

4695 & 4679 Buena Vista Road
1000 Hunt Avenue
Columbus, GA 31907
Muscogee County

~~\$1,500,000~~ \$1,200,000
INVESTMENT | BUENA VISTA VILLAGE



- Two (2) buildings totaling 17,500 SF + outparcel with ATM
 - 4695 BUENA VISTA ROAD – 10,000 SF building inline with adjacent buildings of Buena Vista Village. Lot size = 2.14 acres.
 - 4679 BUENA VISTA ROAD – 7,500 SF freestanding multi-tenant building situated on 1.1 acres.
 - 1000 HUNT AVENUE – 1.77 acres with ATM on property.
- High traffic location approximately 1.2 miles from Interstate 185 (Exit 4)
- Convenient to Fort Benning, Columbus State University and the Georgia-Alabama state line



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | www.thesummitgroupmacon.com

For additional information contact:
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Traffic Counts: (GDOT 2018 Published Data estimate)

Buena Vista Road – 28,400 vpd
 I-185 N of Buena Vista Road – 64,400 vpd
 I-185 S of Buena Vista Road – 54,900 vpd

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2019 Population:	8,767	64,640	134,043
2024 Population Estimate:	8,669	64,426	134,011
2019 Households:	3,343	25,492	52,299
2024 Households Estimate:	3,313	25,426	52,403
2019 Average HH Income:	\$49,416	\$55,832	\$52,608
2024 Average HH Income Estimate:	\$57,940	\$65,719	\$61,827



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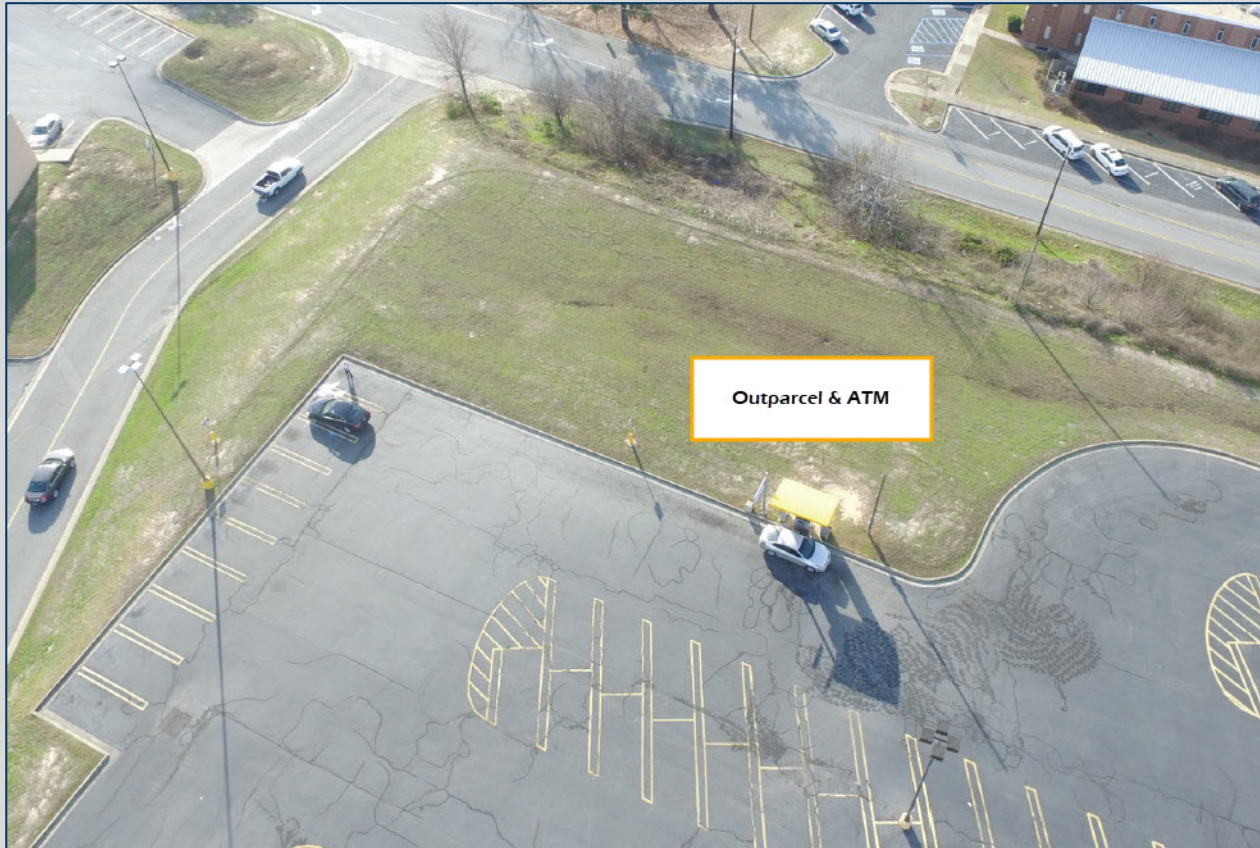
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Outparcel & ATM



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