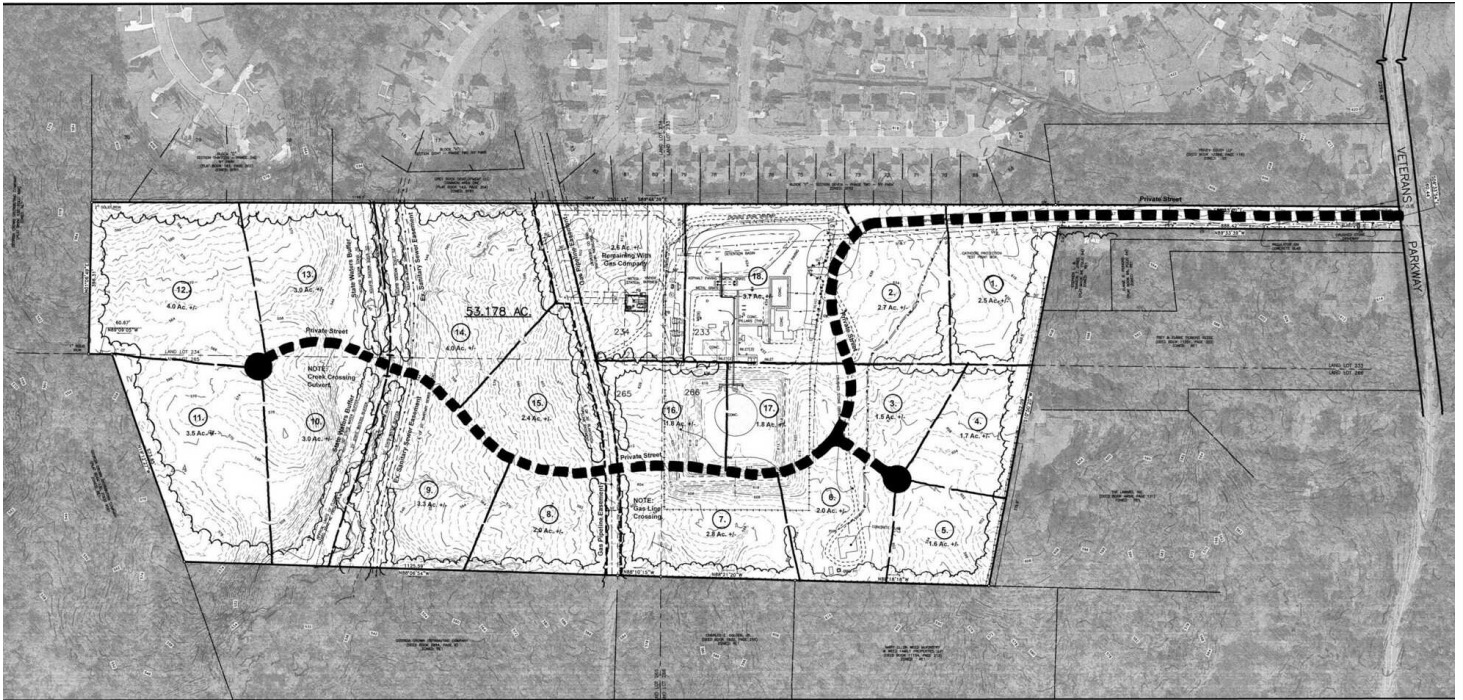


# FOR SALE

## INDUSTRIAL LAND

9139 Veterans Parkway Columbus, GA 31909



### PROPERTY DESCRIPTION

Explore the ideal investment opportunity located in the thriving Columbus area. This distinguished property boasts a prime location with easy access to major transportation routes, making it a strategic choice for a savvy land or industrial investor. Offering ample space for development and expansion, the property provides a versatile canvas for realizing ambitious industrial projects. With its strategic position in North Columbus, this unique investment opportunity promises exceptional visibility and accessibility, making it an optimal choice for capitalizing on the robust potential of the area. Don't miss the chance to elevate your industrial investment portfolio with this prime property in Columbus.

### PROPERTY HIGHLIGHTS

- Strategic location with easy access to major transportation routes
- All utilities are available
- Zoned LMI
- Property can be subdivided into 1.5 acres - 53 acres

### OFFERING SUMMARY

Sale Price: Upon Request

Lot Size: 53 Acres - can be subdivided into 1.5 acres up to 53 acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	69	265	995
Total Population	179	687	2,558
Average HH Income	\$142,799	\$144,514	\$149,613

Carson Cummings  
(706) 289-2468

Tripp Crawford  
(706) 984-1251

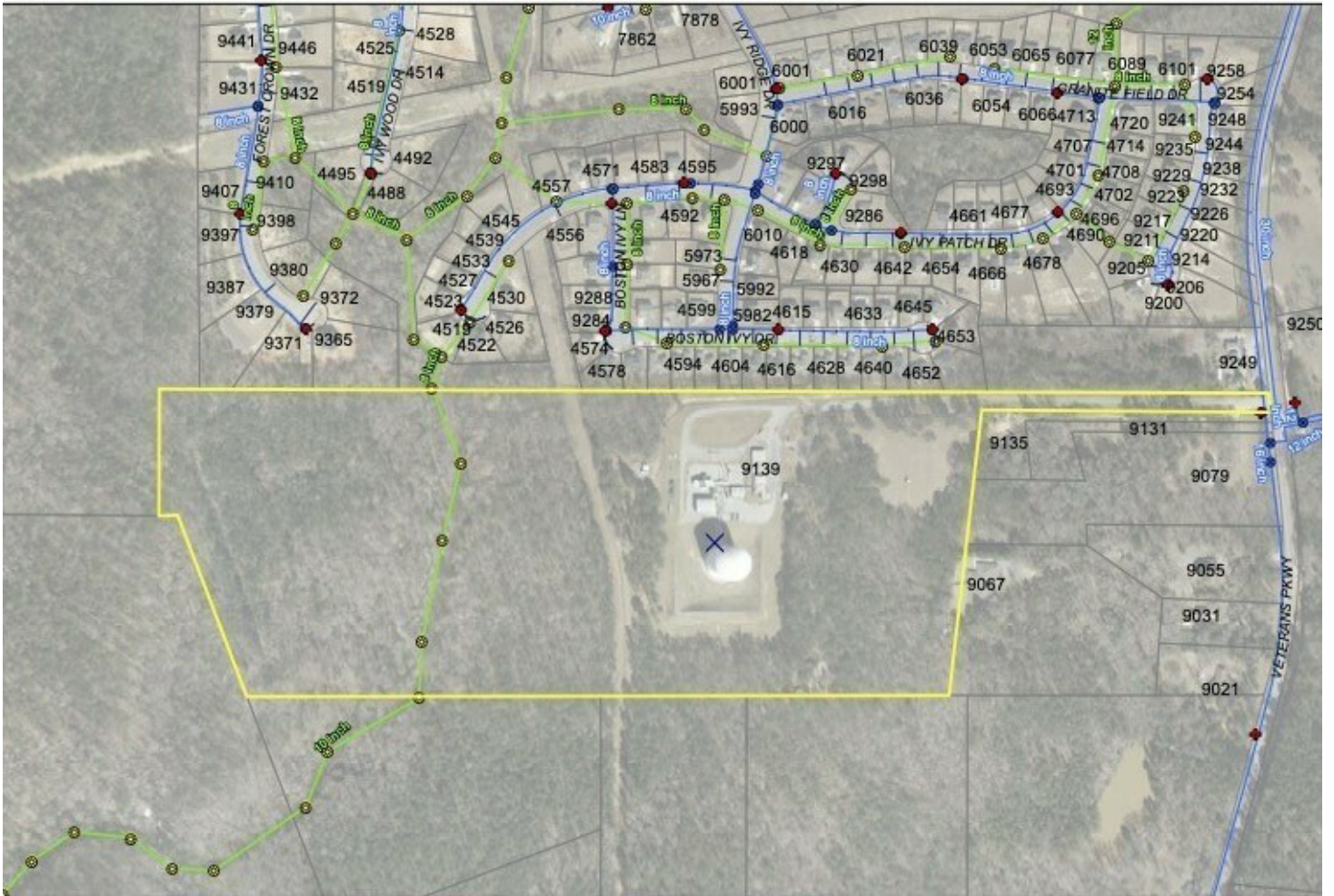


COLDWELL BANKER  
COMMERCIAL  
KENNON & PARKER

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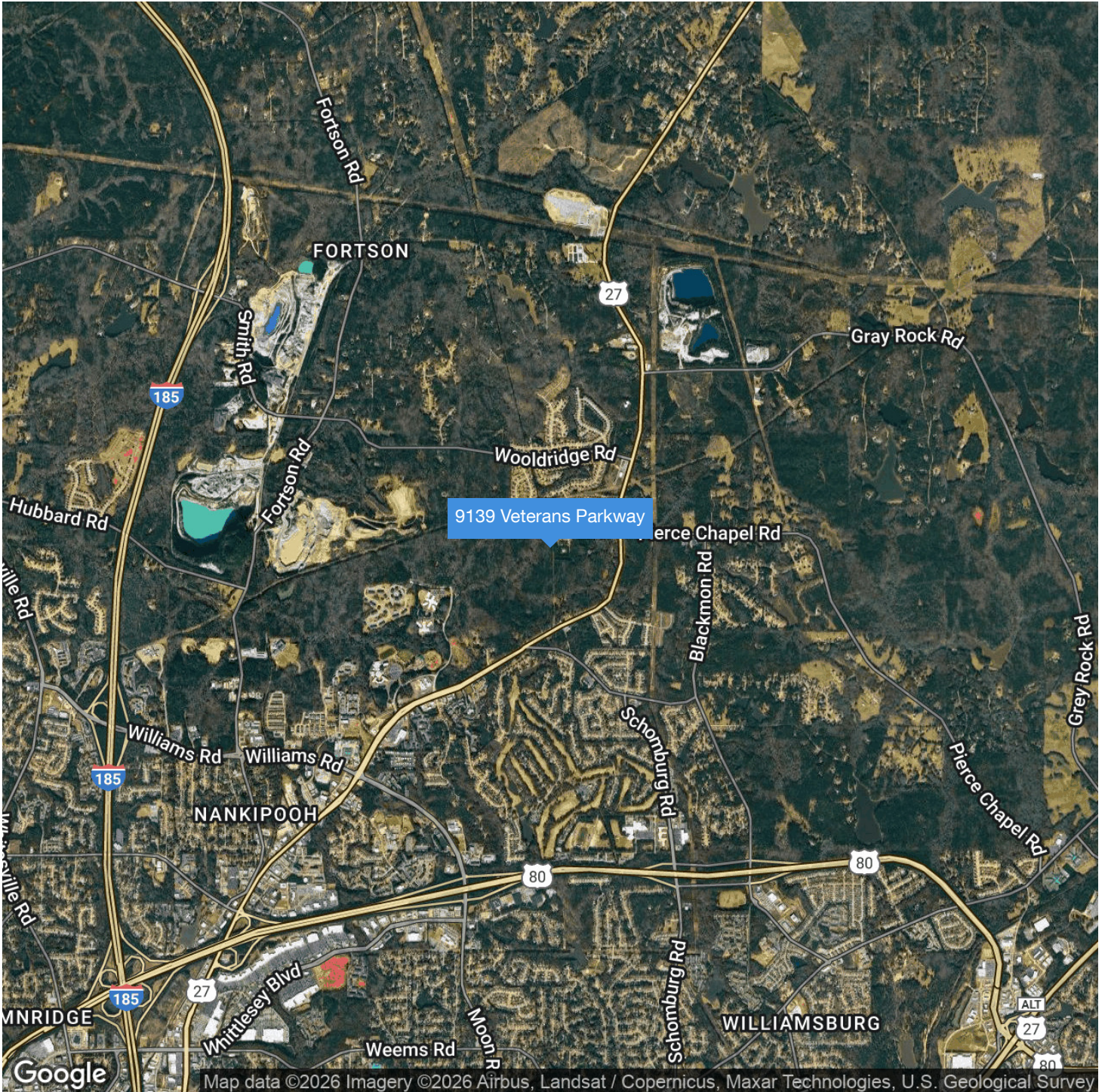


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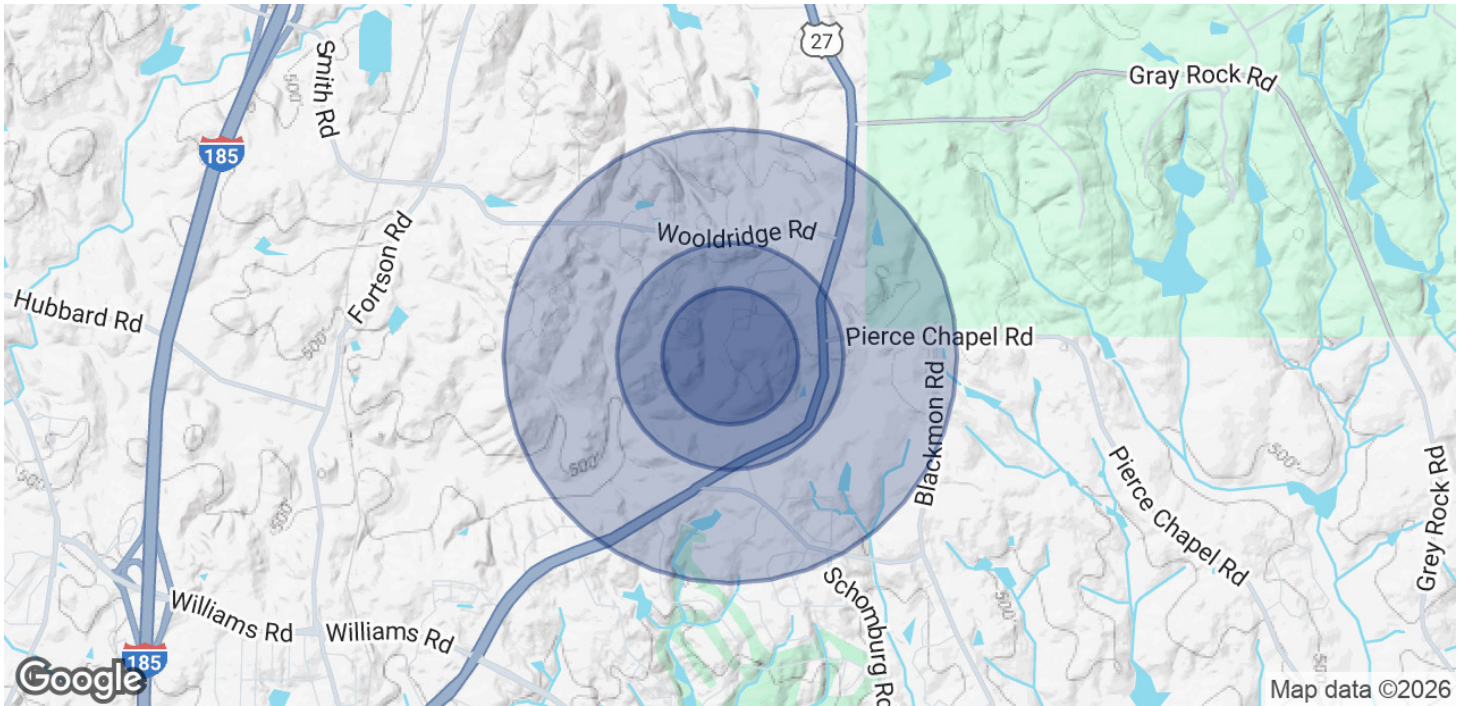


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# FOR SALE

## INDUSTRIAL LAND

9139 Veterans Parkway Columbus, GA 31909



### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	179	687	2,558
Average Age	35	36	38
Average Age (Male)	34	35	37
Average Age (Female)	36	36	39

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	69	265	995
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$142,799	\$144,514	\$149,613
Average House Value	\$371,718	\$372,577	\$376,968

Demographics data derived from AlphaMap

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