

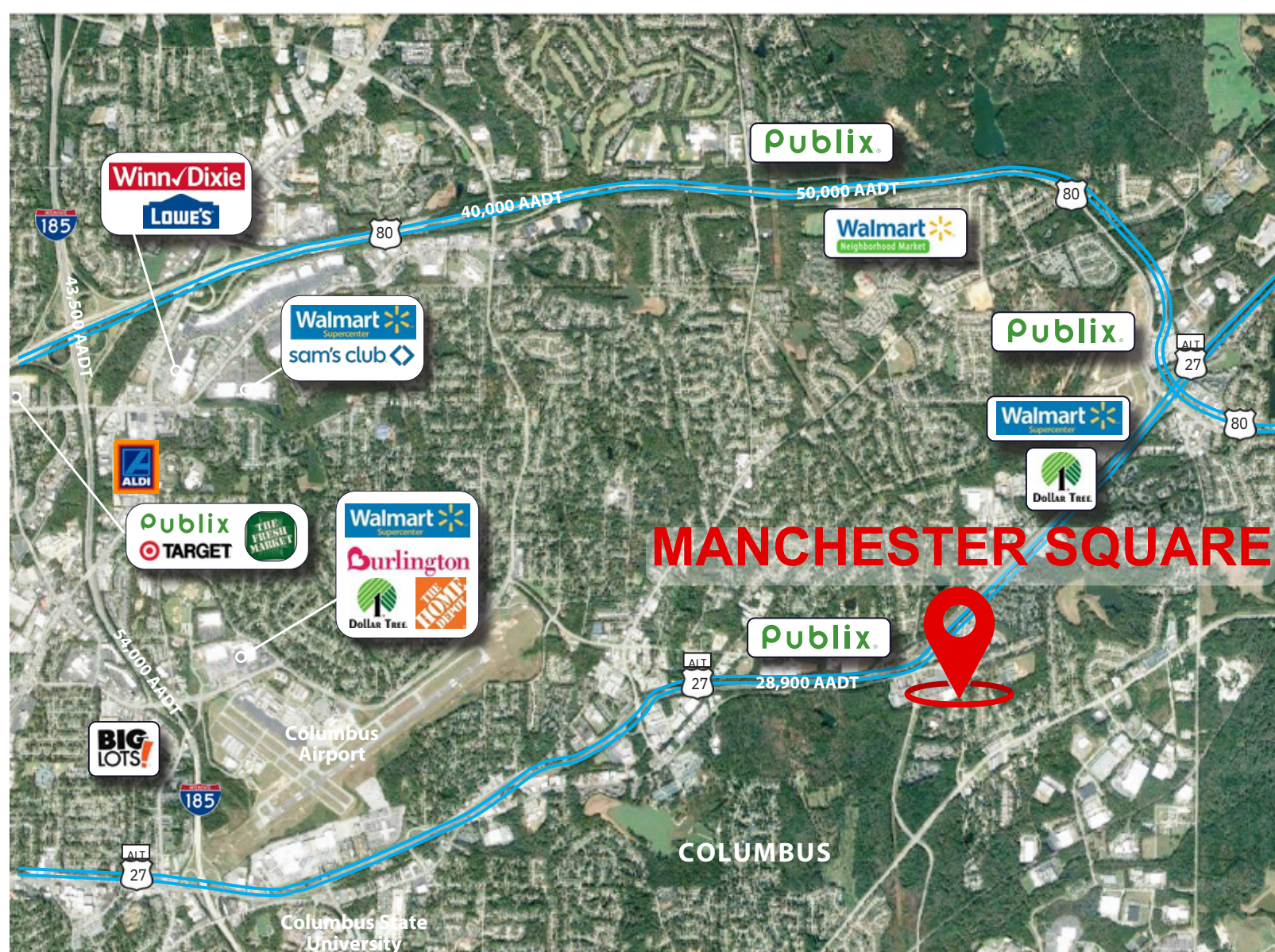


Manchester Square

5600 Milgen Road | Columbus, GA 31907

Property Overview

The property is surrounded by well-established residential neighborhoods, such as Brittwood and Hilton Heights. These neighborhoods have a mix of single-family homes and multi-family residences, providing a steady customer base for businesses in the area.



Co-Tenants

Food Depot

FAMILY DOLLAR



OLLIE'S Bargain OUTLET
GOOD STUFF CHEAP

O'Reilly
AUTO PARTS

SUBWAY

HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2028 Projected Households	2,829	21,177	46,272
2023 Total Households 2023	2,827	21,131	46,031
Avg Household Size	2.17	2.38	2.41

For Leasing Information Contact

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Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified & no expressed representation is made nor is any to be implied to the accuracy therefore, & it is submitted subject errors, omissions, change of price, rental, or other conditions, prior sale, lease or financing, or withdrawal without notice.



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PROPERTY LOCATION

The property sits on Milgen Road, a major thoroughfare in Columbus, GA, offering excellent visibility and convenient access for potential customers. Its proximity to key intersections such as Milgen Road and Manchester Expressway ensures a steady flow of traffic.

Just a few miles away lies Fort Benning, one of the largest military installations in the country. With thousands of personnel and families stationed there, the base drives consistent demand for goods and services throughout the area.



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Unit	Tenant	SF
101-1	Continental Cleaners	1,200
101-2	Fatu Hair Braid	1,200
101-3	Hotdog Factory	1,200
101-4	Subway	1,200
101-5	H&R Block	1,200
101-6	T Mobile	1,500
101-7	Panda Garden	1,500

Unit	Tenant	SF
101-8	Mimi Beauty Supply	8,400
102-1	Pelusso's Restaurant	2,000
102-3	Elegant Nails	1,600
Suite A	Rainbow	9,000
Suite B	Food Depot	48,180
Suite 104 -1-3	Family Dollar	8,200
Suite 100	Ollie's Bargain Outlet	28,800

Highlights:

- Positioned on Milgen Road with high visibility.
- Surrounded by established neighborhoods.
- Close to one of the largest U.S. military bases.

Suite 200	O'Reilly	34,608
Suite 300	Planet Fitness	19,885
	Vacant	3,186

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