



**COLDWELL  
BANKER  
COMMERCIAL**

**METRO BROKERS**

**FOR SALE**

## 2509 MANCHESTER EXPRESSWAY

Columbus, GA 31904

AVAILABLE SPACE

5,141 SF

PRICE REDUCTION!

\$899,000

AREA

From Atlanta, travel south on I-75/I-85 S. Follow I-85 S and I-185 S to GA-85 S/US-27 ALT S/Manchester Expy in Columbus. Take exit 7 from I-185 S. Turn right onto GA-85 S/US-27 ALT S/Manchester Expy. Property will be on your right in approx. 0.25 miles.



### OFFICE

Kurt Cooper

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**COLDWELL BANKER COMMERCIAL  
METRO BROKERS**

5775 Glenridge Drive, Building D, Suite 200, Atlanta, GA 30328  
678.320.4800



## 2509 MANCHESTER EXPRESSWAY

Columbus, GA 31904

SALE



### OFFERING SUMMARY

Sale Price:	\$899,000
Lot Size:	0.4 Acres
Building Size:	5,141 SF
Zoning:	NC
Traffic Count:	35,000 VPD
Price / SF:	\$174.87

### PROPERTY OVERVIEW

Foreclosure! To be sold AS IS - WHERE IS. Recently closed, 5,141 sq. ft. animal hospital, built to a very high architectural standards in 2007, with brick veneer and split block construction. Located on busy Manchester Expressway with a traffic count of over 35,000 vehicles per day. Conveniently located within 1/2 mile of Exit 7 of Interstate 185. The building sits on a .4 acre lot, and has parking lot for 17 vehicles. Building features high end architectural features and finishes, including tiled floors, wooden cabinetry and built-ins, coffered ceilings, fans, and skylights. Partial listing of rooms includes, waiting room, 3 station built-in receptionist desk, 4 exam rooms, procurement office, lab/pharmacy, surgery prep, surgery room, x-ray room, isolation room, owner/manager's office with private restroom, grooming facilities, kennel facilities. Other features include security cameras, interior and exterior, exterior lighting, covered entrance, electronic sign, and advertising billboard. A considerable amount of furniture, fixtures and equipment are to be included.

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**SALE**

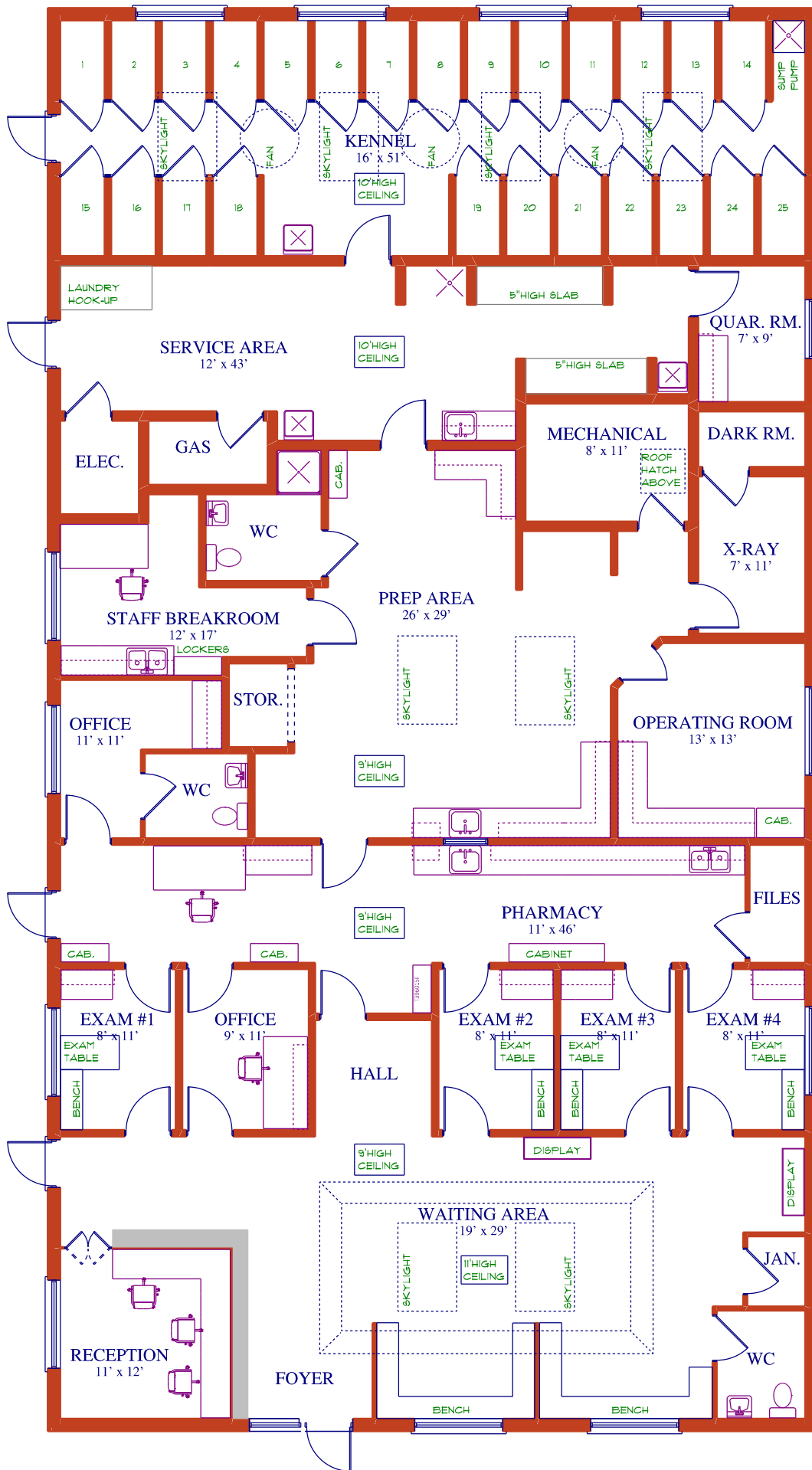
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**MAIN FLOOR PLAN**

SCALE: 1" = 10'

5141 SF

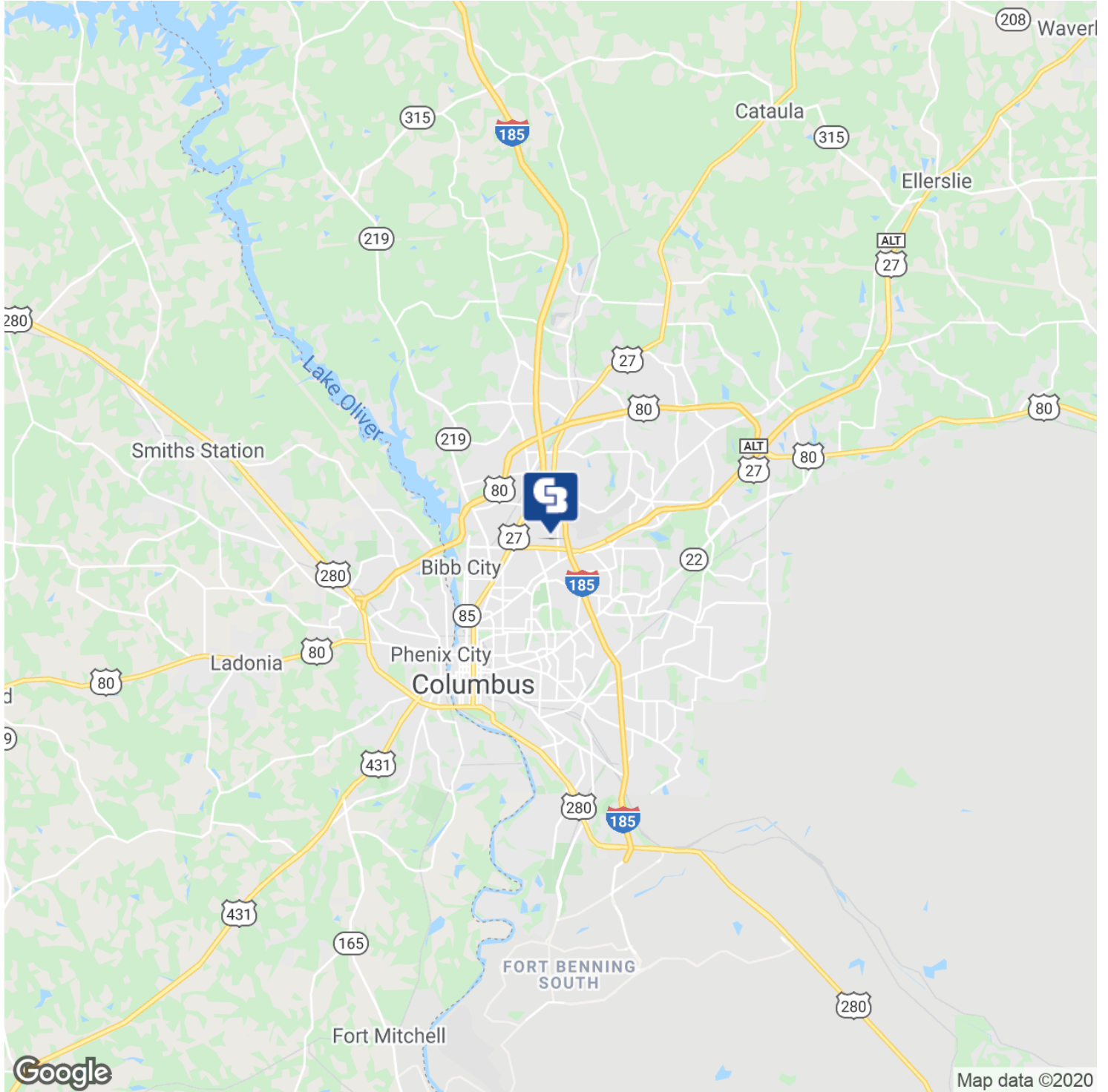




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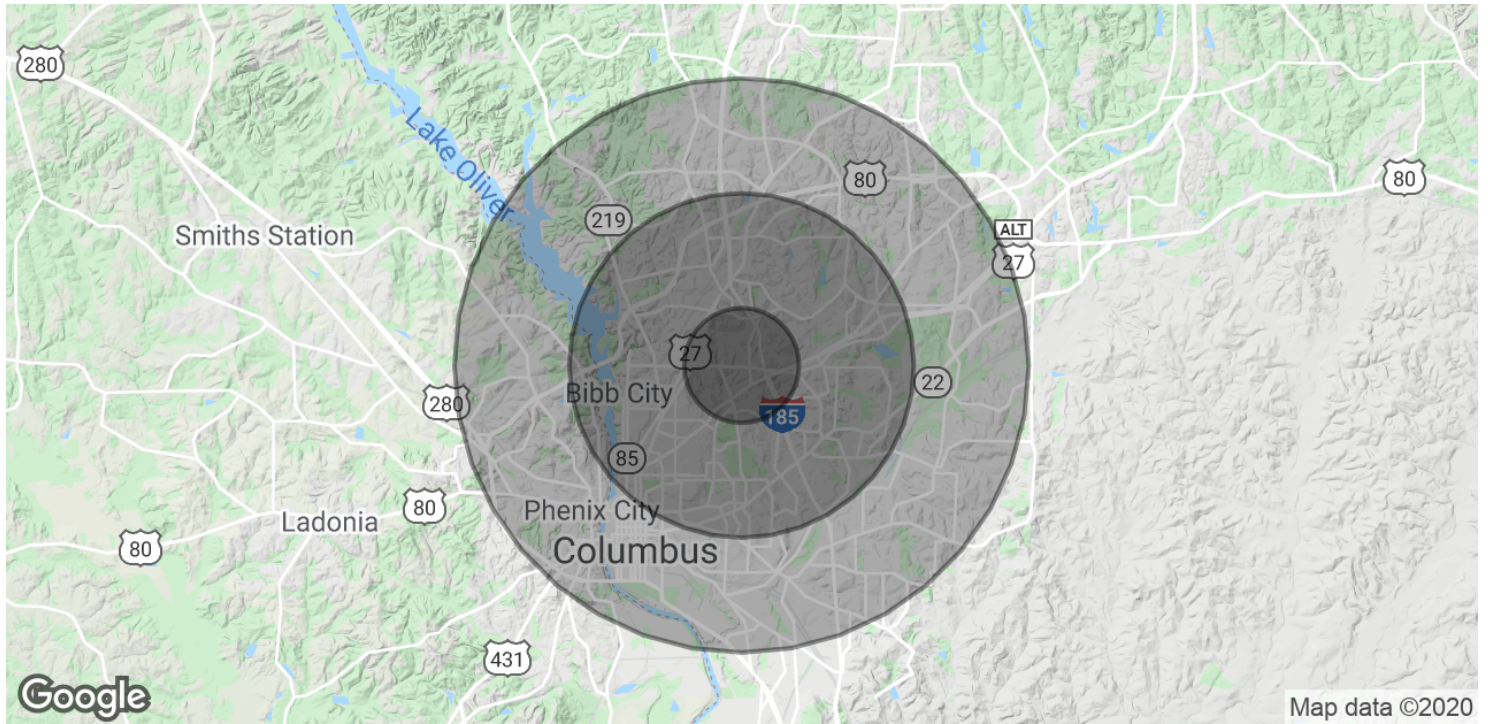
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## 2509 MANCHESTER EXPRESSWAY

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,051	63,137	147,047
Average age	40.1	37.1	36.0
Average age (Male)	37.4	35.7	34.4
Average age (Female)	41.3	37.9	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,460	27,433	61,622
# of persons per HH	2.3	2.3	2.4
Average HH income	\$54,910	\$55,214	\$51,894
Average house value	\$158,533	\$169,954	\$148,793

\* Demographic data derived from 2010 US Census

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