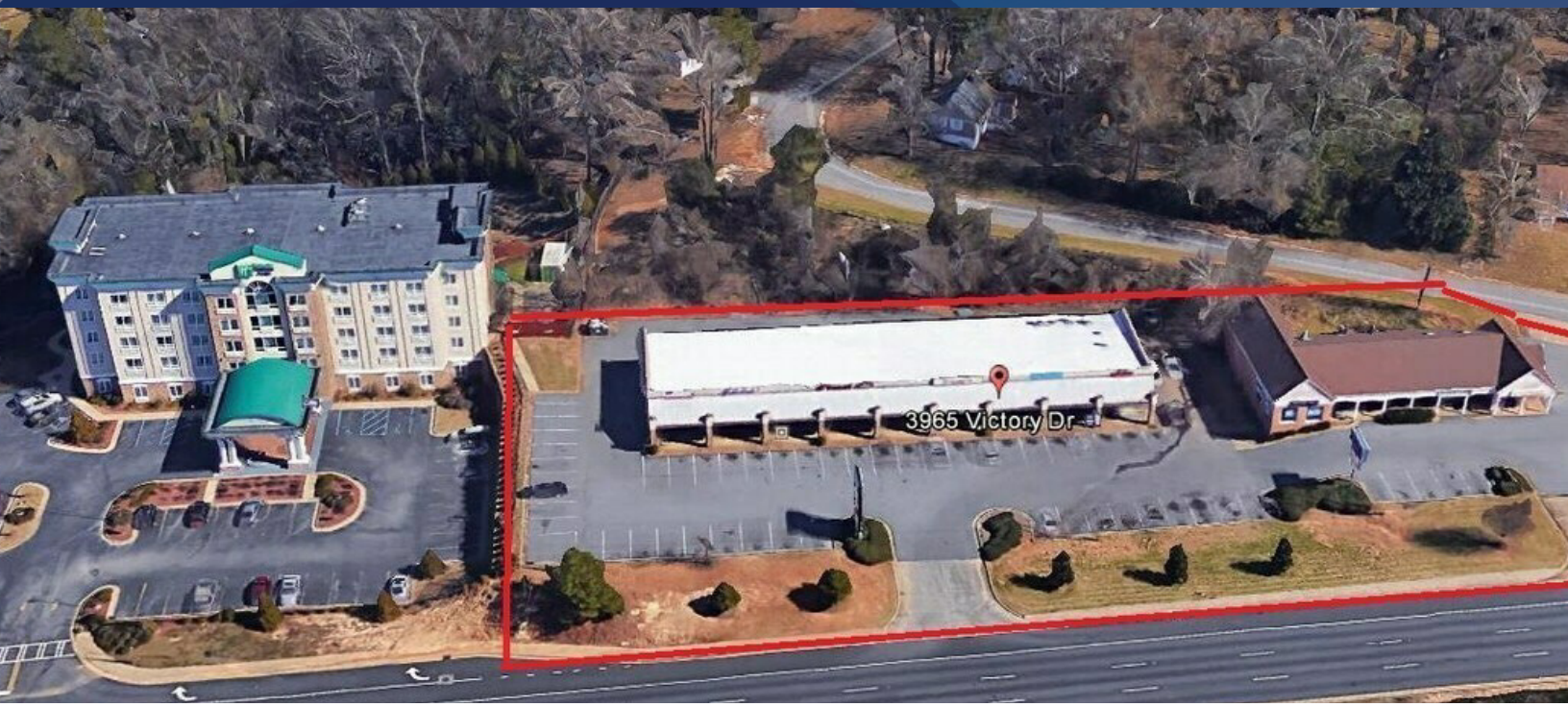
FOR LEASE

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

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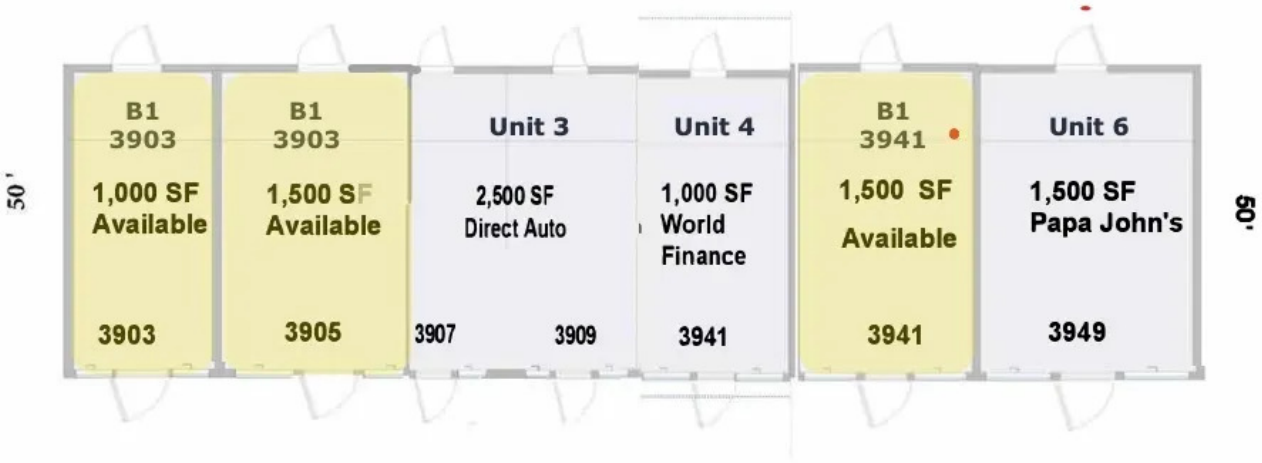
3965 Victory Drive Retail Center Approx. SF



Building 1 **Year built: 1987**

Building 2 **Year Built: 1974**

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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	$1,042 per month
B2 3953	Available	2,100 SF	Modified Gross	$2,188 per month
B1 3905	Available	1,500 SF	Modified Gross	$1,563 per month
B2 3951	Available	1,000 SF	Modified Gross	$1,042 per month
B1 3941	Available	1,500 SF	Modified Gross	$1,563 per month

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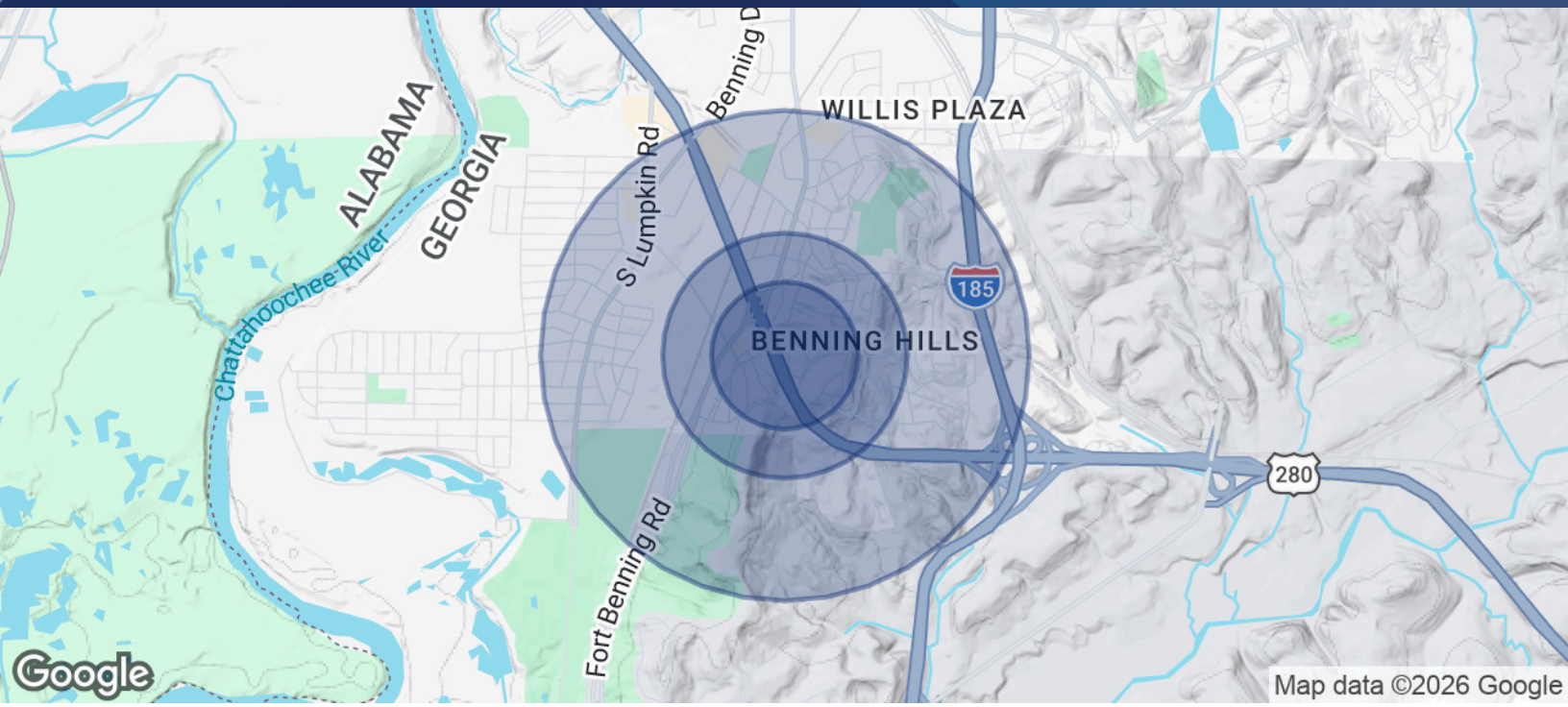

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	781	2,007	5,995
Average Age	39	38	38
Average Age (Male)	38	37	36
Average Age (Female)	40	38	38

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

2020 American Community Survey (ACS)

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