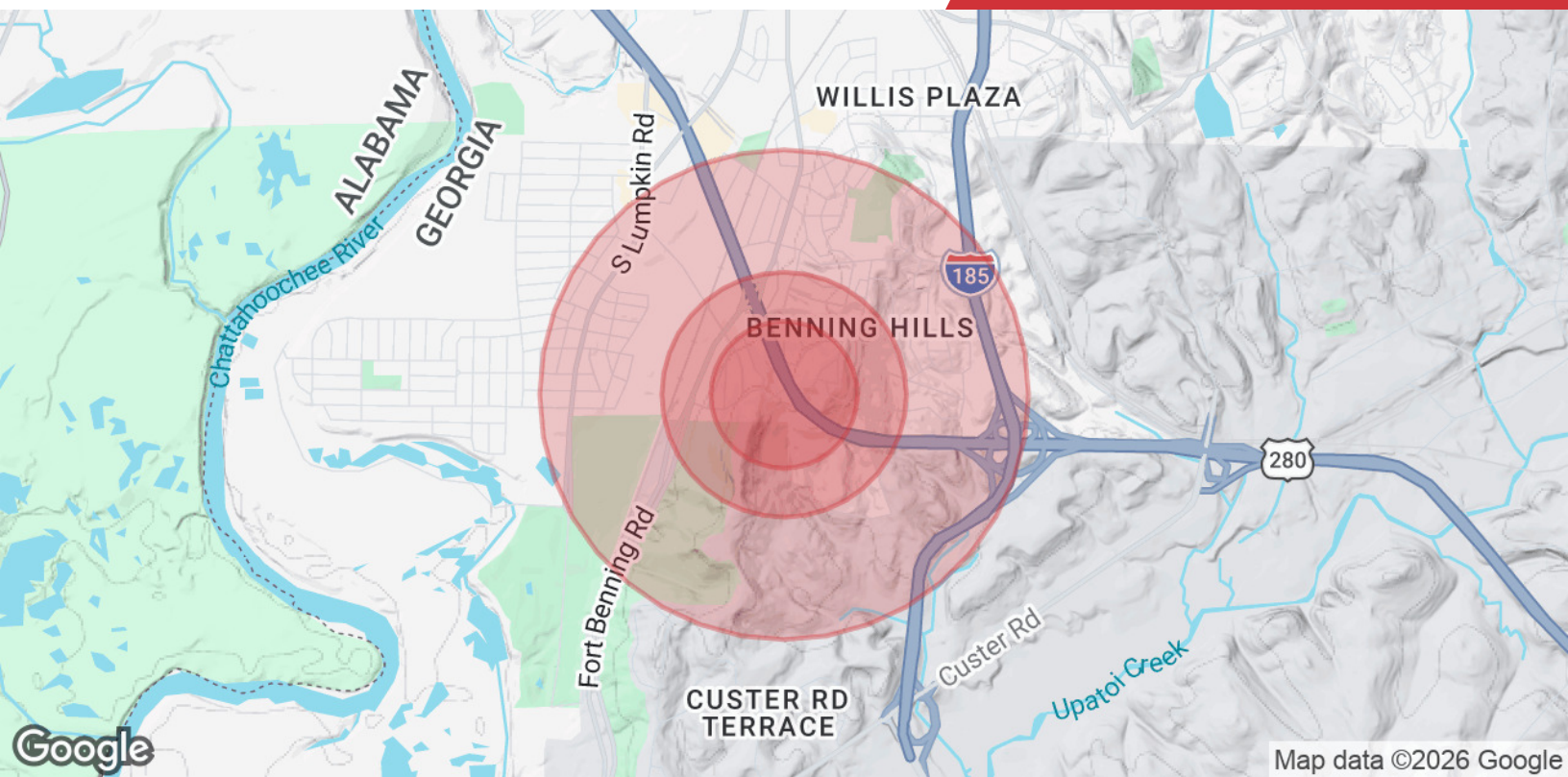
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	0.3 Miles	0.5 Miles	1 Mile
Population			
Total Population	781	1,815	5,286
Average Age	38	37	37
Average Age (Male)	38	37	36
Average Age (Female)	37	37	37
Households & Income			
Total Households	360	792	2,179
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$44,502	\$42,431	\$42,490
Average House Value	\$116,506	\$105,455	\$96,312

2020 American Community Survey (ACS)