

FOR LEASE

NEIGHBORHOOD COMMERCIAL - HIGH-TRAFFIC LOCATION

3965 Victory Dr Columbus, GA 31903



OFFERING SUMMARY

Lease Rate:	Available Upon Request
Building Size:	12,608 SF
Available SF:	1,000 - 2,100 SF
Lot Size:	73,409 SF
Year Built:	1987
Zoning:	GC

PROPERTY OVERVIEW

Neighborhood Commercial space located on high-traffic Victory Drive, offering excellent visibility and accessibility. The property consists of two well-kept buildings situated near established residential neighborhoods, schools, and the surrounding community. Conveniently located near I-185, the site provides quick and easy access to all parts of Columbus, making it an ideal location for a variety of commercial uses.

PROPERTY HIGHLIGHTS

- Neighborhood commercial space located on high-traffic Victory Drive
- Excellent visibility and easy accessibility
- Two well-kept buildings
- Located near established residential neighborhoods, schools, and the surrounding community
- Convenient access to I-185
- Easy connectivity to all parts of Columbus
- Suitable for retail, office, and restaurant uses

Carson Cummings
(706) 289-2468
carson@cummingscre.com

Tripp Crawford
(706) 984-1251
tripp@cbckpdd.com



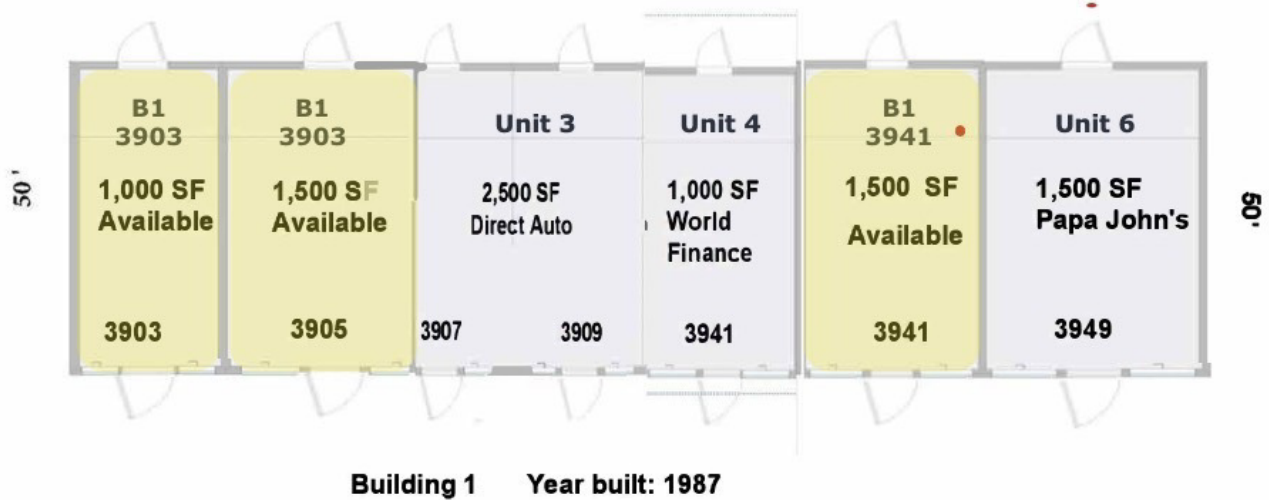
**COLDWELL BANKER
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3965 Victory Drive Retail Center Approx. SF



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LEASE INFORMATION

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	1,000 - 2,100 SF	Lease Rate:	Available Upon Request

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
B1 3903	Available	1,000 SF	Modified Gross	Lease Rate Available Upon Request
B2 3953	Available	2,100 SF	Modified Gross	Lease Rate Available Upon Request
B1 3905	Available	1,500 SF	Modified Gross	Lease Rate Available Upon Request
B2 3951	Available	1,000 SF	Modified Gross	Lease Rate Available Upon Request
B1 3941	Available	1,500 SF	Modified Gross	Lease Rate Available Upon Request

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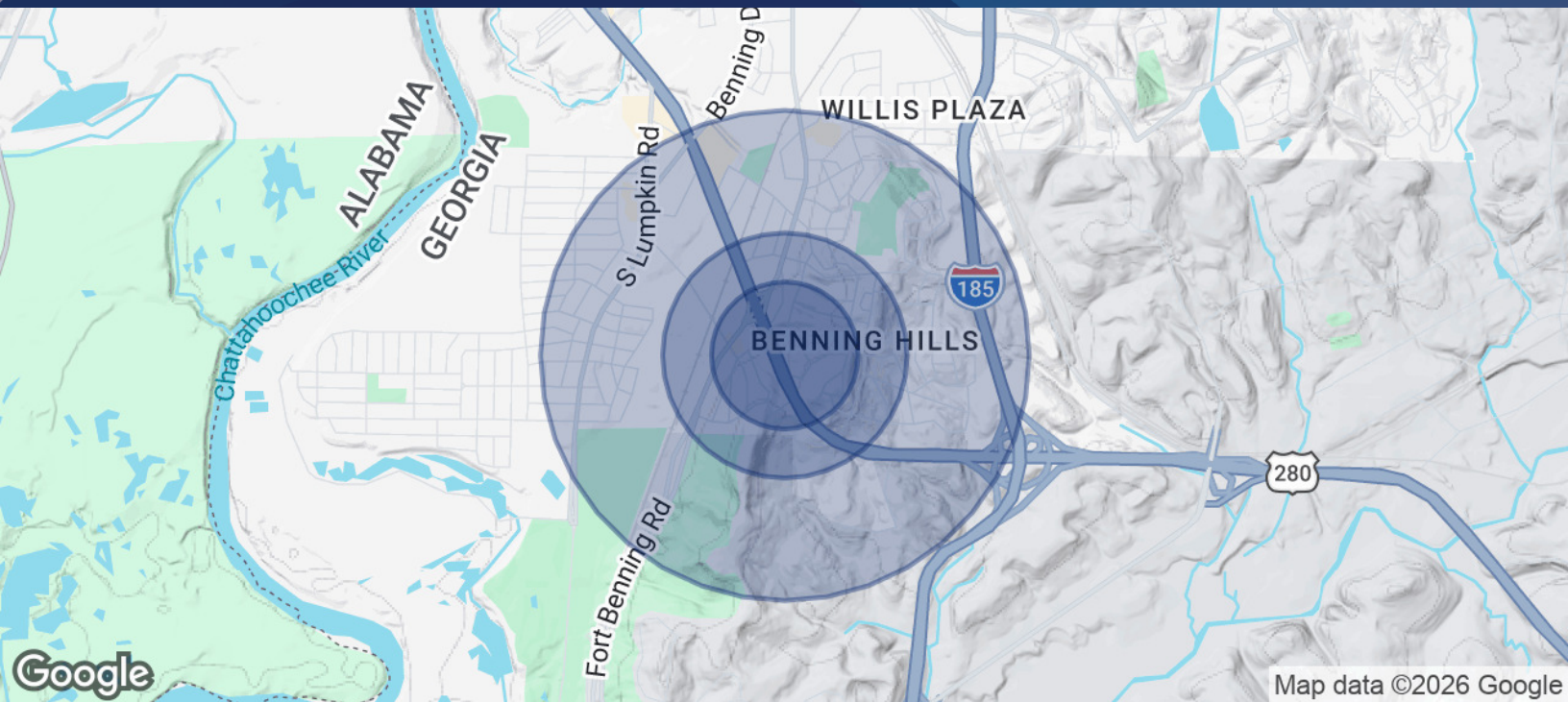


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	781	2,007	5,995
Average Age	39	38	38
Average Age (Male)	38	37	36
Average Age (Female)	40	38	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	359	892	2,523
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$40,207	\$39,501	\$40,866
Average House Value	\$111,047	\$102,415	\$89,418

Demographics data derived from AlphaMap

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