

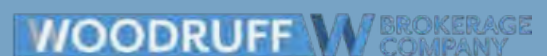
OLD TOWN

PRIME OUT PARCELS FOR SALE



8201 VETERANS PARKWAY COLUMBUS, GA 31909

WENDY ELLIOTT
(706)-325-3412
wendy.elliott@woodruffre.com



Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

3580 Masee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Old Town is a 300 Acre Mixed Used Development. Featuring southern living style single family houses, Town Homes, Loft style living and traditional garden style apartments. 32,770 SF of retail space in the Mixed Use Buildings, with 8,500 additional SF under construction. There is something for everyone. Wide porches, walking trails, pocket parks and sidewalks that connect people to Main Street.

PROPERTY HIGHLIGHTS

- Commercial Pads available for purchase frontally Veteran's Parkway.
- Ideal for QSR and full service restaurant's.
- Interior Pad Sites available for professional office/ medical uses.
- Veteran's Parkway: 25,000 VPD.
- Legacy Reserve Senior Living: 167 Units.
- Zoning: PMUD.
- Adjacent to Northside High School, Veterans Middle School, North Columbus Elementary and Calvary Christian School.

OFFERING SUMMARY

Sale Price:	\$25.00 / SF
Land Size:	12.88 Acres

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,812	34,518	98,062
Total Population	3,612	85,734	247,608
Average HH Income	\$80,402	\$99,235	\$83,137

WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

3580 Masee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF W BROKERAGE
COMPANY

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

AVAILABLE LOTS IN OLD TOWN



OUT PARCELS

STATUS	LOT #	SUB-TYPE	SIZE	PRICE	ZONING
Available	5 E - 300	Retail-Pad	1.798 Acres	\$25.00/ SF	PMUD
Available	7 - 300	Retail-Pad	1.46 Acres	\$25.00/ SF	PMUD
Available	7 - 500	Retail-Pad	1.37 Acres	\$25.00/ SF	PMUD

WENDY ELLIOTT
 (706)-325-3412
 wendy.elliott@woodruffre.com

WOODRUFF W BROKERAGE
 COMPANY

3580 Masee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

INTERIOR PADS AVAILABLE



INTERIOR PADS

STATUS	LOT #	SUBTYPE	SIZE	PRICE	ZONING
Available	4	Retail/Medical/Office	1.77 Acres	\$20.00/SF	PMUD
Available	8 & 9	Retail/ Medical/ Office	6.04 Acres	\$20.00/SF	PMUD
Available	Area 6	Medical/Office	.545 Acres	\$20.00/SF	PMUD
Available	Area 7	Medical/Office	.567 Acres	\$20.00/SF	PMUD

WENDY ELLIOTT

(706)-325-3412

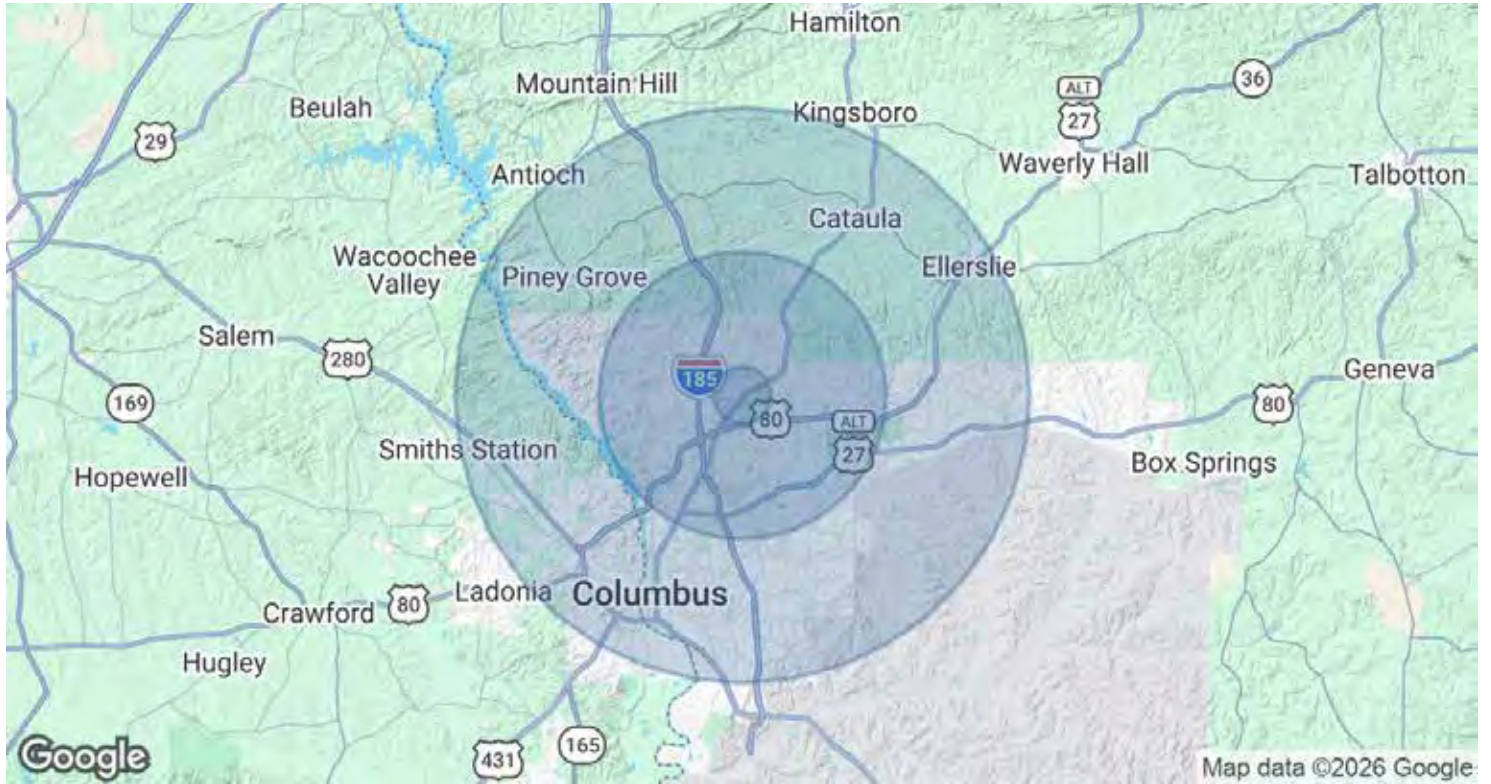
wendy.elliott@woodruffre.com

WOODRUFF W BROKERAGE
COMPANY

3580 Masee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,612	85,734	247,608
Average Age	39.3	35.9	36.7
Average Age (Male)	37.8	36.2	35.4
Average Age (Female)	43.9	36.6	39.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,812	34,518	98,062
# of Persons per HH	2.0	2.5	2.5
Average HH Income	\$80,402	\$99,235	\$83,137
Average House Value	\$257,361	\$255,549	\$224,926

WENDY ELLIOTT

(706)-325-3412

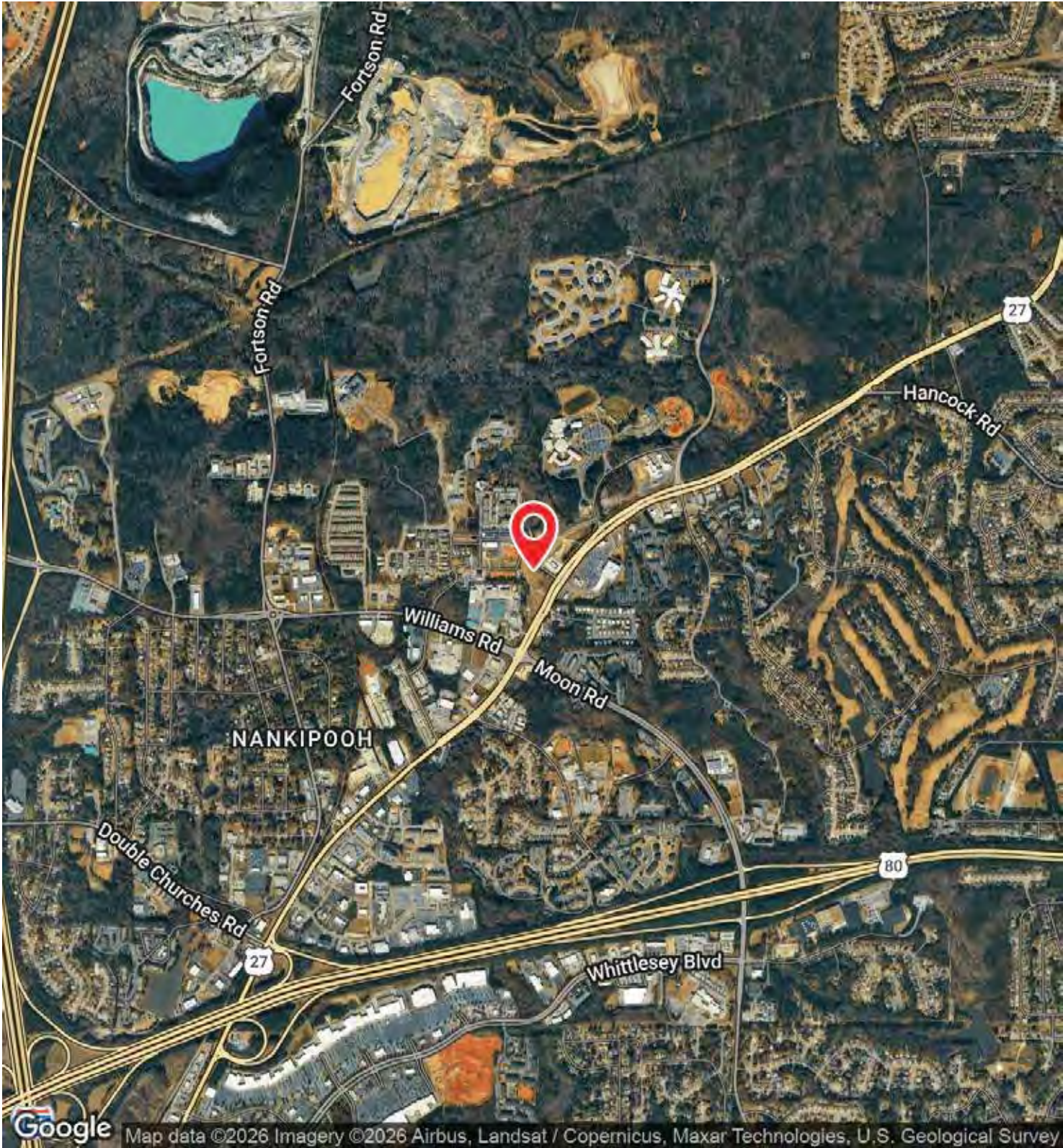
wendy.elliott@woodruffre.com

WOODRUFF **W** BROKERAGE
COMPANY

3580 Masee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LOCATION MAP



WENDY ELLIOTT
(706)-325-3412
wendy.elliott@woodruffre.com

WOODRUFF **W** BROKERAGE
COMPANY

3580 Masee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ADDITIONAL PHOTOS



WENDY ELLIOTT
(706)-325-3412
wendy.elliott@woodruffre.com

WOODRUFF **W** BROKERAGE
COMPANY

3580 Masee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

RETAILER MAP



WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

3580 Masee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF **W** BROKERAGE COMPANY

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MEET WENDY



WENDY ELLIOTT

Direct: 706.325.3412

wendy.elliott@woodruffre.com

WENDY ELLIOTT

(706)-325-3412

wendy.elliott@woodruffre.com

3580 Masee Lane, Suite 220, Columbus, GA 31909 | woodruffre.com

WOODRUFF **W** BROKERAGE
COMPANY

Woodruff Brokerage obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease, financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.