

# PRIME COMMERCIAL LAND FOR SALE

## 18<sup>TH</sup> AVE JUST EAST OF HWY 45

### COLUMBUS, MS



**LOCATION:** 503 18<sup>th</sup> Ave, just east of Highway 45, next to Cook Out & across 18<sup>th</sup> Ave from Chick-fil-A, PetsMart, TJ Maxx, Ulta Beauty & Walgreens. Other area retailers & QSRs include Walmart, Kroger, Hobby Lobby, McDonald's, Zaxby's, McAlister's Deli, Jimmy John's, Cracker Barrel & Starbucks.

**DESCRIPTION:** Approximately 3.7 acres. 140 feet of frontage on 18<sup>th</sup> Ave & 418 feet deep. Existing metal bldg containing approx.. 15,117 sf & a brick residence containing approx. 2,366 sf. Zoned C-3, Hwy Comm Zoning.

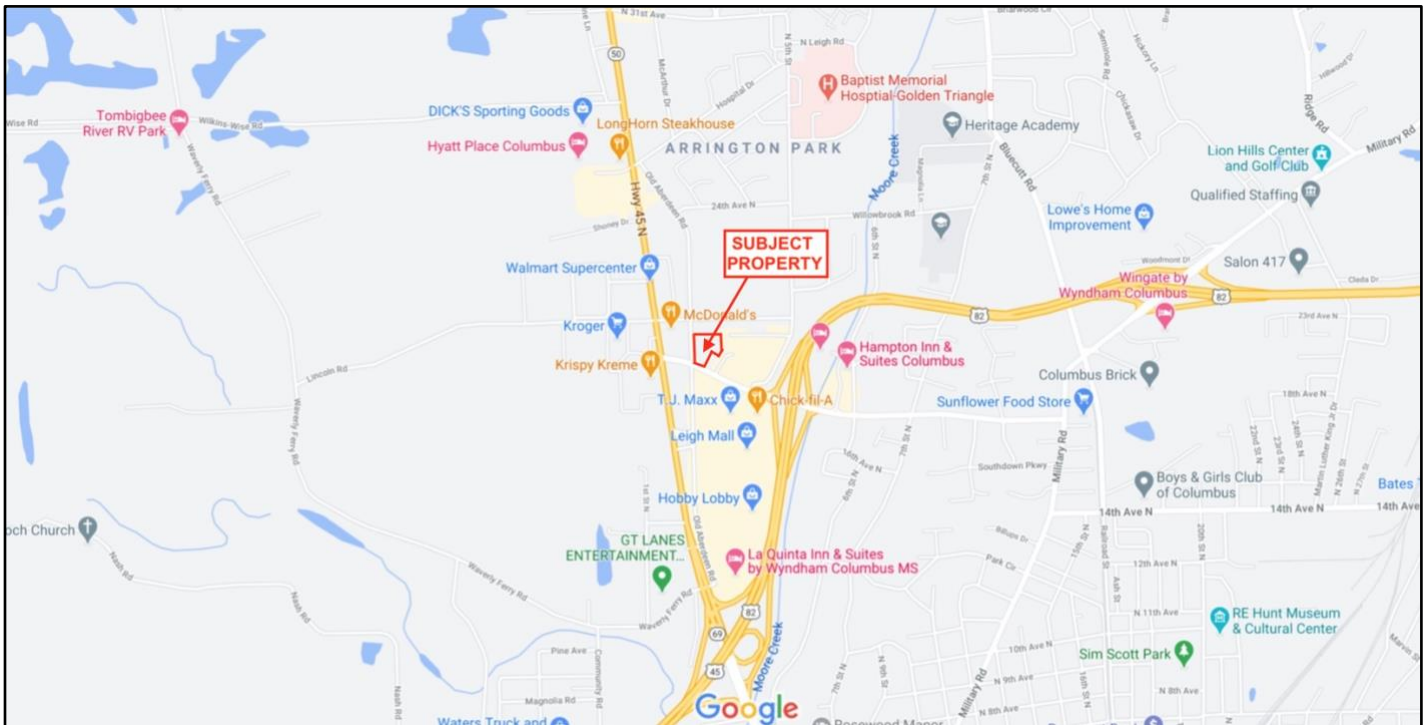
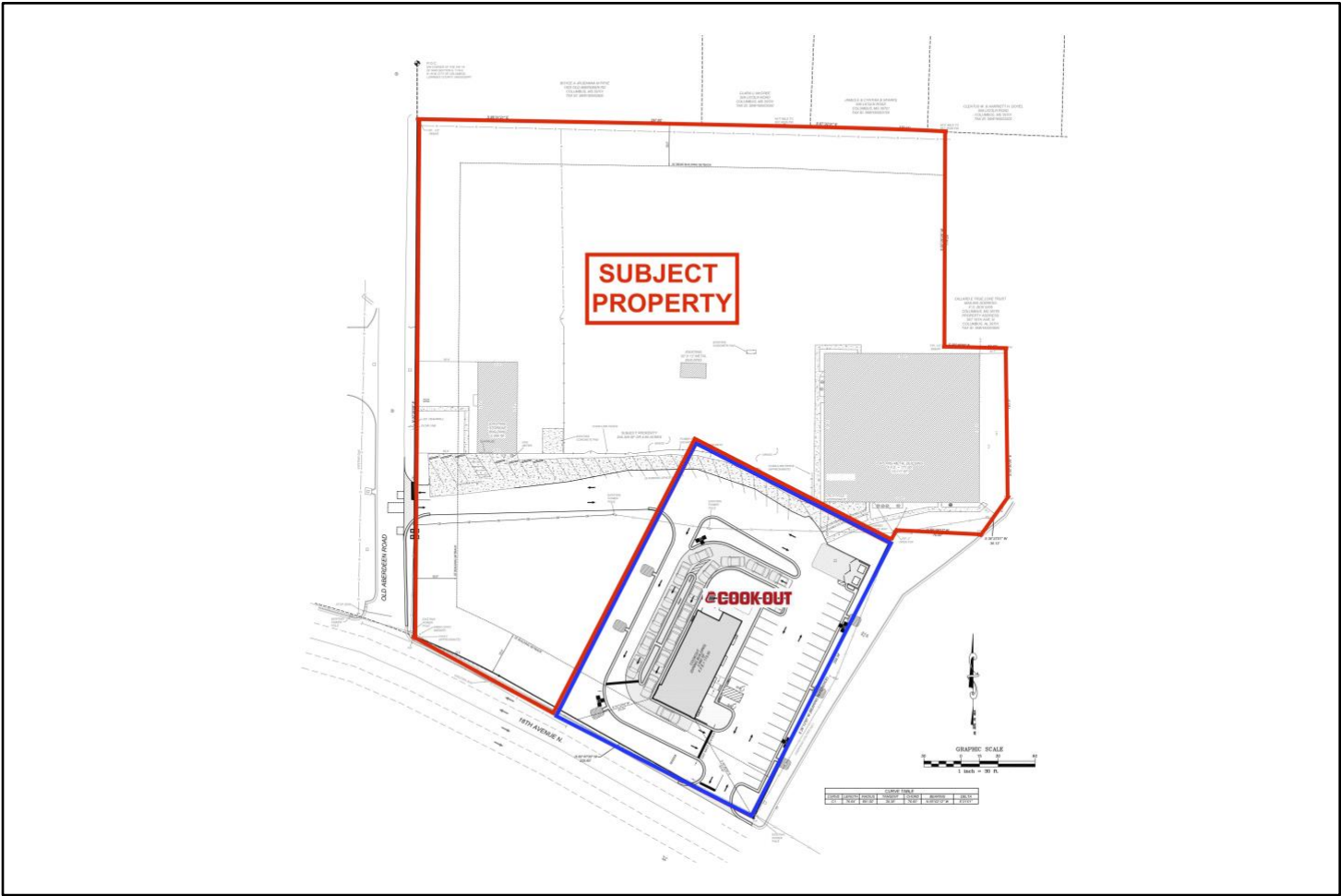
**SALES PRICE:** Negotiable

**TRAFFIC COUNT:** Hwy 45 – 26,000  
Hwy 82 – 25,000



Demographics	1-Mile	3-Mile	5-Mile
Population	3,334	19,235	32,860
Avg HH Income	\$70,687	\$57,995	\$56,795
Daytime Population	6,375	16,753	20,554

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