

# Columbus Manchester Expressway

## Columbus, Georgia

2173 Manchester Expressway, Columbus, GA 31904

- 2,000 - 5,500 sf available
- Located in Muscogee County in Columbus, Georgia just off Manchester Expressway
- Close proximity to Columbus State University and St. Francis Hospital
- Situated in the west central part of the state near the Alabama state line, Columbus lies about 90 miles southwest of Atlanta and approximately 80 miles east of the city of Montgomery, Alabama



### KEY TENANTS

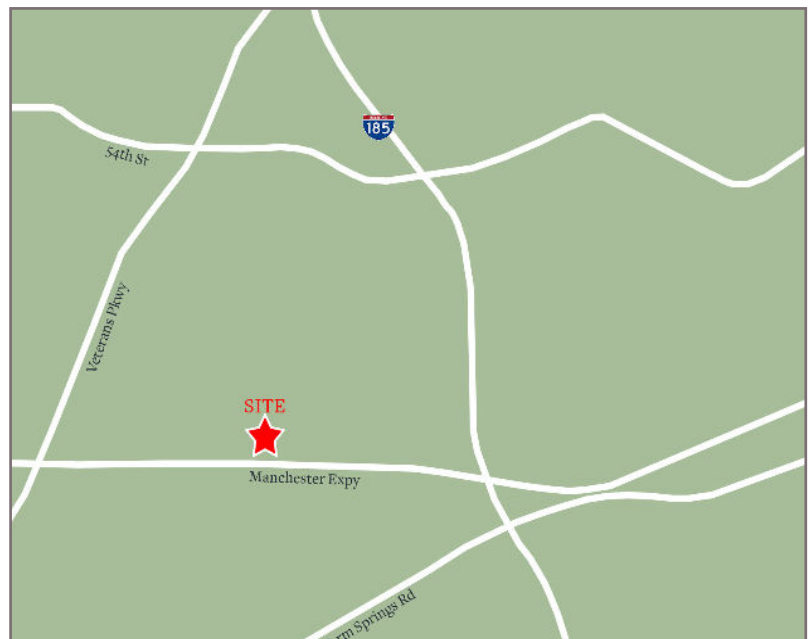
Chick-fil-A

### TRAFFIC COUNTS

Manchester Expressway	35,300	AADT
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### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	7,974	61,728	157,323
Households	3,518	27,601	68,616
Avg HH Income	\$51,543	\$60,529	\$62,865
Daytime Pop	9,550	57,438	90,002



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Tenant	SF
1. Chick-fil-A	4,877
2. Available	2000
3. Available	3,500

