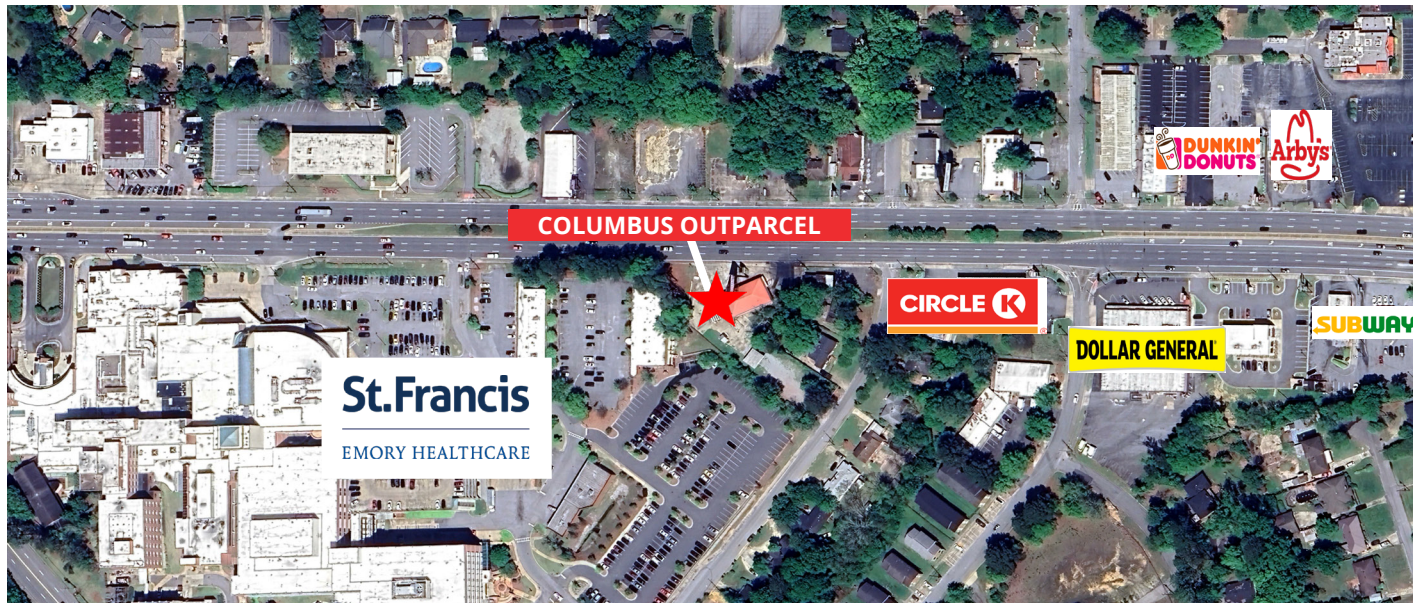


COLUMBUS OUTPARCEL

2406 Manchester Expy | Columbus, GA, Zip 31904

FOR LEASE



PROPERTY OVERVIEW

- » **RETAIL SPACE AVAILABLE:** 0.73 AC for Ground Lease, Build to Suit, or Sale
- » This property is well-positioned on Manchester Expressway, with a daily traffic count of 36,600 VPD, the site boasts excellent visibility and benefits from strong demographics with a median household income of \$84,321 within a 5-mile radius.
- » This is a dynamic area, home to Fort Benning over 120,000 residents/employee, and Aflac headquarters, offering a substantial customer base.
- » In close proximity to St. Francis Hospital with 376 beds, over 2,800 Associates, and 300 physicians on staff.
- » Within 2 miles of Columbus State University, Peachtree Mall, and Columbus Airport.
- » Nearby retailers include: Macy's, Dollar General, Subway, Chick-fil-A, Planet fitness, Starbucks, Walmart, Extra Space Storage, Fairfield Inn & Suites

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,374	64,602	168,483
Households	3,078	27,600	71,536
Avg. HH Income	\$76,022	\$85,850	\$85,900



LICENSED REAL ESTATE BROKER
BROKER OF RECORD: BRYAN BELK, BOR LICENSE NO. 32335
FSLG@FRANKLINST.COM

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RETAIL AERIAL



FranklinStreet

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