

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

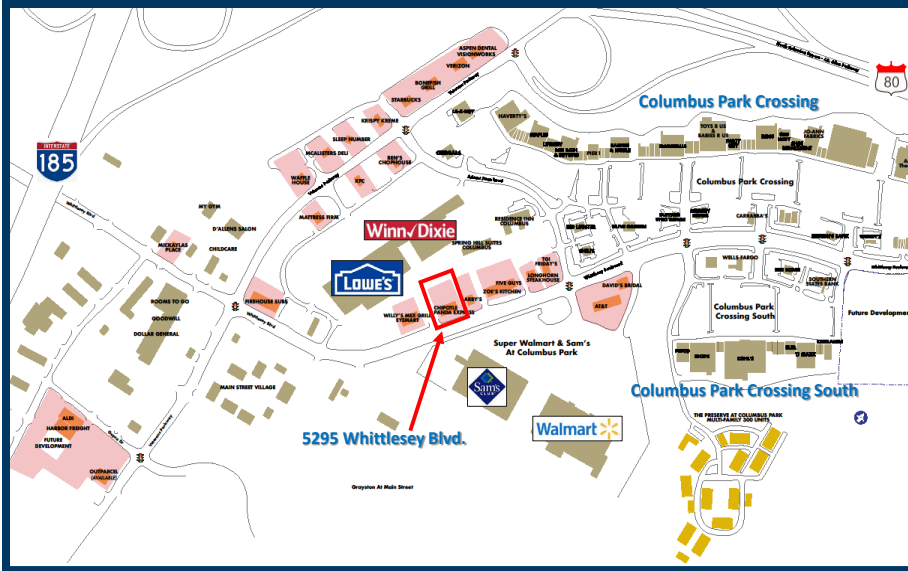


BRAND
Real Estate Services

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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

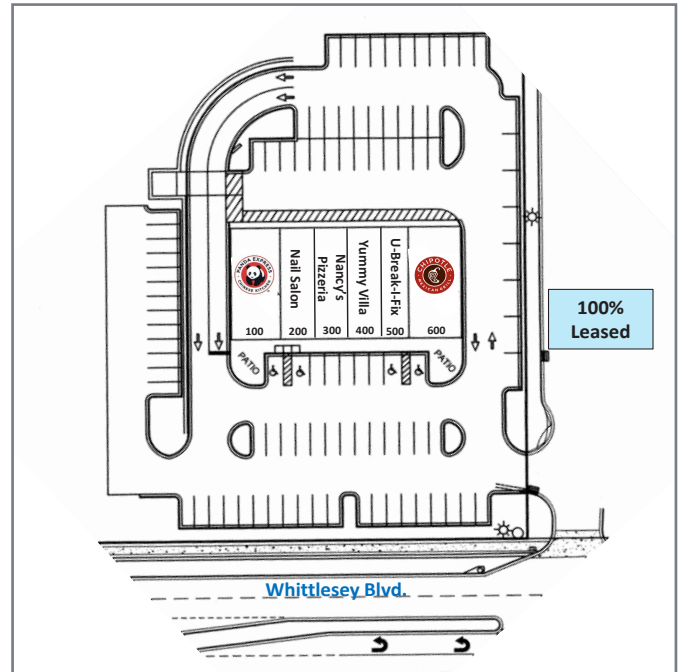
DEMOGRAPHICS

	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	U-Break-I-Fix	1,260
600	Chipotle Mexican Grill	2,240
	Total Square Feet	9,800



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