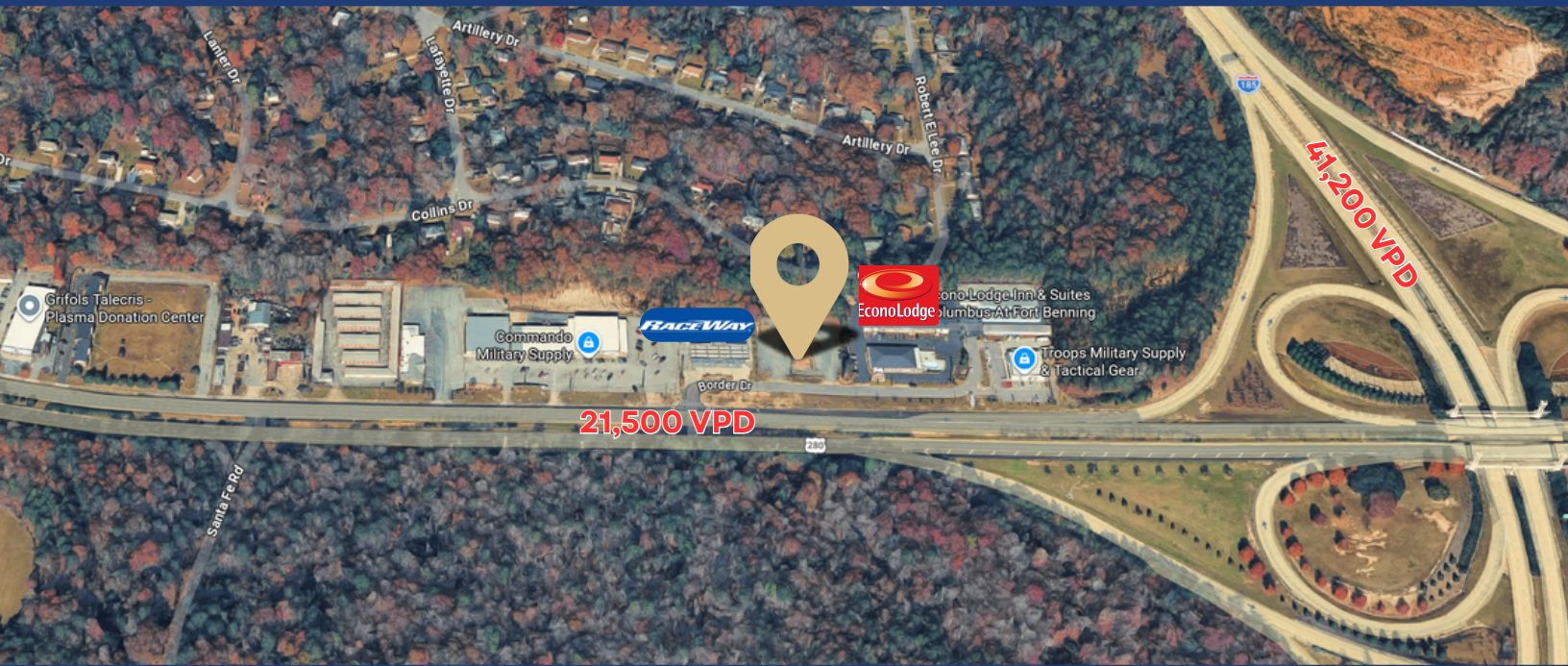


1.53 AC DEVELOPMENT SITE

4471 Victory Drive Columbus, GA 31903



5-MI AVG HH INCOME

\$63,339



I-185 / VICTORY DR AADT

62,700 VPD



SIZE

1.53 AC

- Victory Drive traffic count - 21,500
- I-185 traffic count - 41,200
- Lot size - 1.53 acres
- 1.8 Miles from Walmart Supercenter
- Ideal for Retail, Industrial, Multifamily, or Mixed-Use Development
- Minutes from Fort Benning



[View Property On Extended Reach USA](#)



5-MILE HOUSEHOLDS

28,389



5-MILE POPULATION

65,617



5 - MI MEDIAN AGE

34.3



LICENSE NUMBER: 82645



LICENSE NUMBER: CQ1075108

CO-LISTED BY

ZAX REI LLC
8735 Dunwoody Place #5704
Atlanta, GA 30350

CERTIFIED COMMERCIAL REALTY
100 East Main Street
Lakeland, FL 33801



PAUL RUTLEDGE

(941) 228-2198

Paul.Rutledge@CertifiedCRE.com



ZACH ELLIS

(813) 493-3437

Zach.Ellis@CertifiedCRE.com

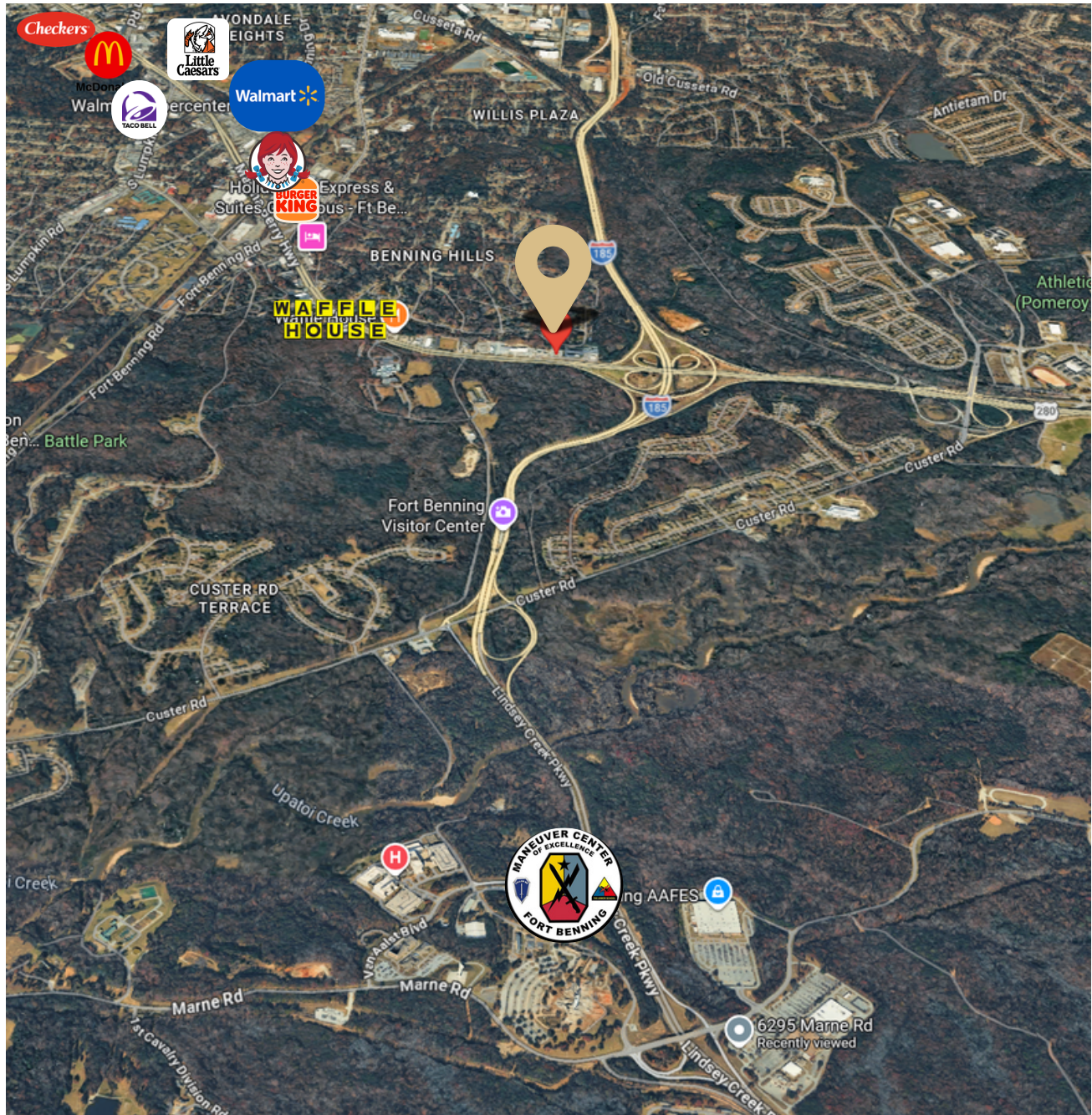
1.53 AC DEVELOPMENT SITE

4471 Victory Drive Columbus, GA 31903



DAILY VEHICLE TRAFFIC

Victory Drive traffic count - 21,500 | I-185 traffic count - 41,200



3 miles to Fort Benning



1.8 Miles to Walmart Supercenter



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