

# 5295 WHITTLESEY BOULEVARD

COLUMBUS, GA 31909



## PROPERTY DETAILS

- 9,800 SF retail center in a major regional retail market including Columbus Park Crossing, a 680,000 SF power center and Columbus Park Crossing South with 225,000 SF including Kohl's, Dick's, Sporting Goods, TJ Maxx, and more
- Super Walmart and Sam's are across the street
- Located adjacent to Lowe's and Winn-Dixie; also benefits from Chipotle and Panda Express visitors
- Excellent visibility and signage on Whittlesey Blvd; Easy ingress and egress with traffic light
- 114,500 people live within 5 miles and the daytime employment population is 62,012 people, plus regional visitors have easy access via J.R.Allen Parkway (Hwy. 80) and Interstate-185
- Columbus is home to over 600,000 people, regional businesses such as Aflac, Blue Cross, Kia, Kellogg, Kodak, plus Ft. Benning military base with 120,000 active personnel, family and employees

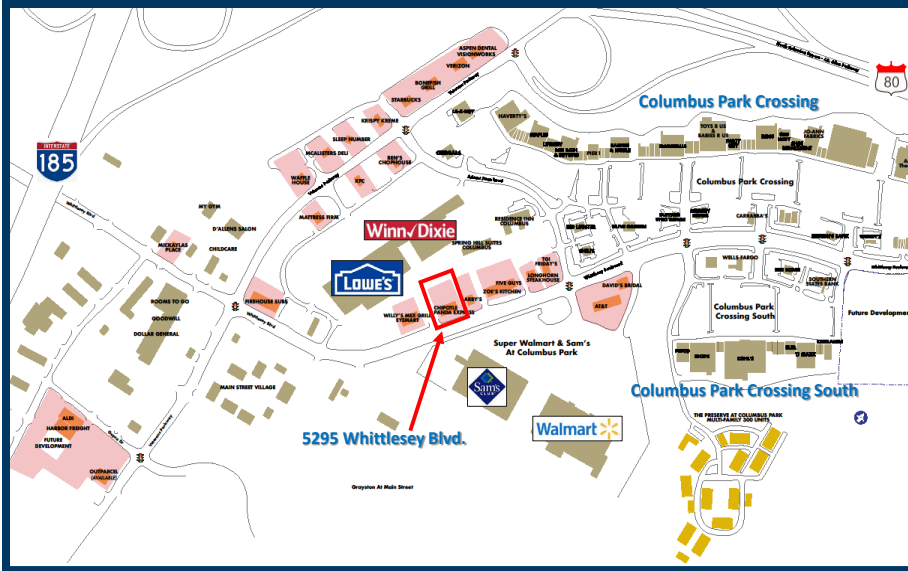


**BRAND**  
*Real Estate Services*

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## TRAFFIC COUNTS

J.R. Allen Parkway (Hwy 80)	58,000 VPD
Interstate 165	54,000 VPD
Whittlesey Blvd.	18,200 VPD

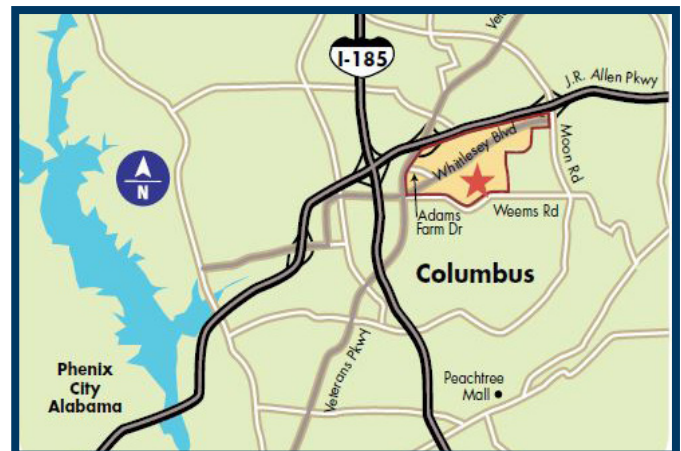
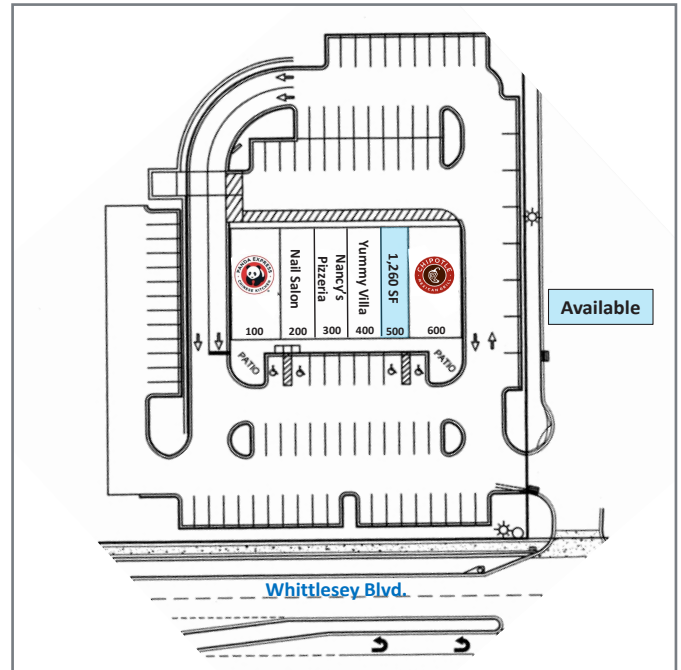
## DEMOGRAPHICS - 2022 CoStar

	1 mile	3 miles	5 miles
Population	5,715	51,589	114,550
Daytime Employment	8,002	40,116	62,012
HH Income	\$79,786	\$82,015	\$77,803

## GPS COORDINATES

Lat. 32.541691 Long. -84.9526065

SUITE	TENANT	SF
100	Panda Express	2,100
200	Nail Salon	1,400
300	Nancy's Pizzeria	1,400
400	Yummy Villa	1,400
500	<b>AVAILABLE</b>	<b>1,260</b>
600	Chipotle Mexican Grill	2,240
	Total Square Feet	9,800



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