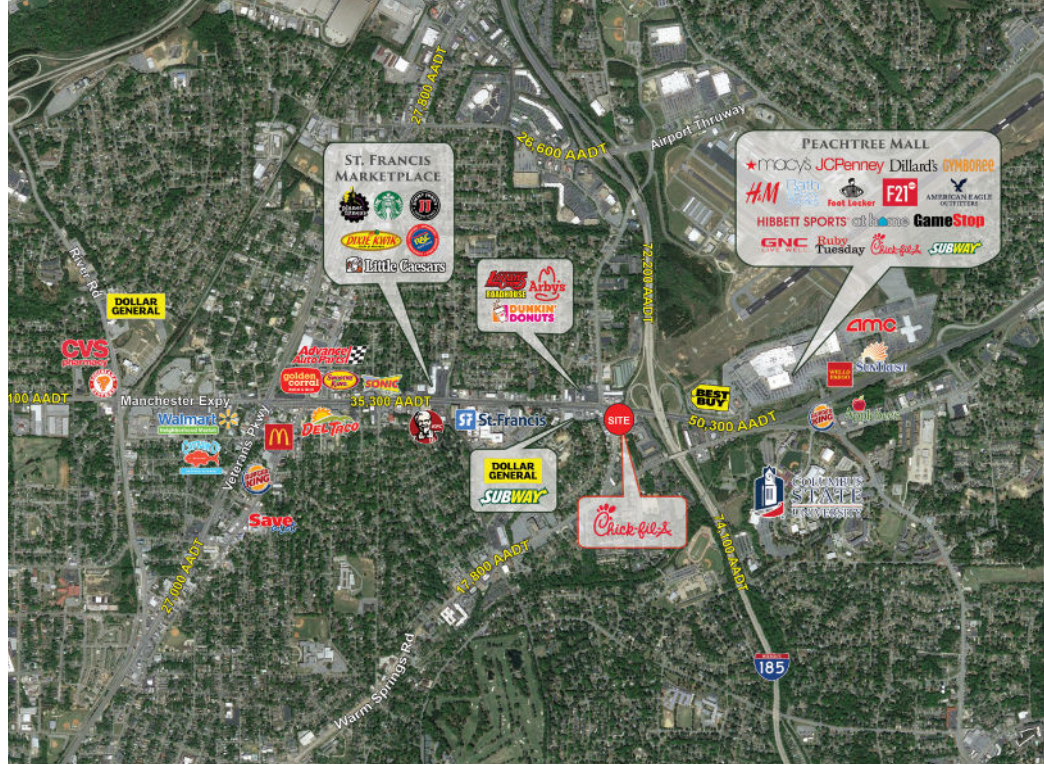


Columbus Manchester Expressway

Columbus, Georgia

2730 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

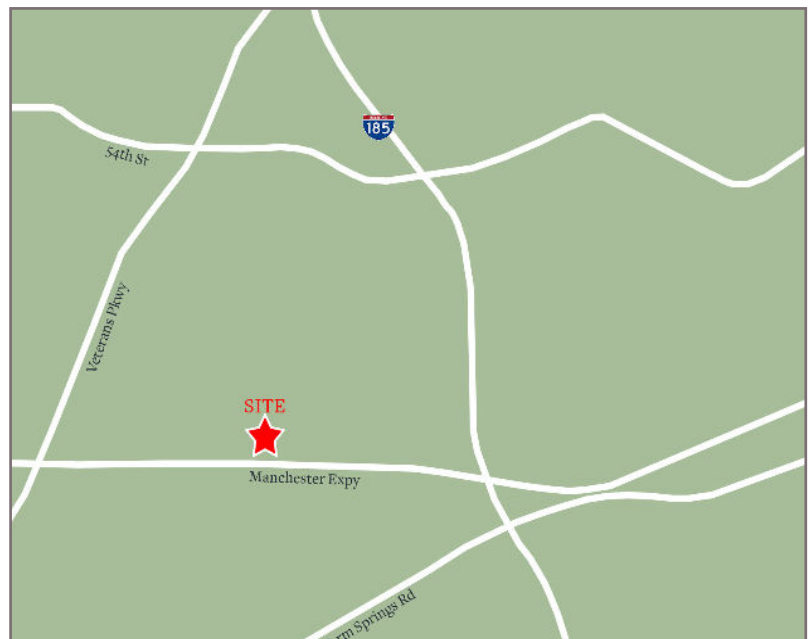
Chick-fil-A

TRAFFIC COUNTS

Manchester Expressway	35,300	AADT
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DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	7,141	64,940	168,287
Households	3,089	28,710	72,309
Avg HH Income	\$63,201	\$58,985	\$63,243
Daytime Pop	9,688	54,431	92,289



Columbus Manchester Expressway

Columbus, Georgia

2730 Manchester Expressway, Columbus, GA 31904

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

