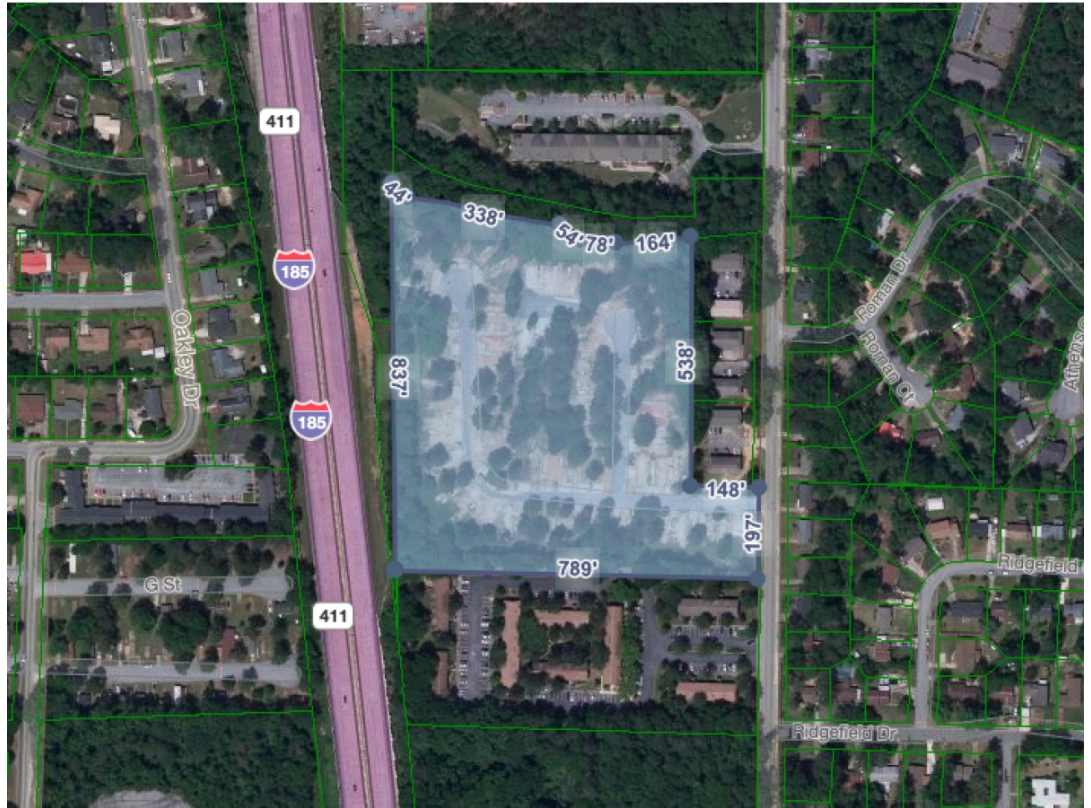


CENTURY 21 COMMERCIAL.

Premier Real Estate



527
Farr Road

*527 Farr Road
Columbus, GA 31907*

Contact:

Angelica Rozwadowski
Commercial Specialist

Phone : +17066049887

Email : realtor.angelicam@gmail.com

TABLE OF CONTENTS

PROPERTY INFO & DISCLAIMER

2

PROPERTY DESCRIPTION

3

PROPERTY PHOTOS

4

DEMOGRAPHIC ANALYSIS

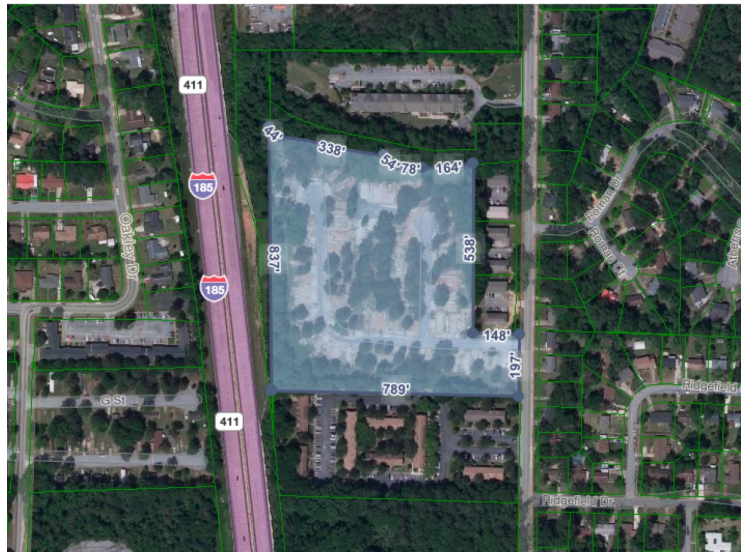
9

LOCATION RISK ANALYSIS

30

AERIAL & LOCATION REPORT

37



PROPERTY INFO:

- **PURCHASE PRICE:**
\$1,500,000
- **PROPERTY ADDRESS:**
*527 FARR ROAD
COLUMBUS, GA 31907*
- **PROPERTY SIZE:**
514,444 SQ. FT.
- **LAND SIZE:**
11.81 ACRES

**527
FARR
ROAD**

COMPANY DISCLAIMER

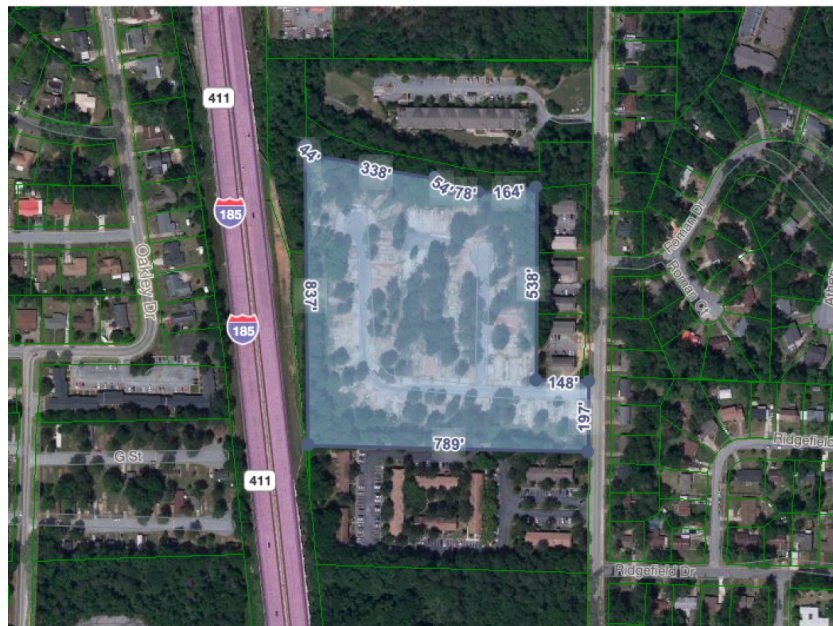
©Copyright 2011-2022 CRE Tech, Inc. All Rights Reserved.

PROPERTY DESCRIPTION

Excellent investment vast amount of land of 11.81 Acre. It was formally a mobile home park, zoned for multifamily. The site that is parallel with I-185, which would be suitable for multifamily, hotel or mixed-use. Site is empty. Strategically located near I-185 S and stone throw away from Greyhound Bus Station and Microtel Inn and Suites by Wyndham Columbus. Sits very close to various restaurants and Walmart. Enjoy recreational opportunities within minutes away from one of the nation's leading military history destinations, the National Infantry Museum and Kannel Field. Owner Financing available.

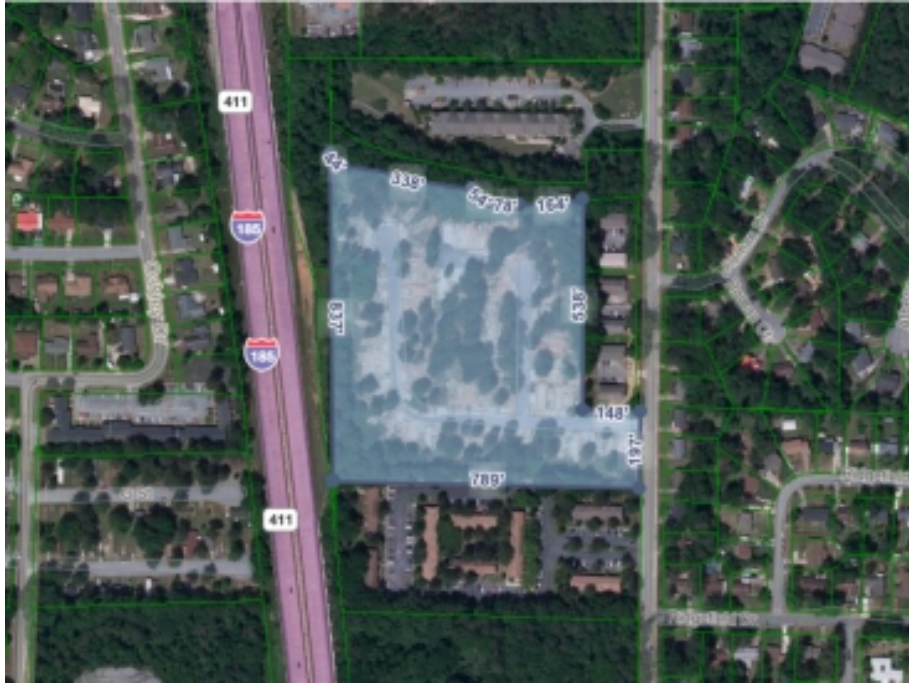
527
Farr Road
Columbus GA 31907

CENTURY 21
COMMERCIAL
Premier Real Estate



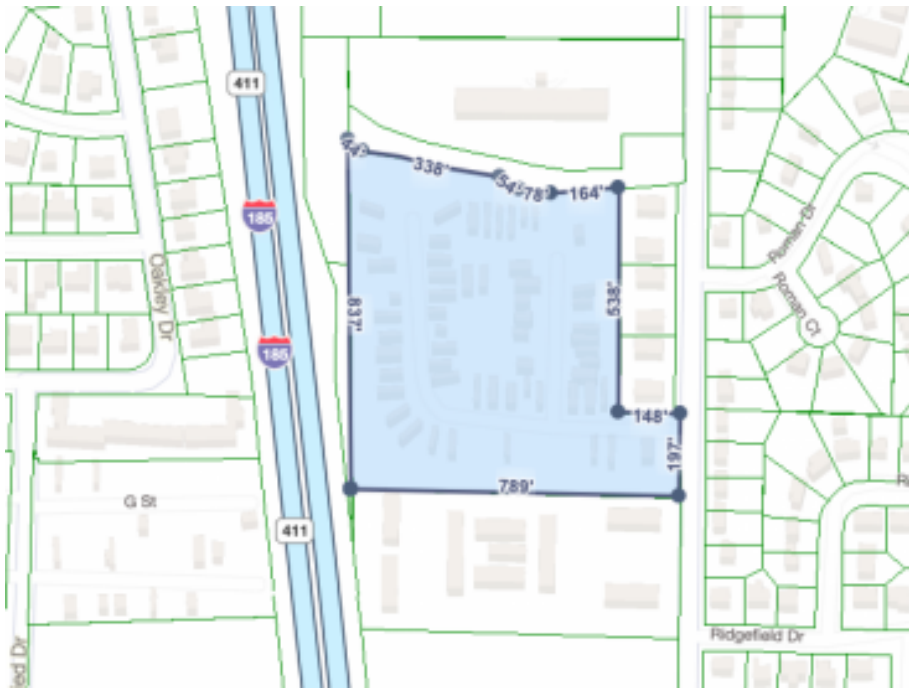
PROPERTY PHOTOS

**CENTURY 21
COMMERCIAL.**
Premier Real Estate



PROPERTY PHOTOS

**CENTURY 21
COMMERCIAL.**
Premier Real Estate



PROPERTY PHOTOS

**CENTURY 21
COMMERCIAL.**
Premier Real Estate



PROPERTY PHOTOS

**CENTURY 21
COMMERCIAL.**
Premier Real Estate



PROPERTY PHOTOS

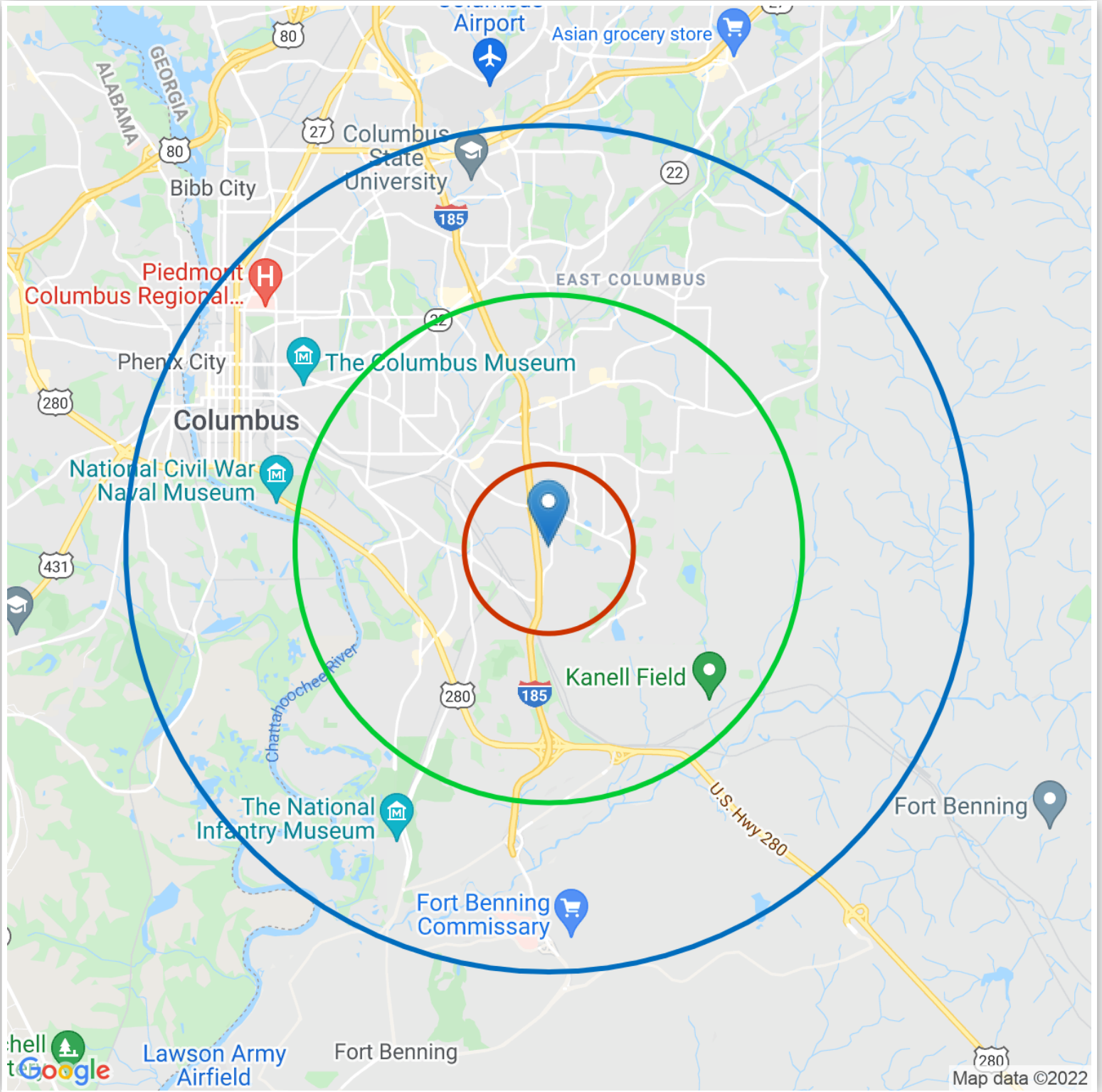
**CENTURY 21
COMMERCIAL.**
Premier Real Estate



527 Farr Road

527 Farr Road, Columbus, GA, 31907

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



Angelica Rozwadowski, Commercial S.

Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909



KEY FACTS

9,146

Population



Average Household Size

40.0

Median Age

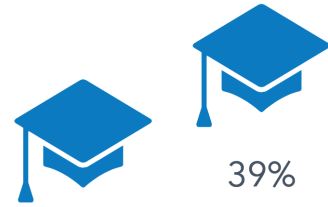
US\$33,754

Median Household Income

EDUCATION

10%

No High School Diploma



32%

High School Graduate

39%

Some College



19%

Bachelor's/Grad/Pr of Degree

BUSINESS



119

Total Businesses



1,085

Total Employees

EMPLOYMENT



53%

White Collar



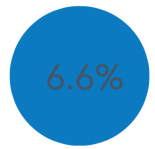
30%

Blue Collar



17%

Services



Unemployment Rate

INCOME



US\$33,754

Median Household Income



US\$21,323

Per Capita Income



US\$27,159

Median Net Worth

Households By Income

The largest group: \$25,000 - \$34,999 (20.7%)

The smallest group: \$200,000+ (1.7%)

Indicator	Value	Difference	
<\$15,000	18.4%	+3.2%	<div style="width: 18.4%;"></div>
\$15,000 - \$24,999	12.8%	+2.2%	<div style="width: 12.8%;"></div>
\$25,000 - \$34,999	20.7%	+7.9%	<div style="width: 20.7%;"></div>
\$35,000 - \$49,999	15.9%	+2.2%	<div style="width: 15.9%;"></div>
\$50,000 - \$74,999	16.2%	-2.6%	<div style="width: 16.2%;"></div>
\$75,000 - \$99,999	5.0%	-5.3%	<div style="width: 5.0%;"></div>
\$100,000 - \$149,999	6.6%	-3.4%	<div style="width: 6.6%;"></div>
\$150,000 - \$199,999	2.7%	-0.4%	<div style="width: 2.7%;"></div>
\$200,000+	1.7%	-3.6%	<div style="width: 1.7%;"></div>

Bars show deviation from Muscogee County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

© 2020 Esri



Angelica Rozwadowski, Commercial S.

Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909



KEY FACTS

61,133

Population



Average Household Size

33.3

Median Age

US\$32,593

Median Household Income

EDUCATION

15%

No High School Diploma



35%

High School Graduate

36%

Some College



15%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,183

Total Businesses



44,851

Total Employees

EMPLOYMENT



53%

White Collar



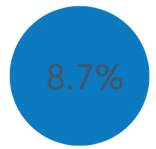
30%

Blue Collar



18%

Services



Unemployment Rate

INCOME



US\$32,593

Median Household Income



US\$17,757

Per Capita Income



US\$14,874

Median Net Worth

Households By Income

The largest group: <\$15,000 (21.1%)

The smallest group: \$150,000 - \$199,999 (1.4%)

Indicator	Value	Difference	
<\$15,000	21.1%	+5.9%	
\$15,000 - \$24,999	15.0%	+4.4%	
\$25,000 - \$34,999	17.0%	+4.2%	
\$35,000 - \$49,999	15.0%	+1.3%	
\$50,000 - \$74,999	17.1%	-1.7%	
\$75,000 - \$99,999	6.5%	-3.8%	
\$100,000 - \$149,999	5.3%	-4.7%	
\$150,000 - \$199,999	1.4%	-1.7%	
\$200,000+	1.6%	-3.7%	

Bars show deviation from Muscogee County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

© 2020 Esri



Angelica Rozwadowski, Commercial S.

Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909



KEY FACTS

111,308

Population



Average Household Size



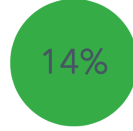
34.3

Median Age

US\$35,420

Median Household Income

EDUCATION



No High School Diploma



31%

High School Graduate



35%

Some College



20%

Bachelor's/Grad/Pr of Degree

BUSINESS



3,616

Total Businesses



85,343

Total Employees

EMPLOYMENT



58%

White Collar



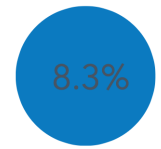
26%

Blue Collar



16%

Services



8.3%

Unemployment Rate

INCOME



US\$35,420

Median Household Income



US\$20,748

Per Capita Income



US\$16,860

Median Net Worth

Households By Income

The largest group: <\$15,000 (20.8%)

The smallest group: \$150,000 - \$199,999 (1.9%)

Indicator	Value	Difference	
<\$15,000	20.8%	+5.6%	
\$15,000 - \$24,999	13.5%	+2.9%	
\$25,000 - \$34,999	15.0%	+2.2%	
\$35,000 - \$49,999	14.4%	+0.7%	
\$50,000 - \$74,999	17.5%	-1.3%	
\$75,000 - \$99,999	7.7%	-2.6%	
\$100,000 - \$149,999	6.5%	-3.5%	
\$150,000 - \$199,999	1.9%	-1.2%	
\$200,000+	2.7%	-2.6%	

Bars show deviation from Muscogee County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

© 2020 Esri




Angelica Rozwadowski, Commercial S.

Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909



COMMUNITY PROFILE

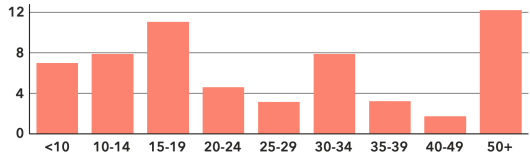
9,146 Population Total
-0.4% Pop Growth
2.3 Average HH Size
27.4 Diversity Index
40.0 Median Age
US\$33,75 Median HH Income
US\$27,15 Median Net Worth
US\$116,3 Median Home Value
22% Under 18
60% Ages 18 to 65
18% Aged 66+


16.7%
 Service Workers


30.5%
 Blue Collar Workers


52.8%
 White Collar Worker

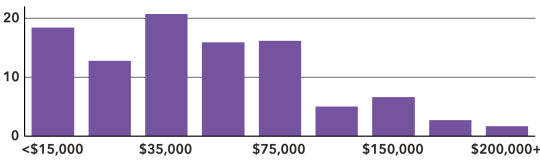
Mortgage as Percent of Salary



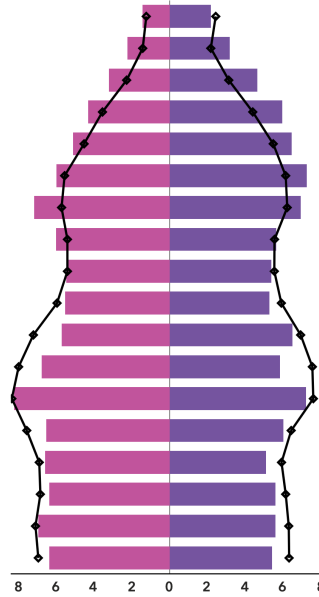
Home Value



Household Income



Age Profile: 5 Year Increments

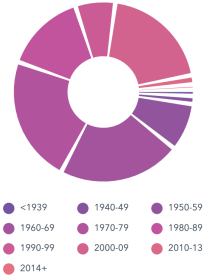


Dots show comparison to Muscogee County

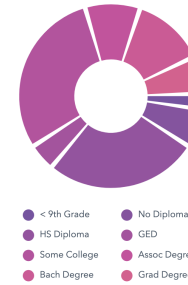
Home Ownership



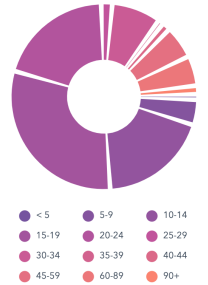
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026



Angelica Rozwadowski, Commercial S.


Century 21 Premier Real Estate
 Phone : +17066049887
 Email : realtor.angelicam@gmail.com
 www.commercialrealtorangelica.com
 7830 Veterans Parkway, STE C, Columbus GA 31909



COMMUNITY PROFILE

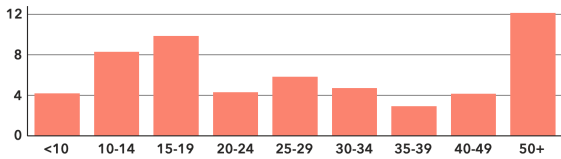
61,133 Population Total
 -0.3% Pop Growth
 2.6 Average HH Size
 50.6 Diversity Index
 33.3 Median Age
 US\$32,59 Median HH Income
 US\$14,87 Median Net Worth
 US\$107,7 Median Home Value
 27% Under 18
 60% Ages 18 to 65
 14% Aged 66+


17.6%
 Service Workers

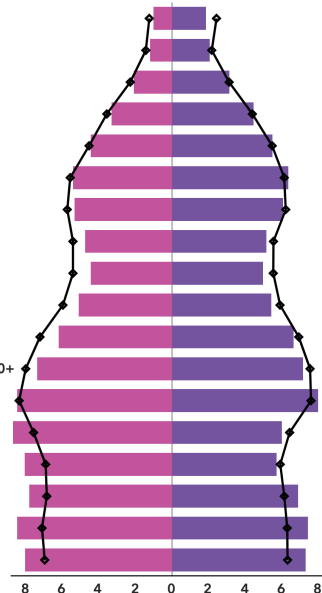

29.7%
 Blue Collar Workers


52.7%
 White Collar Worker

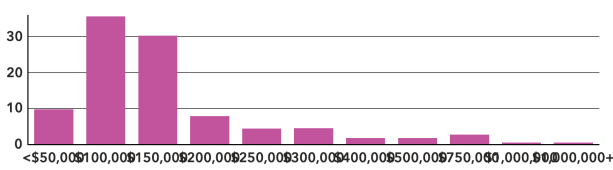
Mortgage as Percent of Salary



Age Profile: 5 Year Increments



Home Value



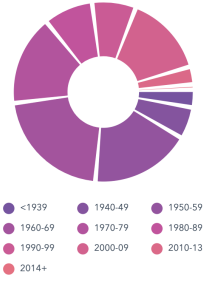
Household Income



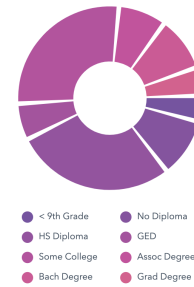
Home Ownership



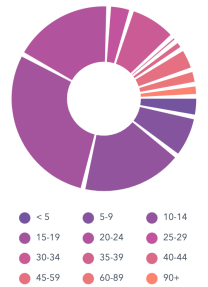
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026



Angelica Rozwadowski, Commercial S.

Century 21 Premier Real Estate
 Phone : +17066049887
 Email : realtor.angelicam@gmail.com
 www.commercialrealtorangelica.com
 7830 Veterans Parkway, STE C, Columbus GA 31909




COMMUNITY PROFILE

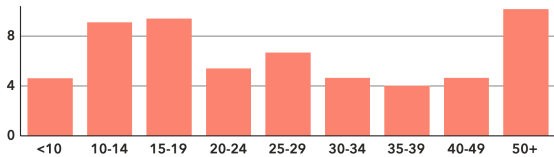
111,308 Population Total
-0.2% Pop Growth
2.5 Average HH Size
56.8 Diversity Index
34.3 Median Age
0 Median HH Income
0 Median Net Worth
US\$35,42 Median Home Value
US\$16,86 Under 18
US\$123,8 Ages 18 to 65
25% 61% 14% Aged 66+


15.7%
 Service Workers

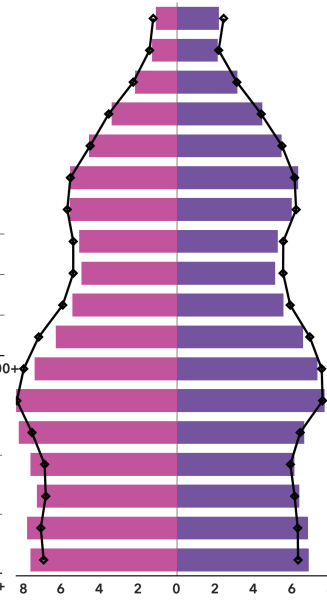

26.0%
 Blue Collar Workers


58.3%
 White Collar Worker

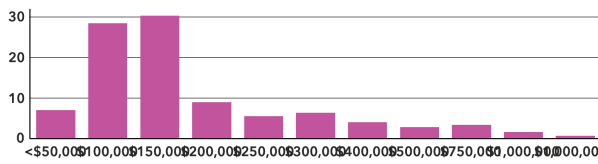
Mortgage as Percent of Salary



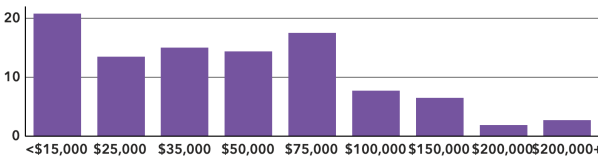
Age Profile: 5 Year Increments



Home Value



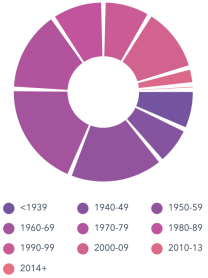
Household Income



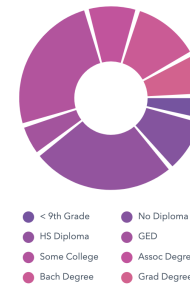
Home Ownership



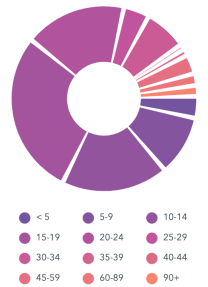
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026



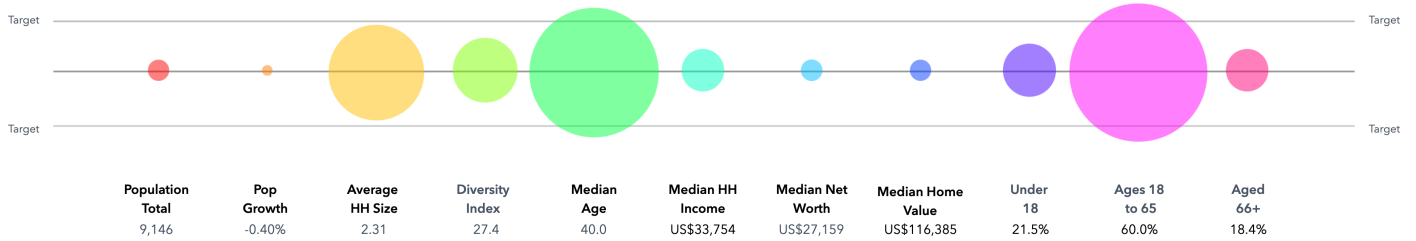
Angelica Rozwadowski, Commercial S..

Century 21 Premier Real Estate
 Phone : +17066049887
 Email : realtor.angelicam@gmail.com
 www.commercialrealtorangelica.com
 7830 Veterans Parkway, STE C, Columbus GA 31909



MARKET SUMMARY

527 Farr Road, Columbus, GA, 31907
1-mile ring



No High School Diploma 10%

High School Graduate 32%

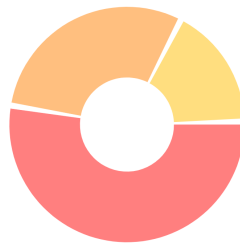


Bachelor's, Professional or Graduate Degree 19%



Some College 39%

Educational Attainment



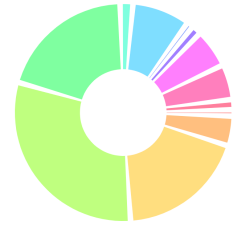
White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

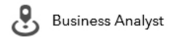


< 5 5-9 10-14 15-19 20-24
25-29 30-34 35-39 40-44 45-59
60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.



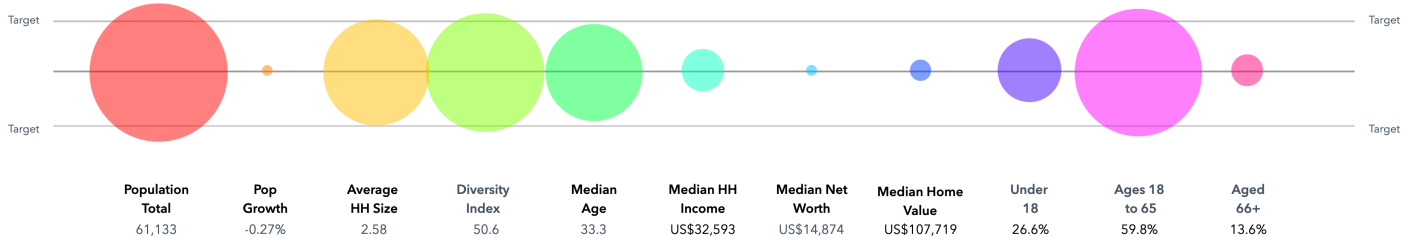
Angelica Rozwadowski, Commercial S..

Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909



MARKET SUMMARY

527 Farr Road, Columbus, GA, 31907
3-mile ring

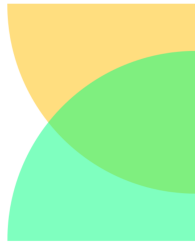


No High School Diploma 15%



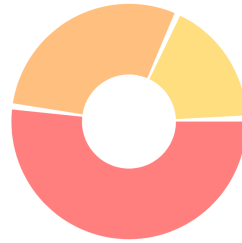
Bachelor's, Professional or Graduate Degree 15%

High School Graduate 35%



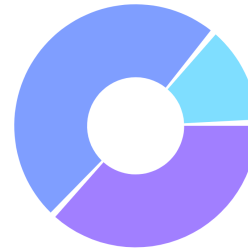
Some College 36%

Educational Attainment



White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

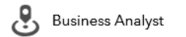


< 5 5-9 10-14 15-19 20-24
25-29 30-34 35-39 40-44 45-59
60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.



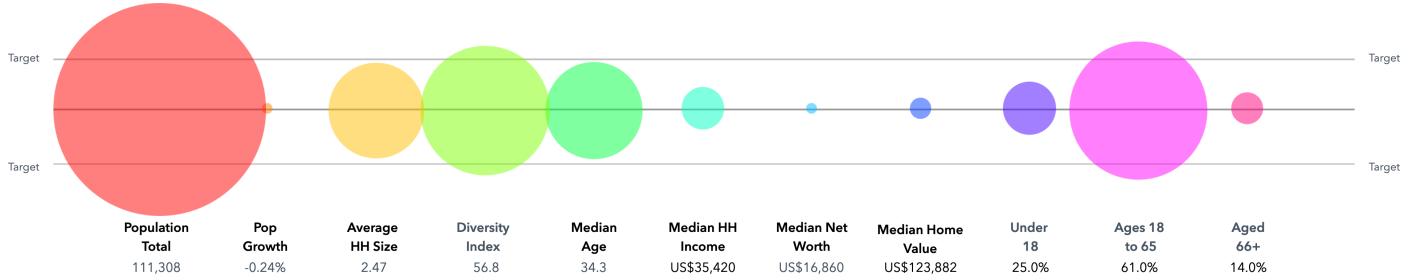
Angelica Rozwadowski, Commercial S..

Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909

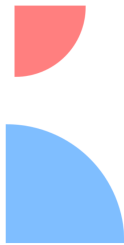


MARKET SUMMARY

527 Farr Road, Columbus, GA, 31907
5-mile ring



No High School Diploma 14%

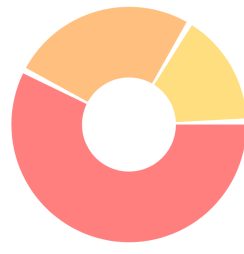


High School Graduate 31%



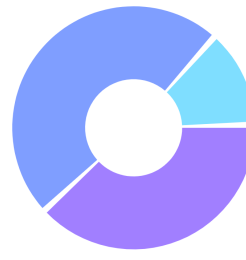
Bachelor's, Professional or Graduate Degree 20% Some College 35%

Educational Attainment



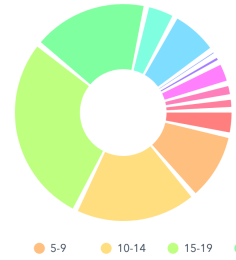
White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

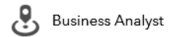


< 5 5-9 10-14 15-19 20-24
25-29 30-34 35-39 40-44 45-59
60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.



Angelica Rozwadowski, Commercial S..

Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909





POPULATION TRENDS AND KEY INDICATORS

9,146	3,958	2.31	40.0	US\$33,754	US\$116,385	42	N/A	27
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



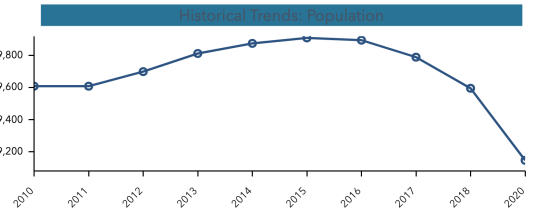
US\$5,457

Avg Spent on Mortgage & Basics

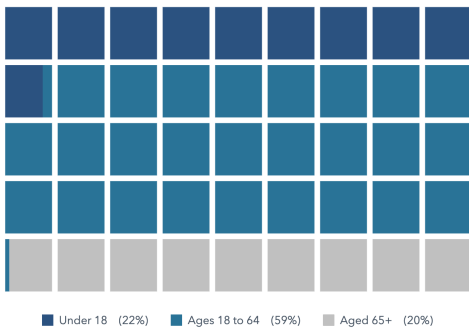


14.5%

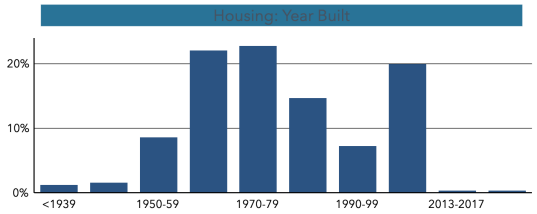
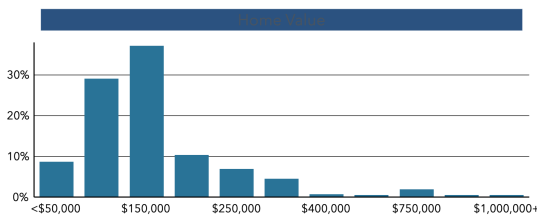
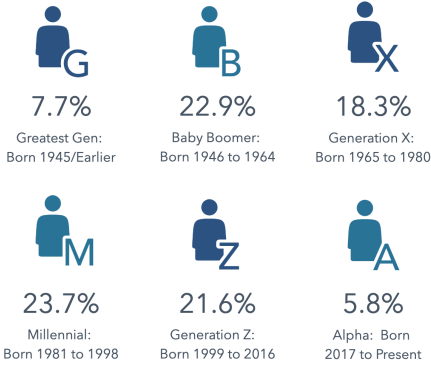
Percent of Income for Mortgage



POPULATION BY AGE



POPULATION BY GENERATION



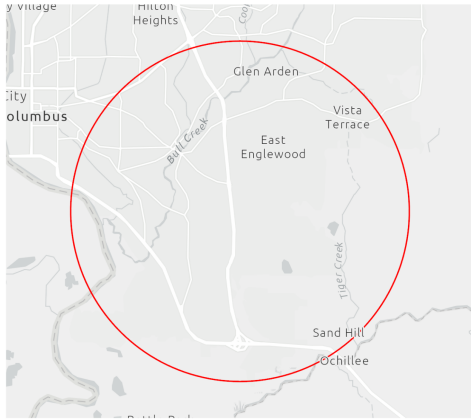
This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025. © 2020 Esri



Angelica Rozwadowski, Commercial S.

Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909





POPULATION TRENDS AND KEY INDICATORS

61,133	22,965	2.58	33.3	US\$32,593	US\$107,719	36	N/A	51
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



US\$4,857

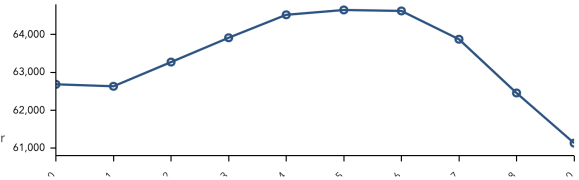
Avg Spent on Mortgage & Basics



13.9%

Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY GENERATION



5.1%

Greatest Gen:
Born 1945/Earlier



18.9%

Baby Boomer:
Born 1946 to 1964



16.0%

Generation X:
Born 1965 to 1980



25.8%

Millennial:
Born 1981 to 1998



26.5%

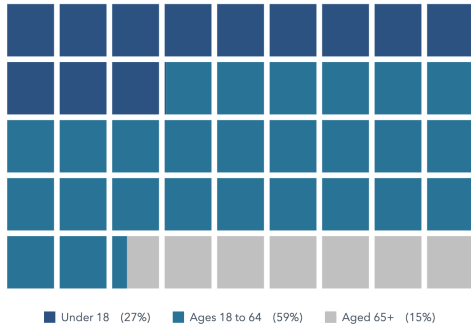
Generation Z:
Born 1999 to 2016



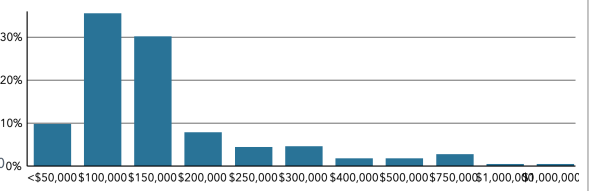
7.6%

Alpha: Born
2017 to Present

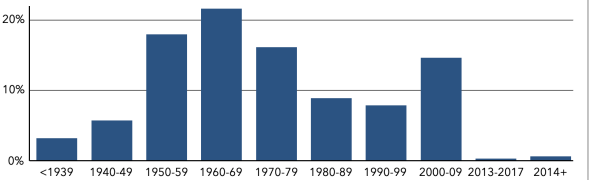
POPULATION BY AGE



Income Distribution



Housing: Year Built



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025. © 2020 Esri



Angelica Rozwadowski, Commercial S.

Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909





POPULATION TRENDS AND KEY INDICATORS

111,308	43,294	2.47	34.3	US\$35,420	US\$123,882	44	N/A	57
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



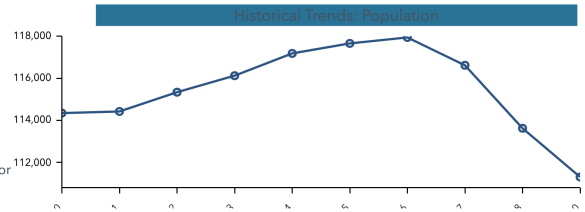
US\$5,473

Avg Spent on Mortgage & Basics

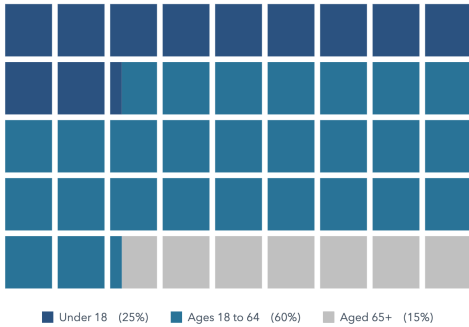


14.7%

Percent of Income for Mortgage



POPULATION BY AGE



POPULATION BY GENERATION



5.5%

Greatest Gen:
Born 1945/Earlier



19.1%

Baby Boomer:
Born 1946 to 1964



16.8%

Generation X:
Born 1965 to 1980



25.9%

Millennial:
Born 1981 to 1998



25.5%

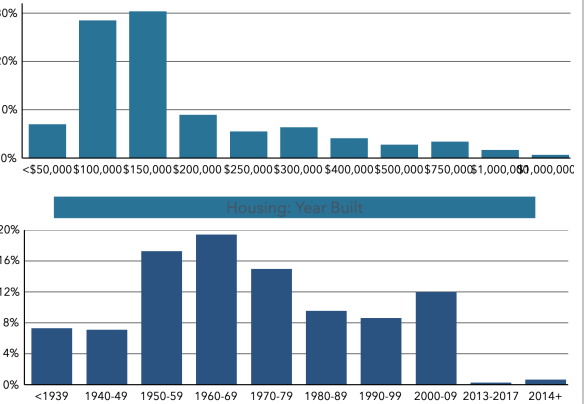
Generation Z:
Born 1999 to 2016



7.2%

Alpha: Born
2017 to Present

HOUSING YEAR BUILT



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025. © 2020 Esri



Angelica Rozwadowski, Commercial S..

Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909



Summary	Census 2010		2021		2026	
Population	9,777		9,146		8,965	
Households	4,151		3,958		3,894	
Families	2,559		2,366		2,309	
Average Household Size	2.35		2.31		2.30	
Owner Occupied Housing Units	2,114		1,915		1,919	
Renter Occupied Housing Units	2,037		2,044		1,974	
Median Age	37.6		40.0		40.8	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	-0.40%		1.05%		0.71%	
Households	-0.33%		1.06%		0.71%	
Families	-0.49%		0.97%		0.64%	
Owner HHs	0.04%		1.26%		0.91%	
Median Household Income	2.48%		2.43%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			727	18.4%	626	16.1%
\$15,000 - \$24,999			506	12.8%	425	10.9%
\$25,000 - \$34,999			821	20.7%	733	18.8%
\$35,000 - \$49,999			628	15.9%	598	15.4%
\$50,000 - \$74,999			640	16.2%	709	18.2%
\$75,000 - \$99,999			199	5.0%	232	6.0%
\$100,000 - \$149,999			263	6.6%	344	8.8%
\$150,000 - \$199,999			107	2.7%	147	3.8%
\$200,000+			67	1.7%	80	2.1%
Median Household Income			\$33,754		\$38,145	
Average Household Income			\$49,895		\$58,318	
Per Capita Income			\$21,323		\$24,998	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	645	6.6%	534	5.8%	523	5.8%
5 - 9	596	6.1%	567	6.2%	535	6.0%
10 - 14	698	7.1%	543	5.9%	572	6.4%
15 - 19	783	8.0%	525	5.7%	525	5.9%
20 - 24	678	6.9%	571	6.2%	471	5.3%
25 - 34	1,200	12.3%	1,272	13.9%	1,218	13.6%
35 - 44	1,142	11.7%	1,054	11.5%	1,086	12.1%
45 - 54	1,407	14.4%	1,027	11.2%	1,003	11.2%
55 - 64	1,205	12.3%	1,254	13.7%	1,134	12.6%
65 - 74	789	8.1%	1,013	11.1%	1,031	11.5%
75 - 84	537	5.5%	617	6.7%	667	7.4%
85+	96	1.0%	169	1.8%	204	2.3%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	757	7.7%	524	5.7%	464	5.2%
Black Alone	8,508	87.0%	8,094	88.5%	7,943	88.6%
American Indian Alone	25	0.3%	23	0.3%	23	0.3%
Asian Alone	70	0.7%	74	0.8%	79	0.9%
Pacific Islander Alone	14	0.1%	10	0.1%	11	0.1%
Some Other Race Alone	142	1.5%	144	1.6%	151	1.7%
Two or More Races	261	2.7%	277	3.0%	295	3.3%
Hispanic Origin (Any Race)	353	3.6%	363	4.0%	382	4.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Angelica Rozwadowski, Commercial S.

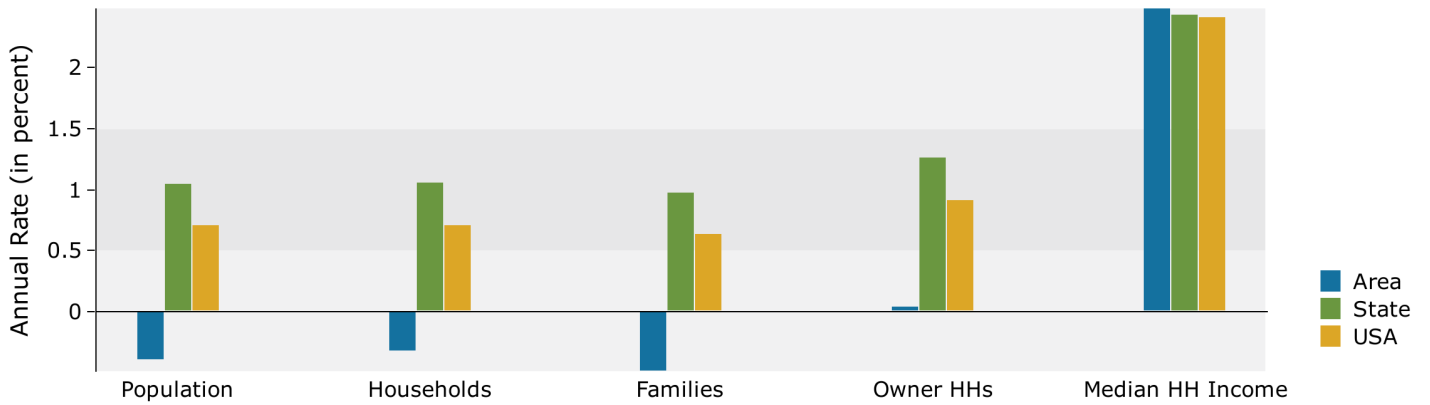
Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909

© Copyright 2011- 2022 CRE Tech, Inc. All Rights Reserved.

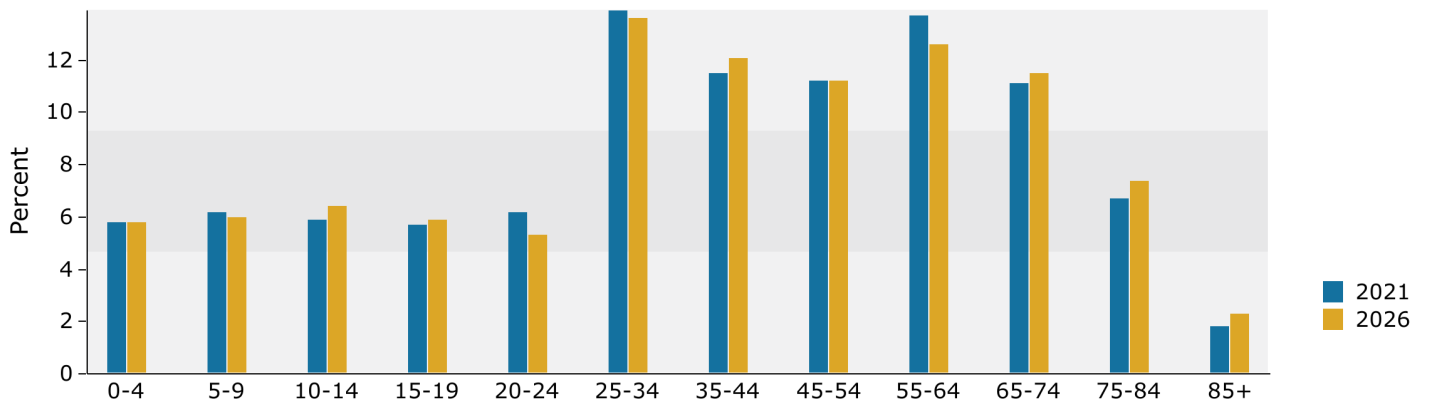


Page 22

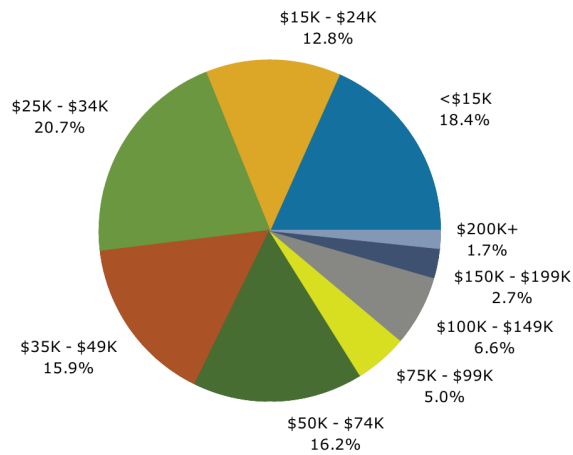
Trends 2021-2026



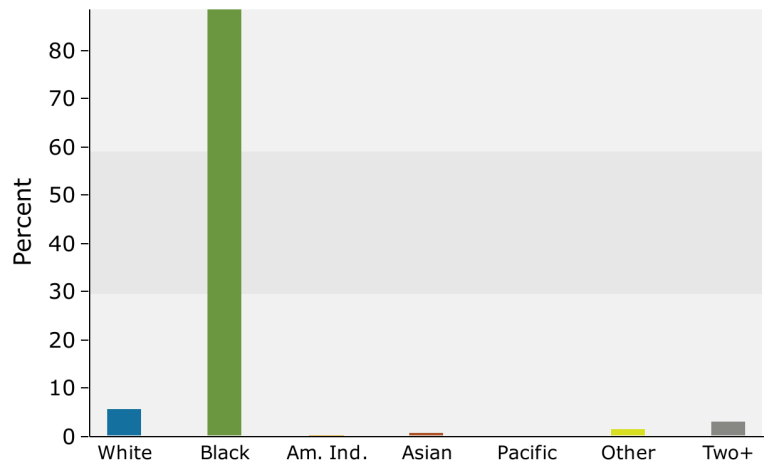
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 4.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Angelica Rozwadowski, Commercial S.

Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909



Summary	Census 2010		2021		2026	
Population	62,748		61,133		60,301	
Households	23,368		22,965		22,683	
Families	15,488		14,868		14,584	
Average Household Size	2.60		2.58		2.58	
Owner Occupied Housing Units	10,919		9,922		9,913	
Renter Occupied Housing Units	12,449		13,043		12,770	
Median Age	31.5		33.3		34.1	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	-0.27%		1.05%		0.71%	
Households	-0.25%		1.06%		0.71%	
Families	-0.38%		0.97%		0.64%	
Owner HHs	-0.02%		1.26%		0.91%	
Median Household Income	2.00%		2.43%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			4,855	21.1%	4,246	18.7%
\$15,000 - \$24,999			3,452	15.0%	3,096	13.6%
\$25,000 - \$34,999			3,904	17.0%	3,711	16.4%
\$35,000 - \$49,999			3,453	15.0%	3,203	14.1%
\$50,000 - \$74,999			3,925	17.1%	4,259	18.8%
\$75,000 - \$99,999			1,485	6.5%	1,732	7.6%
\$100,000 - \$149,999			1,211	5.3%	1,552	6.8%
\$150,000 - \$199,999			311	1.4%	423	1.9%
\$200,000+			368	1.6%	459	2.0%
Median Household Income			\$32,593		\$35,984	
Average Household Income			\$46,591		\$53,743	
Per Capita Income			\$17,757		\$20,479	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,299	8.4%	4,670	7.6%	4,622	7.7%
5 - 9	4,846	7.7%	4,835	7.9%	4,587	7.6%
10 - 14	4,706	7.5%	4,476	7.3%	4,436	7.4%
15 - 19	5,354	8.5%	4,166	6.8%	4,340	7.2%
20 - 24	5,155	8.2%	4,441	7.3%	4,185	6.9%
25 - 34	8,981	14.3%	9,444	15.4%	8,765	14.5%
35 - 44	6,989	11.1%	7,146	11.7%	7,396	12.3%
45 - 54	8,150	13.0%	5,910	9.7%	5,935	9.8%
55 - 64	6,480	10.3%	7,097	11.6%	6,184	10.3%
65 - 74	3,636	5.8%	5,439	8.9%	5,821	9.7%
75 - 84	2,495	4.0%	2,619	4.3%	3,109	5.2%
85+	655	1.0%	889	1.5%	920	1.5%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,006	19.1%	9,635	15.8%	8,864	14.7%
Black Alone	45,700	72.8%	45,696	74.7%	45,189	74.9%
American Indian Alone	274	0.4%	290	0.5%	293	0.5%
Asian Alone	616	1.0%	747	1.2%	827	1.4%
Pacific Islander Alone	190	0.3%	163	0.3%	160	0.3%
Some Other Race Alone	1,922	3.1%	2,170	3.5%	2,289	3.8%
Two or More Races	2,041	3.3%	2,433	4.0%	2,680	4.4%
Hispanic Origin (Any Race)	4,448	7.1%	5,120	8.4%	5,486	9.1%

Data Note: Income is expressed in current dollars.

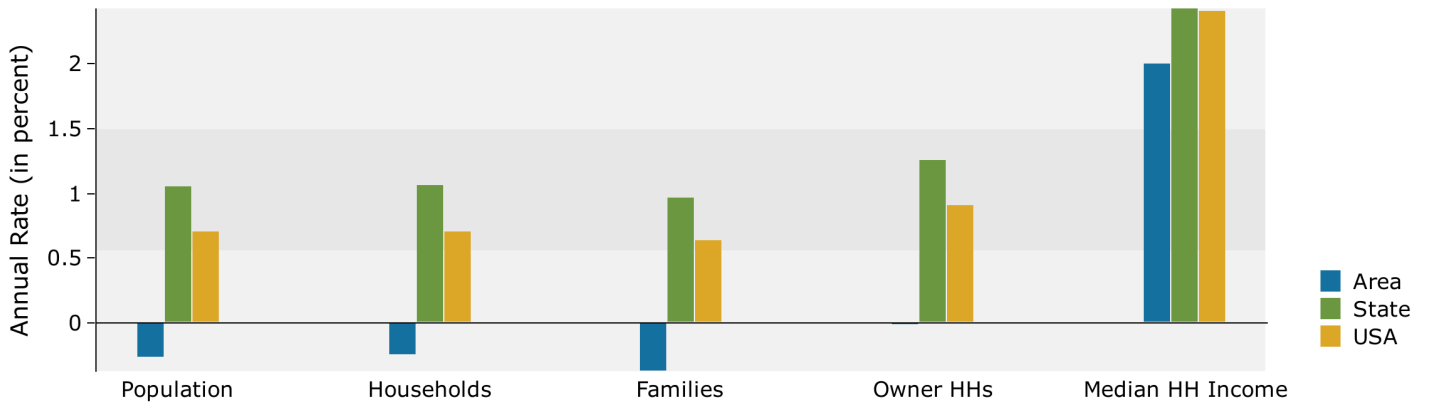
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



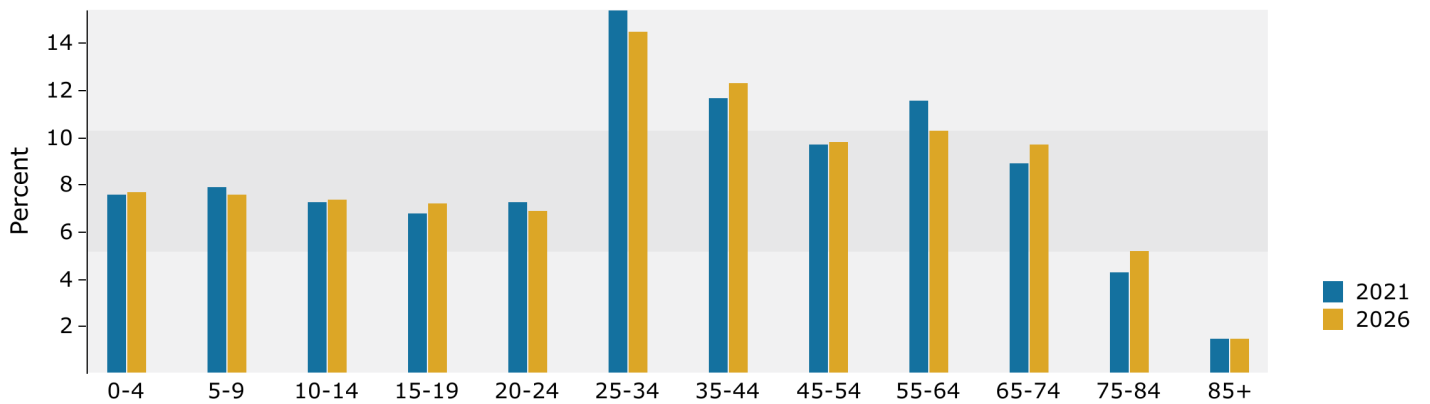
Angelica Rozwadowski, Commercial S.

Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909

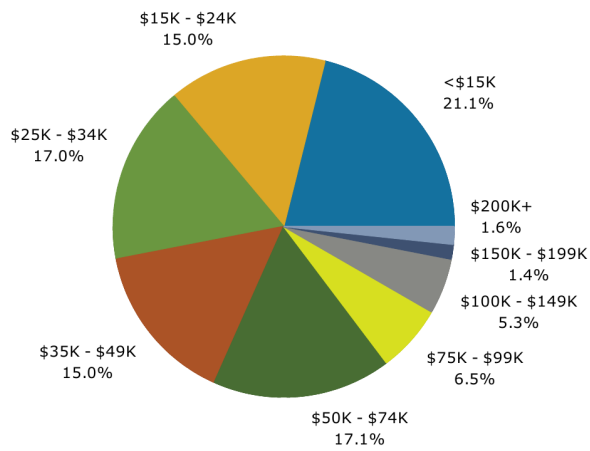
Trends 2021-2026



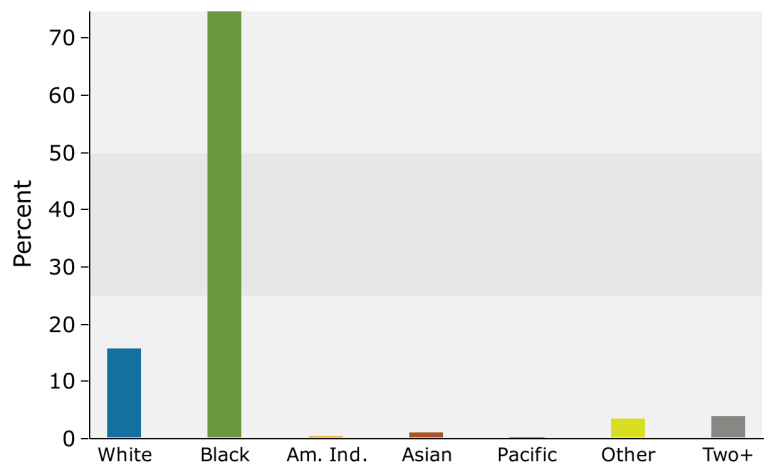
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 8.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Angelica Rozwadowski, Commercial S.

Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909



Summary	Census 2010	2021	2026
Population	114,371	111,308	109,965
Households	44,069	43,294	42,845
Families	27,847	26,674	26,193
Average Household Size	2.49	2.47	2.46
Owner Occupied Housing Units	21,017	19,180	19,175
Renter Occupied Housing Units	23,052	24,115	23,670
Median Age	32.5	34.3	35.1

Trends: 2021-2026 Annual Rate	Area	State	National
Population	-0.24%	1.05%	0.71%
Households	-0.21%	1.06%	0.71%
Families	-0.36%	0.97%	0.64%
Owner HHs	-0.01%	1.26%	0.91%
Median Household Income	2.11%	2.43%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	9,026	20.8%	7,910	18.5%
\$15,000 - \$24,999	5,864	13.5%	5,235	12.2%
\$25,000 - \$34,999	6,514	15.0%	6,192	14.5%
\$35,000 - \$49,999	6,222	14.4%	5,829	13.6%
\$50,000 - \$74,999	7,577	17.5%	7,992	18.7%
\$75,000 - \$99,999	3,320	7.7%	3,757	8.8%
\$100,000 - \$149,999	2,794	6.5%	3,458	8.1%
\$150,000 - \$199,999	810	1.9%	1,060	2.5%
\$200,000+	1,168	2.7%	1,411	3.3%

Median Household Income	\$35,420	\$39,315
Average Household Income	\$52,775	\$60,684
Per Capita Income	\$20,748	\$23,871

Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,233	8.1%	8,038	7.2%	7,945	7.2%
5 - 9	8,317	7.3%	8,118	7.3%	7,709	7.0%
10 - 14	7,891	6.9%	7,579	6.8%	7,508	6.8%
15 - 19	9,472	8.3%	7,607	6.8%	7,802	7.1%
20 - 24	9,789	8.6%	8,239	7.4%	7,917	7.2%
25 - 34	16,313	14.3%	17,143	15.4%	15,971	14.5%
35 - 44	13,130	11.5%	13,311	12.0%	13,768	12.5%
45 - 54	15,171	13.3%	11,386	10.2%	11,351	10.3%
55 - 64	12,091	10.6%	13,082	11.8%	11,519	10.5%
65 - 74	6,815	6.0%	10,007	9.0%	10,698	9.7%
75 - 84	4,644	4.1%	4,927	4.4%	5,861	5.3%
85+	1,505	1.3%	1,871	1.7%	1,915	1.7%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	33,550	29.3%	27,950	25.1%	25,979	23.6%
Black Alone	72,618	63.5%	73,627	66.1%	73,378	66.7%
American Indian Alone	503	0.4%	557	0.5%	570	0.5%
Asian Alone	1,170	1.0%	1,485	1.3%	1,664	1.5%
Pacific Islander Alone	266	0.2%	228	0.2%	224	0.2%
Some Other Race Alone	2,784	2.4%	3,192	2.9%	3,389	3.1%
Two or More Races	3,480	3.0%	4,270	3.8%	4,761	4.3%
Hispanic Origin (Any Race)	7,041	6.2%	8,317	7.5%	9,014	8.2%

Data Note: Income is expressed in current dollars.

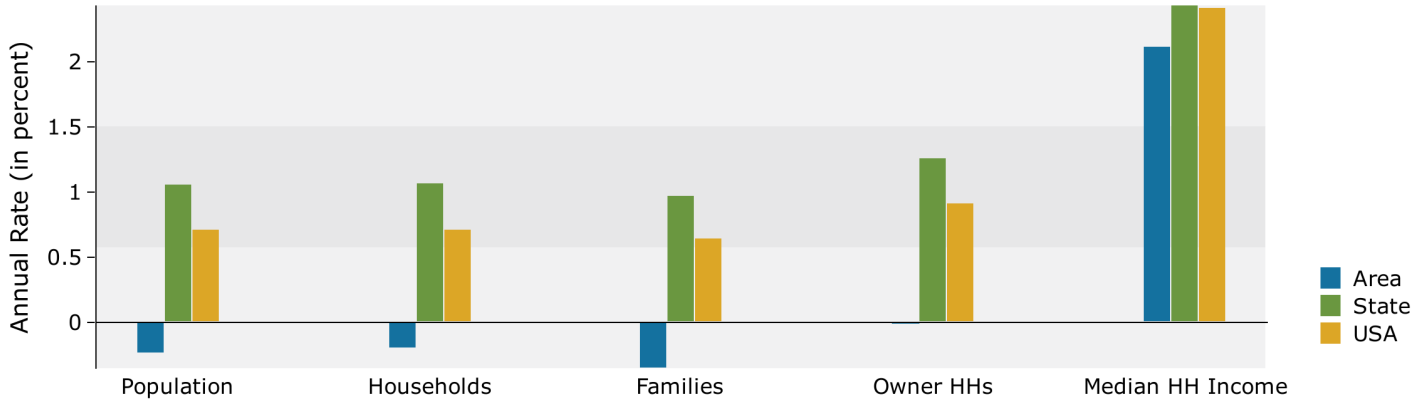
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



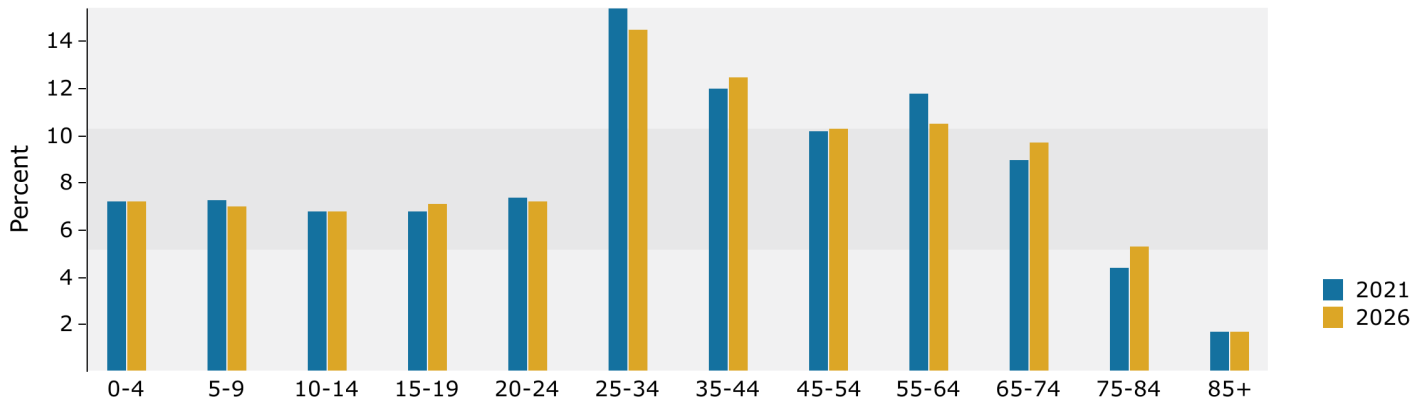
Angelica Rozwadowski, Commercial S.

Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909

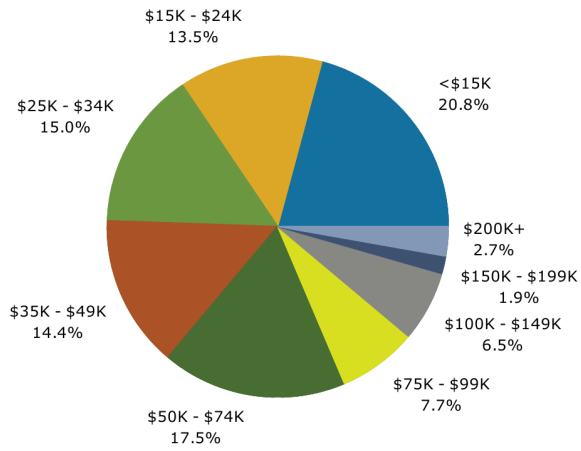
Trends 2021-2026



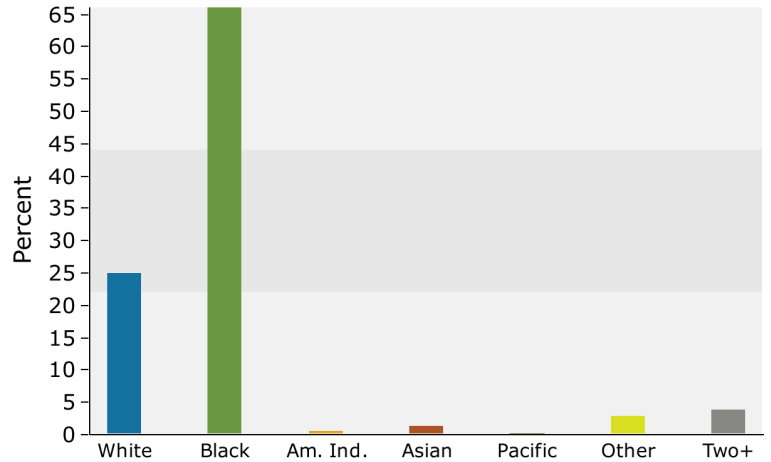
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 7.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Angelica Rozwadowski, Commercial S.

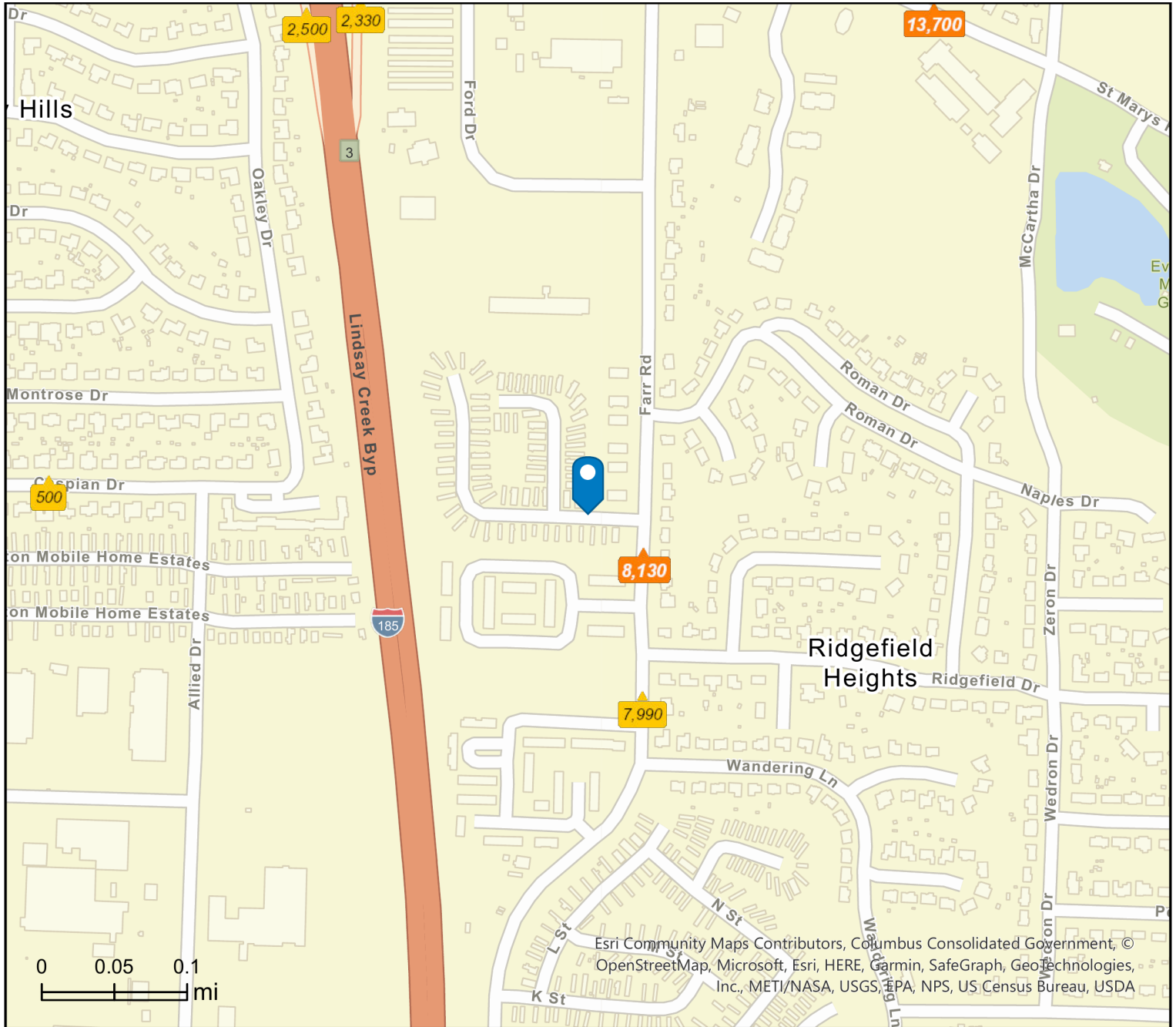
Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909



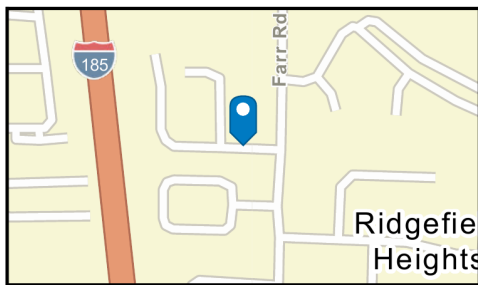
527 Farr Road

527 Farr Road, Columbus, GA, 31907

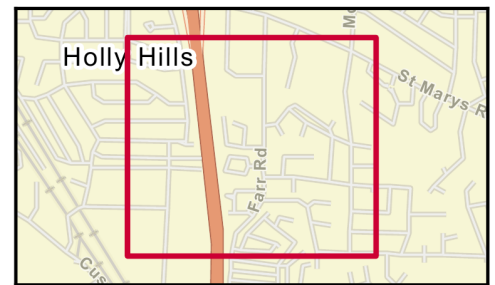
TRAFFIC COUNT MAP - CLOSE-UP



Esri Community Maps Contributors, Columbus Consolidated Government, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q4 2021).



Angelica Rozwadowski, Commercial S.

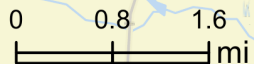
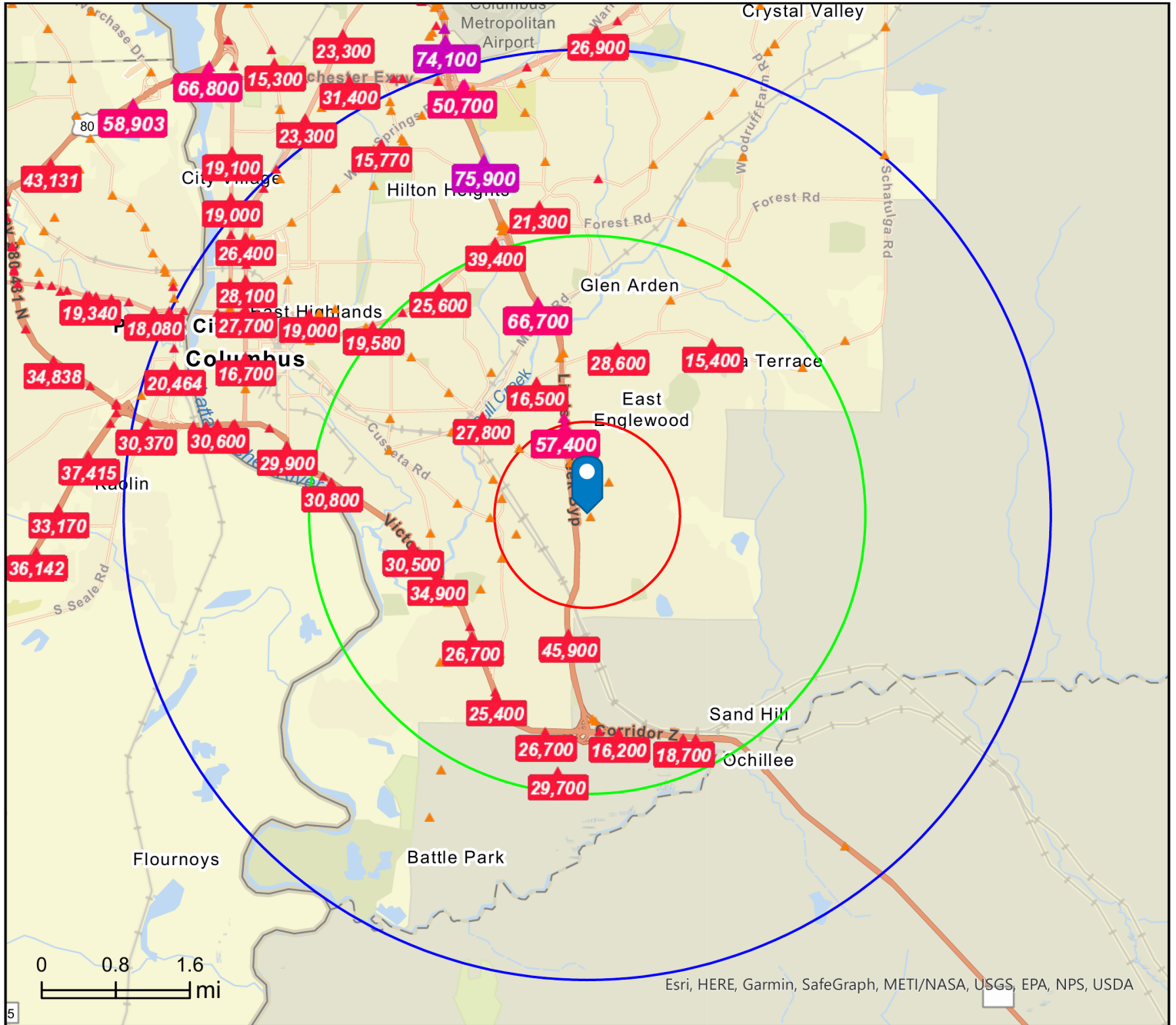
Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909



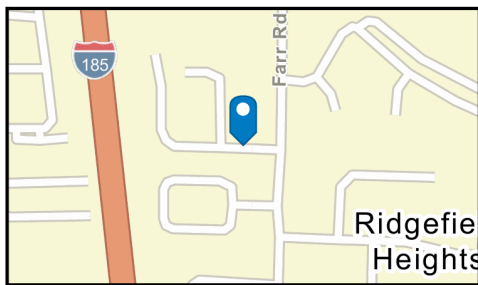
527 Farr Road

527 Farr Road, Columbus, GA, 31907

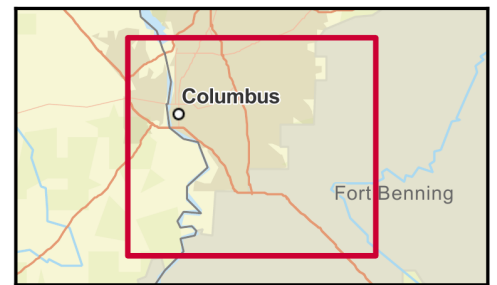
TRAFFIC COUNT - STUDY AREA (RINGS: 1, 3, 5 MILE RADIUS)



Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q4 2021).



Angelica Rozwadowski, Commercial S.

Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtoranglica.com
7830 Veterans Parkway, STE C, Columbus GA 31909



Flood Risk Analysis

FEMA Map Last Updated:2020-03-04

Flood map service is temporarily not available. Please try again later.



Angelica Rozwadowski, Commercial S...

Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909



Flood Hazard Designations

FEMA Map Last Updated:2020-03-04

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

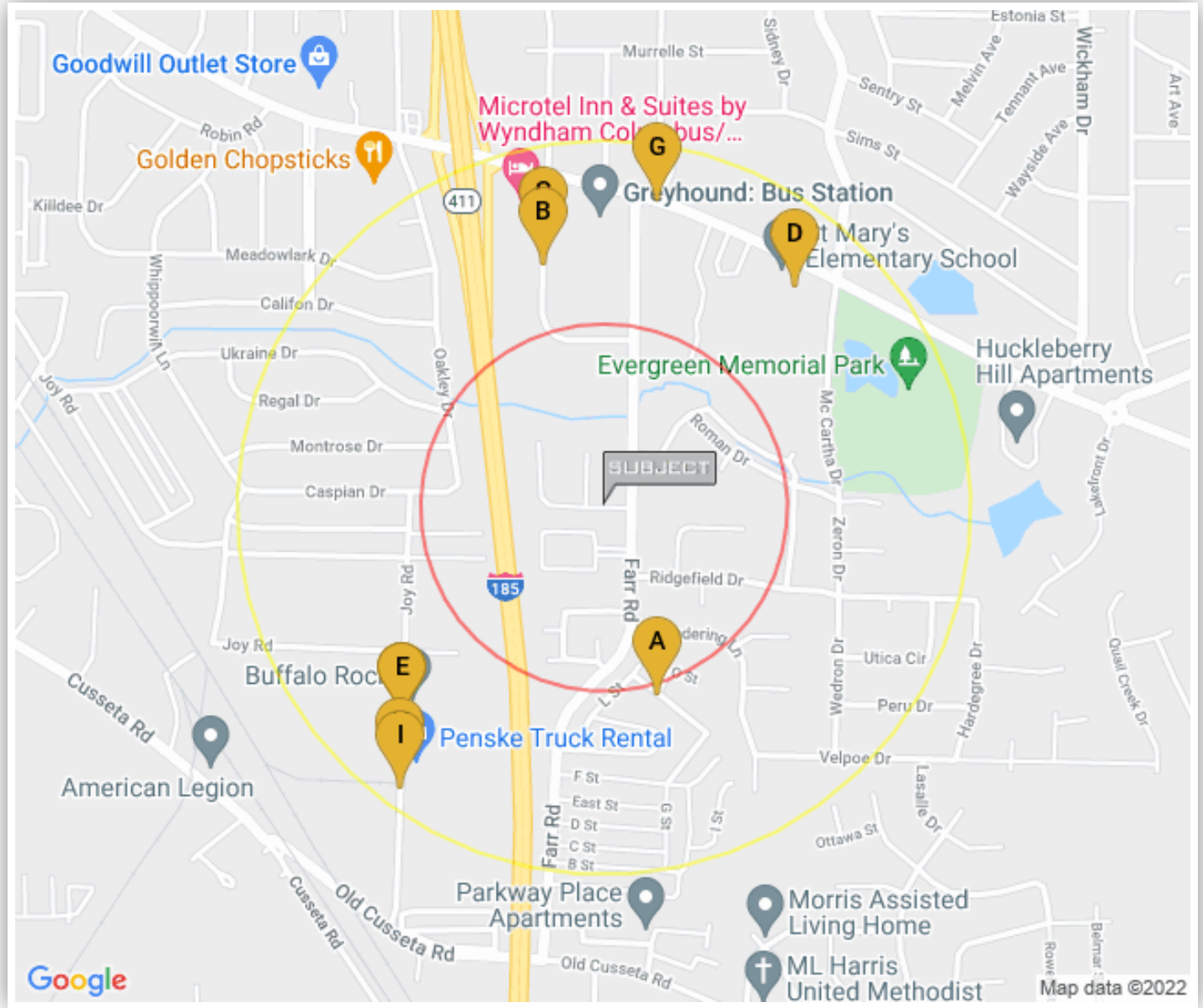
Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



Angelica Rozwadowski, Commercial S...

Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909

ENVIRONMENTAL RISK ANALYSIS



Angelica Rozwadowski, Commercial S...

Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909



Locations within 0.25 mile of Subject

There are no environmental hazards in our database within this area.

Locations within 0.50 mile of Subject

A EXXON CO USA #44180 Latest Update: 26-Jan-2012

Site Type: STATIONARY **Address:** 4416 N EXPRESSWAY
County: MUSCOGEE **Facility Detail Report:** [110005702187](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO		ALDA POOL	713-656-7709
UNSPECIFIED UNIVERSE	RCRAINFO		ALDA POOL	713-656-7709

B TSI CONTRACTING Latest Update: 28-Mar-2014

Site Type: STATIONARY **Address:** 313 FORD DR
County: MUSCOGEE **Facility Detail Report:** [110038902658](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO		CARLOS GIORDANO	678-758-2508
UNSPECIFIED UNIVERSE	RCRAINFO		CARLOS GIORDANO	678-758-2508

C L & T SERVICES LLC Latest Update: 12-Feb-2008

Site Type: STATIONARY **Address:** 310 FORD DR
County: MUSCOGEE **Facility Detail Report:** [110013437904](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	GEIMS		RONMAHONEY	7066821021
STATE MASTER	GEIMS		RON MAHONEY	7066821021





Latest Update:

ST. MARYS ROAD AND NORTHSTAR ROAD ROUNDABOUT EPD-WCD

Site Type: STATIONARY **Address:** INTERSECTION OF ST. MARYS ROAD NORTHSTAR ROAD
County: MUSCOGEE COUNTY
Country: USA **Facility Detail Report:** [110070005610](#)

Interest Type	Source	Contact Role	Contact Name	Phone
ICIS-NPDES NON-MAJOR	NPDES	facility contact	RYAN PRUETT	
STORM WATER CONSTRUCTION	NPDES	facility contact	HARRY WESTCOTT	
ICIS-NPDES NON-MAJOR	NPDES	facility contact	HARRY WESTCOTT	
STORM WATER CONSTRUCTION	NPDES	facility contact	RYAN PRUETT	



BUFFALO ROCK COMPANY

Latest Update: 03-May-2015

Site Type: STATIONARY **Address:** 4356 ALLIED DRIVE
County: MUSCOGEE **Facility Detail Report:** [110045469792](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
FORMAL ENFORCEMENT ACTION	ICIS			
OSHA ESTABLISHMENT	OSHA-OIS			
ENFORCEMENT COMPLIANCE ACTIVITY	ICIS			



AMERICAN CAN CO

Latest Update: 08-Aug-2010

Site Type: STATIONARY **Address:** 4356 ALLIED DR
County: MUSCOGEE **Facility Detail Report:** [110005670773](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO		WILLIAM CAIL	4046871240
UNSPECIFIED UNIVERSE	RCRAINFO		WILLIAM CAIL	404-687-1240



Angelica Rozwadowski, Commercial S...



G FLOCO INC DBA QUICK CHANGE FOOD

Latest Update: 29-Dec-2014

Site Type: STATIONARY **Address:** 4126 ST MARYS RD
County: MUSCOGEE **Facility Detail Report:** [110013433542](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	GEIMS	owner	JOEYHAND	912-384-1246

H UPS TRUCK LEASING

Latest Update: 26-Jan-2012

Site Type: STATIONARY **Address:** 4333 ALLIED DR
County: MUSCOGEE **Facility Detail Report:** [110005712764](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO		TRIPP ESKRIDGE	770-206-4151
UNSPECIFIED UNIVERSE	RCRAINFO		TRIPP ESKRIDGE	770-206-4151

I PENSKE TRUCK LEASING

Latest Update: 04-Dec-2014

Site Type: STATIONARY **Address:** 4346 ALLIED DRIVE
County: MUSCOGEE **Facility Detail Report:** [110005682458](#)
Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO	sr environmental compliance engineer	CHRISTOPHER HAWK	610-775-6123
STATE MASTER	GEIMS	pipng super	THOMAS GIBSON	7329294195
STATE MASTER	GEIMS	facilities director	THOMAS GIBSON	5614888205
STATE MASTER	GEIMS		ENVIR SERV	610-775-6406



Angelica Rozwadowski, Commercial S...



Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Disclaimer

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way.

This report is intended to provide general information on a particular subject or subjects and is not an exhaustive treatment of such subject(s). Accordingly, the information in this report is not intended to constitute any legal, consultative or other professional advice, service or contract in any way. Century 21 Premier Real Estate makes no express or implied representations or warranties regarding this report or the information in it. Without limiting the foregoing, CRE Tech, Inc. and Century 21 Premier Real Estate does not warrant that the report or information in it will be error-free or will meet any particular criteria of performance or quality. CRE Tech, Inc. and Century 21 Premier Real Estate expressly disclaims all implied warranties, including, without limitation, warranties of merchantability, title, fitness for a particular purpose, non-infringement, compatibility, security and accuracy.

Your use of this report and information in it is at your own risk. You assume full responsibility and risk of loss resulting from the use of this report or information in it. None of CRE Tech, Inc., Century 21 Premier Real Estate, or their affiliates, or any partners, principals, stockholders or employees of any thereof will be liable for any special, indirect, incidental, consequential or punitive damages or any other damages whatsoever, whether in an action of contract, statute, tort (including, without limitation, negligence) or otherwise, relating to the use of this report or information contained in it.



527 Farr Road

527 Farr Road, Columbus, GA, 31907

AREA LOCATION MAP

527 Farr Road 527 Farr Road, Columbus, GA, 31907



Angelica Rozwadowski, Commercial S...

Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909

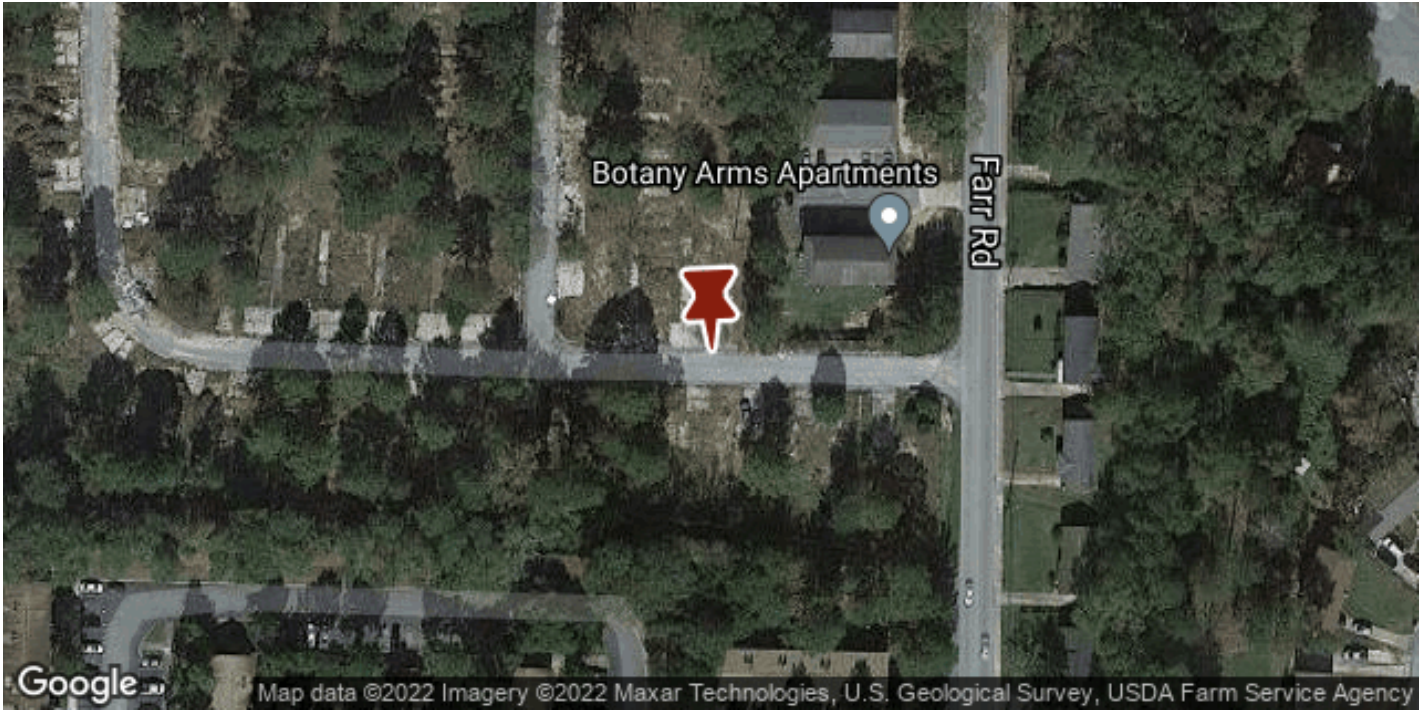


527 Farr Road

527 Farr Road, Columbus, GA, 31907

AERIAL ANNOTATION MAP

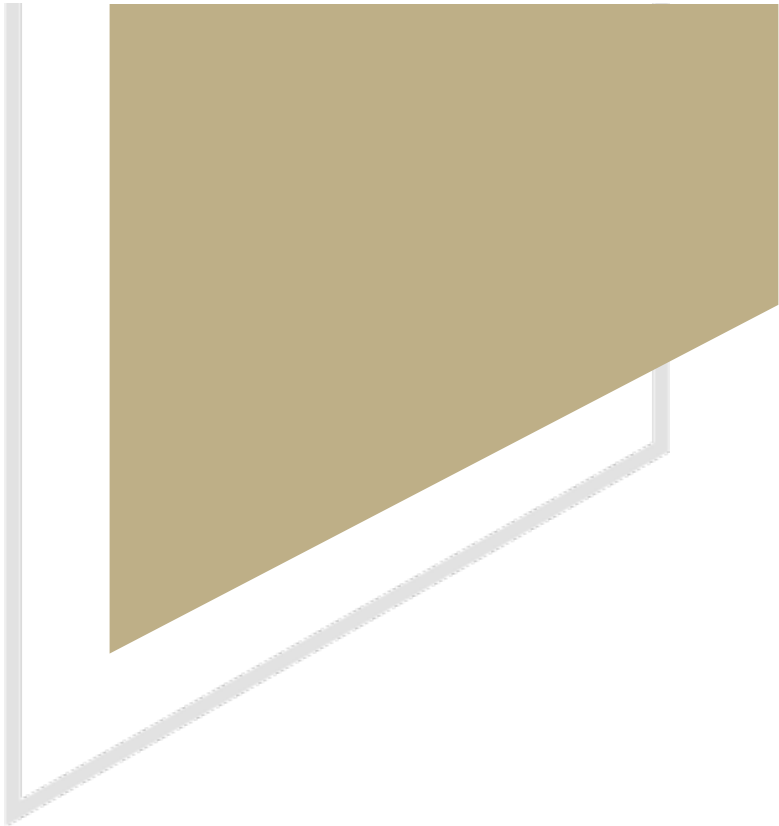
527 Farr Road
527 Farr Road, Columbus, GA, 31907



Angelica Rozwadowski, Commercial S...

Century 21 Premier Real Estate
Phone : +17066049887
Email : realtor.angelicam@gmail.com
www.commercialrealtorangelica.com
7830 Veterans Parkway, STE C, Columbus GA 31909





**CENTURY 21
COMMERCIAL.**
Premier Real Estate

CENTURY 21 PREMIER REAL ESTATE
*ANGELICA ROZWADOWSKI, COMMERCIAL
SPECIALIST*



+17066049887



realtor.angelicam@gmail.com



7830 Veterans Parkway, STE C, Columbus, GA, 31909, United States

