

# COLUMBUS, GEORGIA

4701 BUENA VISTA ROAD



**ASKING PRICE: \$2,550,000**



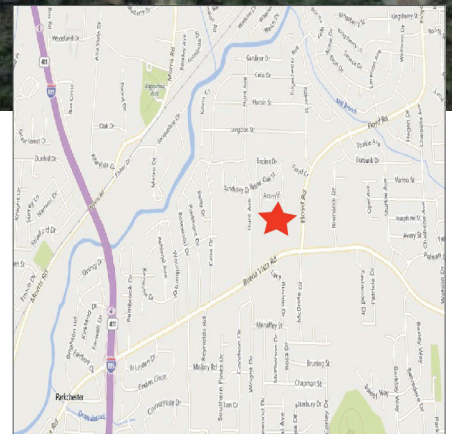
**Price Per Foot:** \$29.62  
**Building Size:** ± 86,102 SF  
**Building Dimensions:** 340' Wide x 245' Deep  
**Parcel Size:** ± 9.73 Acres  
**Year Built:** 1989  
**Building/Site Configuration:** Freestanding  
**Zoning:** General Commercial

**Est. 2015 Population:** 5-mile Radius..... 142,794  
 10-mile Radius... 253,093

**Est. 2015 Household Income:** 5-mile Radius..... \$44,217  
 10-mile Radius... \$53,201

**Additional Information:**

- Walmart relocating to Victory Drive. Building and land available fall 2016.
- Located on the major east-west corridor of Buena Vista Road.
- Convenient access to I-185.
- Located within five miles of the main entrance to Ft. Benning.



EXCLUSIVELY OFFERED BY:

**S. Carson Cummings**  
[carson@kpd.com](mailto:carson@kpd.com)  
 706 289 2468

In cooperation with  
 Lancet Realty Advisors, Inc.  
[www.lancetrealtyadvisors.com](http://www.lancetrealtyadvisors.com)

**COLDWELL BANKER COMMERCIAL**  
**Kennon, Parker, Duncan & Davis**