

SALE

LAUNDROMAT / RETAIL BUILDING

2408 Fort Benning Rd Columbus, GA 31903



OFFERING SUMMARY

Sale Price:	\$295,000
Building Size:	1,475 SF
Lot Size:	0.35 Acres
Number of Units:	1
Year Built:	1960
Renovated:	2025
Zoning:	NC
Market:	Columbus, GA/AL
Submarket:	South Columbus
Traffic Count:	8,700

LOCATION OVERVIEW

Strategically positioned near the entrance to Fort Benning, this property benefits from exceptional visibility along a heavily traveled corridor less than 0.5 mile from Victory Drive. The location offers strong exposure to both local and military-related traffic and sits directly across from the new Columbus Technical College Commercial Driving School. With a population of more than 10,381 residents within a 5-minute drive, the property is well situated to serve the surrounding community and daily commuter traffic.

PROPERTY HIGHLIGHTS

- Fully renovated in 2025 with major system upgrades
- New electrical, plumbing, gas lines, and HVAC system
- Durable block construction with new metal roof
- Currently operated as a laundromat with potential for adaptive commercial uses
- Real estate only — equipment sold or leased separately

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PROPERTY DESCRIPTION

This 1,472 SF freestanding commercial building presents a turnkey real estate opportunity for laundromat operators, investors, or owner-users seeking a fully renovated facility. Completely updated in 2025, the property features extensive capital improvements including new gas lines, new electrical system, all new plumbing, new HVAC system with ductwork, and a new metal roof, providing long-term reliability and reduced maintenance concerns.

Currently configured and utilized as a laundromat, the offering includes the real estate only. Washers and dryers are not included and would need to be separately purchased or leased by the buyer or tenant. The interior layout consists of one large open operating area with a restroom and dedicated storage space, allowing for efficient customer flow and flexible equipment configuration. Constructed with durable block walls and topped with a metal roof, the building offers a low-maintenance exterior and functional design suitable for continued laundromat use or potential adaptive commercial uses.



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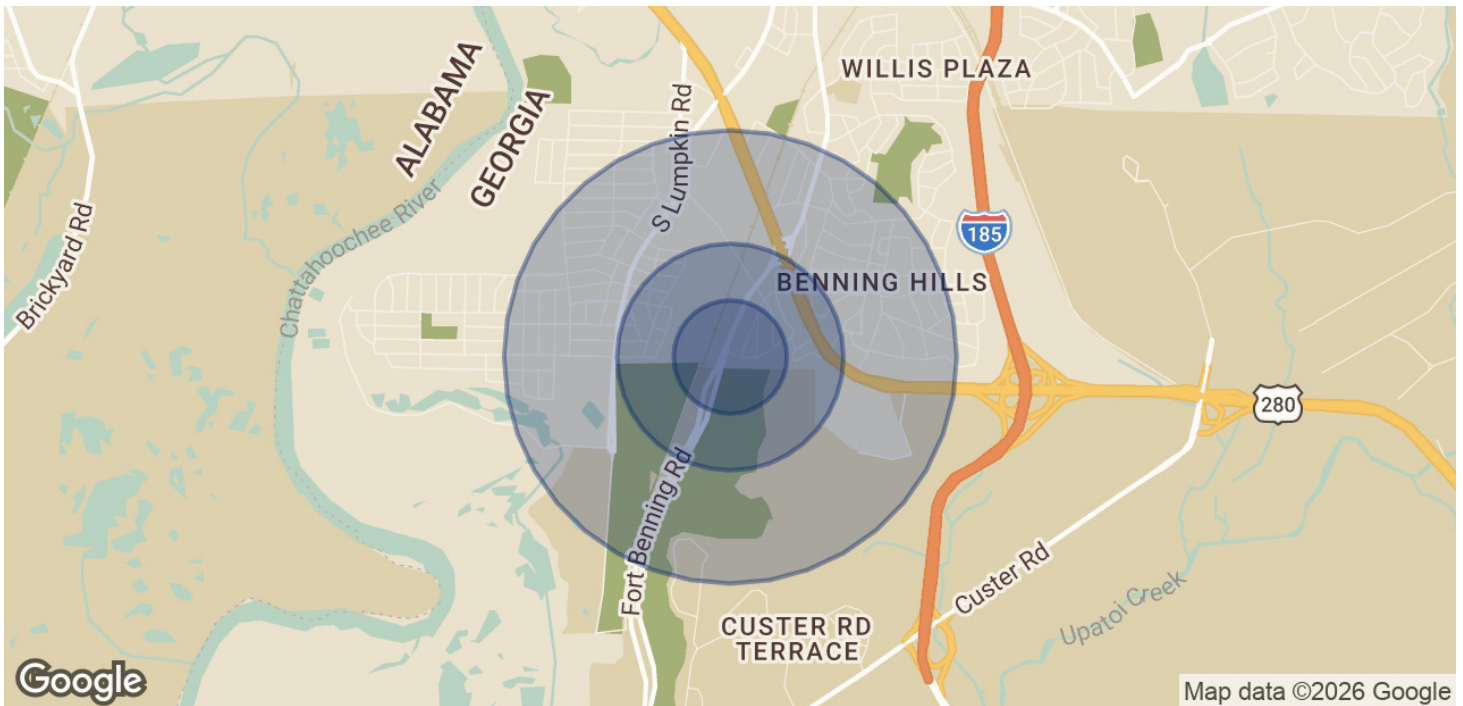


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	385	1,354	4,812
Average Age	27.8	29	33.8
Average Age (Male)	27.1	27	30.2
Average Age (Female)	27.8	29.3	35.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	145	529	1,869
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$43,739	\$40,738	\$44,365
Average House Value	\$76,743	\$65,269	\$72,423

2023 American Community Survey (ACS)

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