

Retail Strip Center in Columbus, GA

3418 Buena Vista Road, Columbus, GA 31906

RETAIL FOR SALE



PROPERTY DESCRIPTION

Great opportunity to own a retail shopping center in Columbus GA! Includes 7 total units, all of which are currently occupied.

Location allows for easy access to I-185 and is minutes from Fort Benning, Columbus State University, and Columbus Technical College.

Contact us at commercial@primerealtysc.com to learn more!

PROPERTY HIGHLIGHTS

- Retail shopping center in Columbus, GA
- 7 Total Units - 100% Occupied
- Convenient access to I-185
- Close to Fort Benning, Columbus State University, and Columbus Technical College

OFFERING SUMMARY

Sale Price:	\$595,000
Number of Units:	7
Lot Size:	0.82 Acres
Building Size:	19,677 SF
NOI:	\$60,072.00
Cap Rate:	10.1%

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	602	2,284	4,853
Total Population	1,338	4,995	10,381
Average HH Income	\$50,807	\$46,391	\$45,022



Ashley Lewis

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864.438.2999

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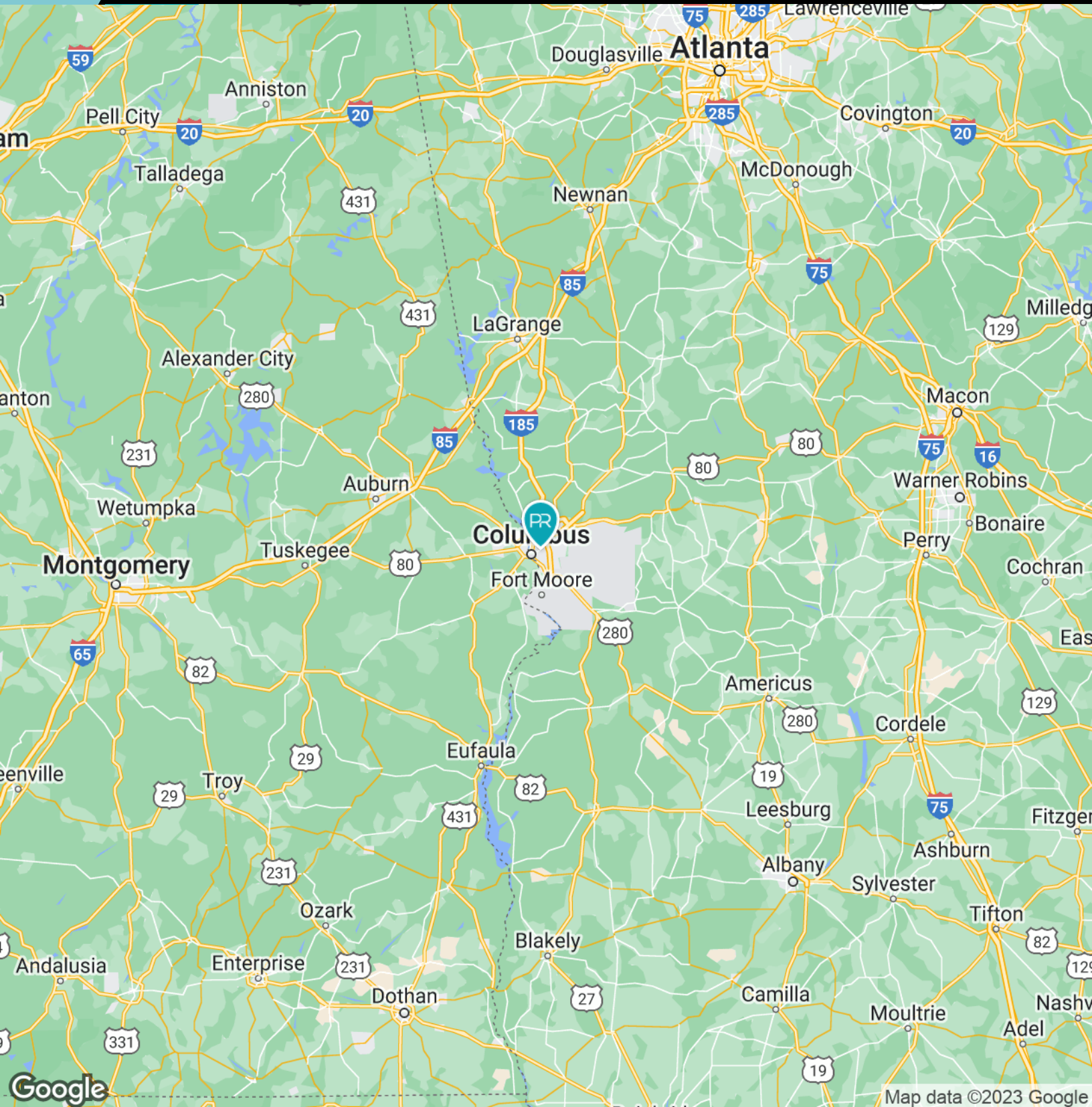


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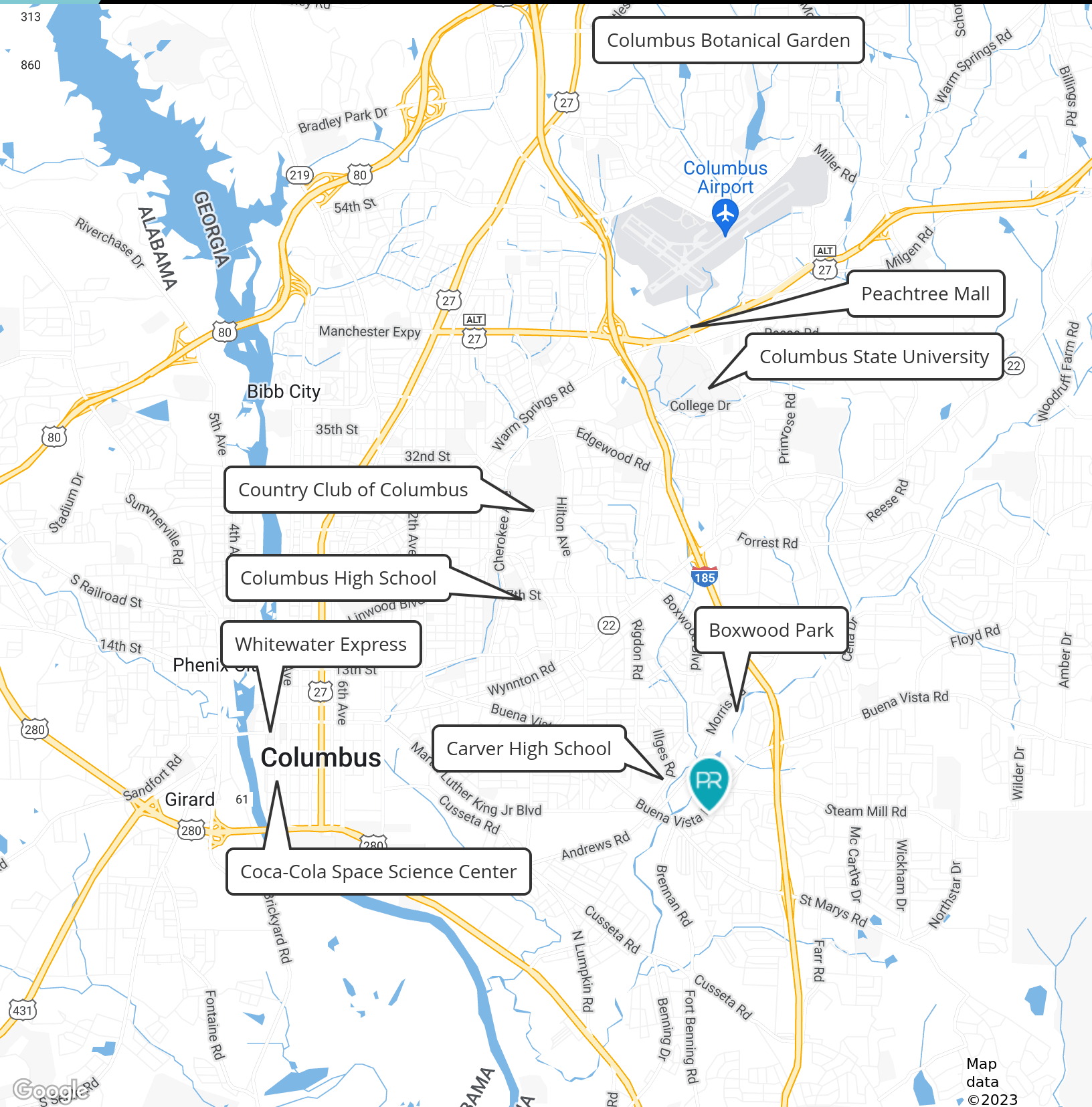
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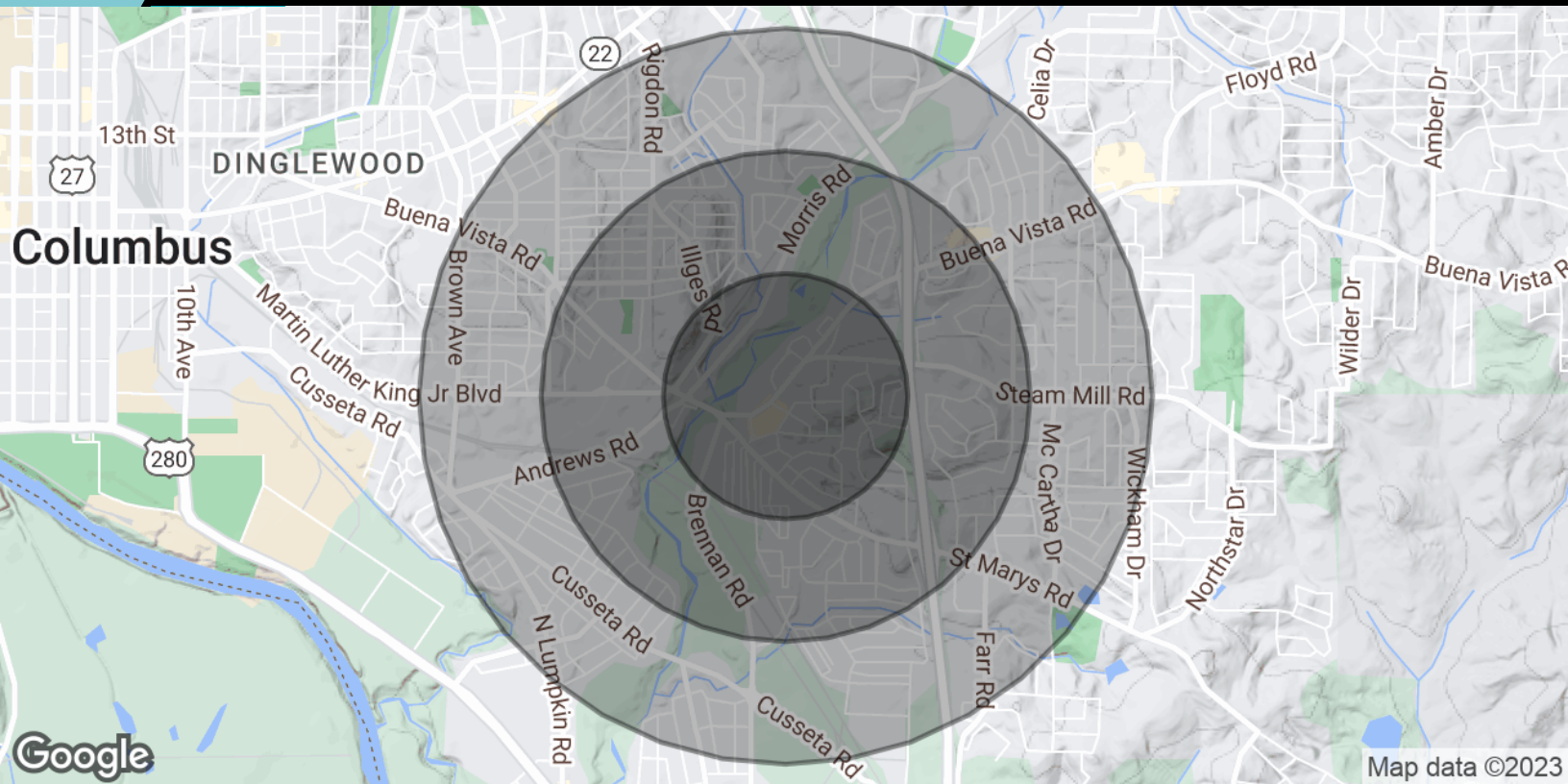
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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,338	4,995	10,381
Average Age	41.5	39.5	39.2
Average Age (Male)	36.7	36.1	35.8
Average Age (Female)	45.7	42.8	43.1

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	602	2,284	4,853
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$50,807	\$46,391	\$45,022
Average House Value	\$97,865	\$98,750	\$97,600

* Demographic data derived from 2020 ACS - US Census



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