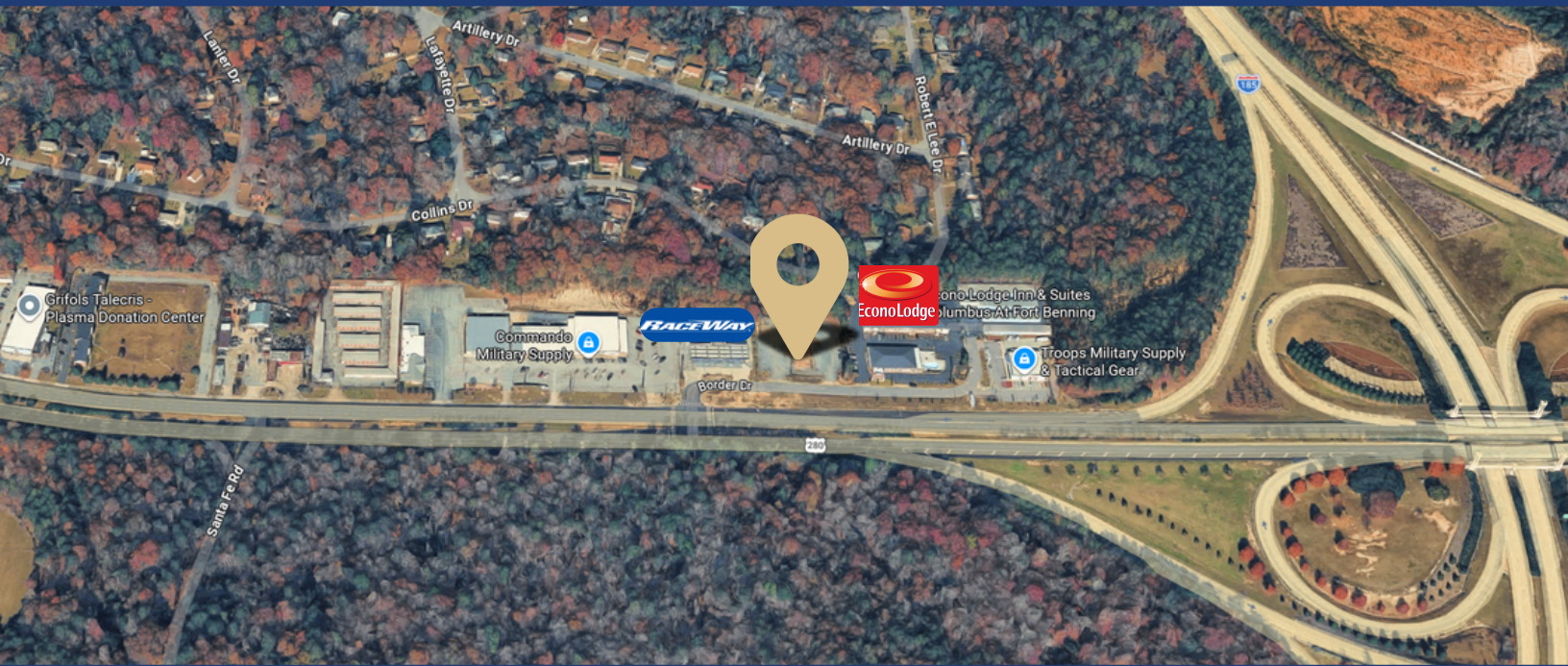


4471 Victory Drive

4471 Victory Drive Columbus, GA 31903



5-Mile Avg HH Income
\$63,339



5-Mile Est. Population
75,129



**1.53 ACRE
LOT SIZE**

- 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

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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 CERTIFIED
COMMERCIAL REALTY

ZAX REI LLC
109 17TH ST NE, ATLANTA, GA 30309

CERTIFIED COMMERCIAL REALTY
100 EAST MAIN ST. LAKELAND, FL 33801



PAUL RUTLEDGE

(941) 228-2198

Paul.Rutledge@CertifiedCommercialRealty.com
Zach.Ellis@CertifiedCommercialRealty.com



ZACH ELLIS

(813) 493-3437

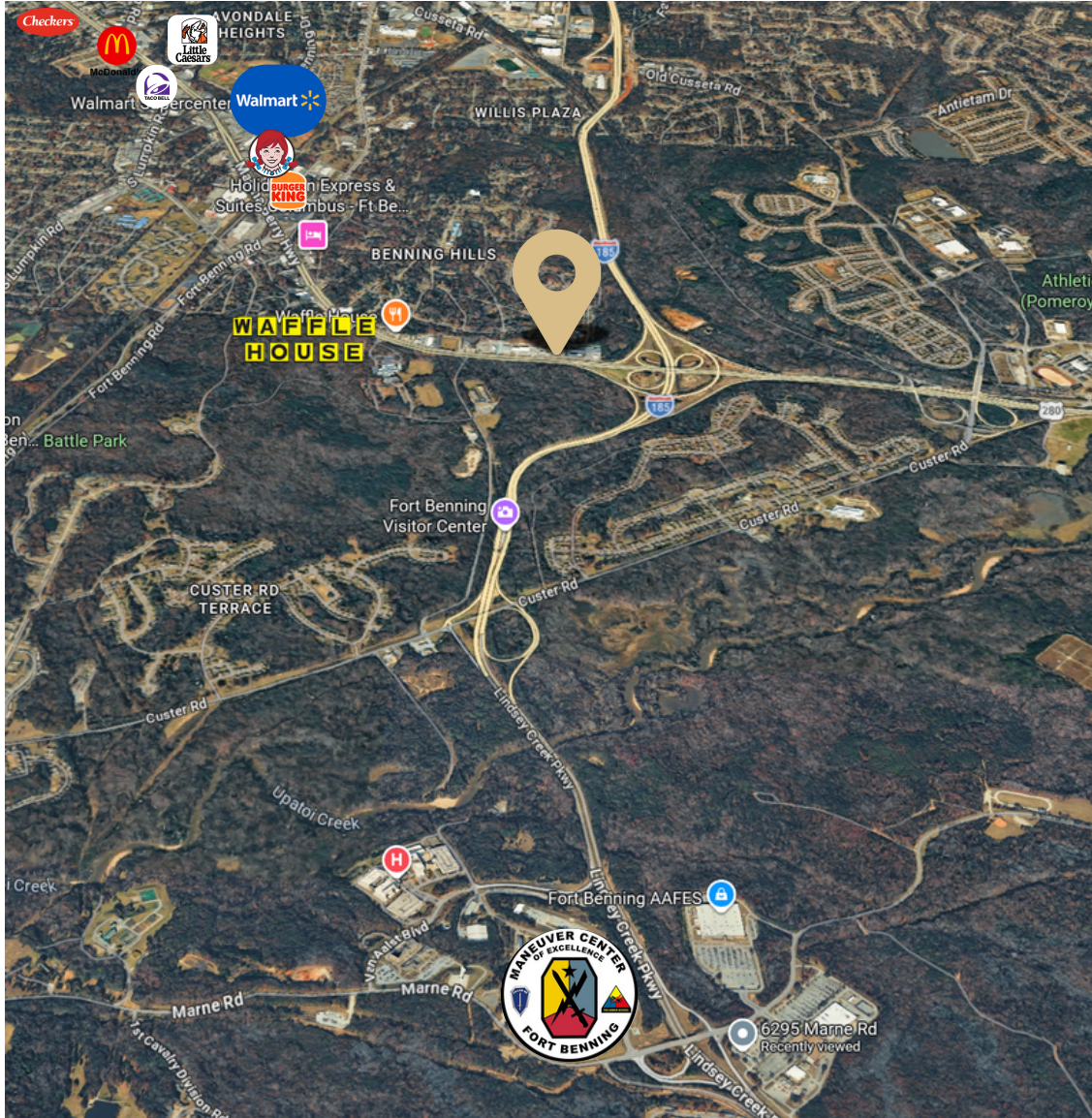
4471 Victory Drive

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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