

PRIME RETAIL SITES

BUILD-TO-SUIT
OR GROUND LEASE

Walmart   0.6 Mile
1 Min Drive.



SHOE SHOW




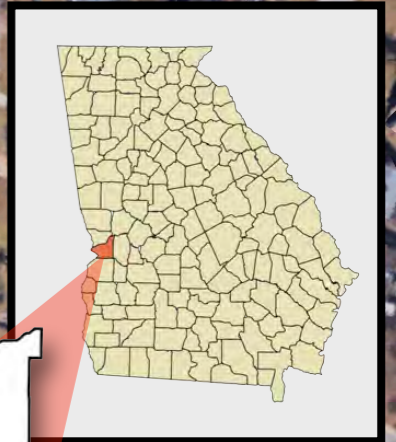
HERITAGE
CORNERS
SHOPPING CENTER
9.365 ACRES

 Victory Dr.
26,700 VPD 

FORT BENNING ROAD

Residential
Community

 Fort Benning Rd.
8,080 VPD



CLOSE PROXIMITY
TO FORT BENNING

HERITAGE
CORNERS
SHOPPING CENTER

SPACE AVAILABLE
FORT BENNING /COLUMBUS - GA

3759 Victory Dr. Columbus, GA 31903

PROPERTY SUMMARY



SURROUNDING BUSINESSES



TRAFFIC COUNTS



VICTORY DRIVE

26,700 VPD

FORT BENNING ROAD

8,080 VPD

Heritage Corners is located in a Federal Opportunity Zone and a New Market Tax Credit area it is Hub Zone/Qualified.



CLOSE PROXIMITY TO HOUSEHOLDS

Growing Area



STRONG CAR TRAFFIC



HIGH DENSITY POPULATION

114,662 within a 5 mile radius



LOCATED NEXT TO FORT BENNING



SIGNALIZED INTERSECTION



GREAT VISIBILITY AND ACCESS



NO BARRIERS TO ENTRY



MAJOR STREET WITH TRAFFIC FLOW



Victory Dr. & Fort Benning Rd.

ROAD FRONTAGE CONVENIENT ACCESS

26,700 VPD & 8,080 VPD

DEMOGRAPHIC PROFILE

POPULATION	1 MILES	3 MILES	5 MILES
2020 Estimated Population	8,778	44,724	97,158
2025 Projected Population	9,526	47,839	103,371
Projected Annual Growth 2020 to 2025	748 - 1.7%	3,115 - 1.4%	6,213 - 1.3%

HOUSHOLDS	1 MILES	3 MILES	5 MILES
2020 Estimated Households	3,462	16,660	36,836
HH Growth 2020 to 2025	223 - 1.3%	864 - 1.0%	1,610 - 0.9%

HOUSEHOLD INCOME	1 MILES	3 MILES	5 MILES
2020 Estimated Median Household Income	\$31,509	\$38,623	\$40,826

BUSINESS	1 MILES	3 MILES	5 MILES
2020 Estimated Total Businesses	267	984	3,622
2020 Estimated Total Employees	1,783	8,330	68,189

MAJOR EMPLOYERS IN MUSCOGEE COUNTY, GA	# OF EMPLOYEES
Fort Benning	42,870
TSYS, a Global Payment Company	5,500
Muscogee County School District	5,125
Aflac	3,800
Columbus Consolidated Government	3,000
Kia Motors Manufacturing	2,700
Piedmont Columbus Regional	2,850
St. Francis-Emory Healthcare	2,500
Pratt & Whitney	2,250
Anthem Blue Cross Blue Shield	1,650

5 Mile Radius



\$50,120

AVERAGE HH INCOME



97,158

POPULATION



36,836

HOUSEHOLDS



3.5%

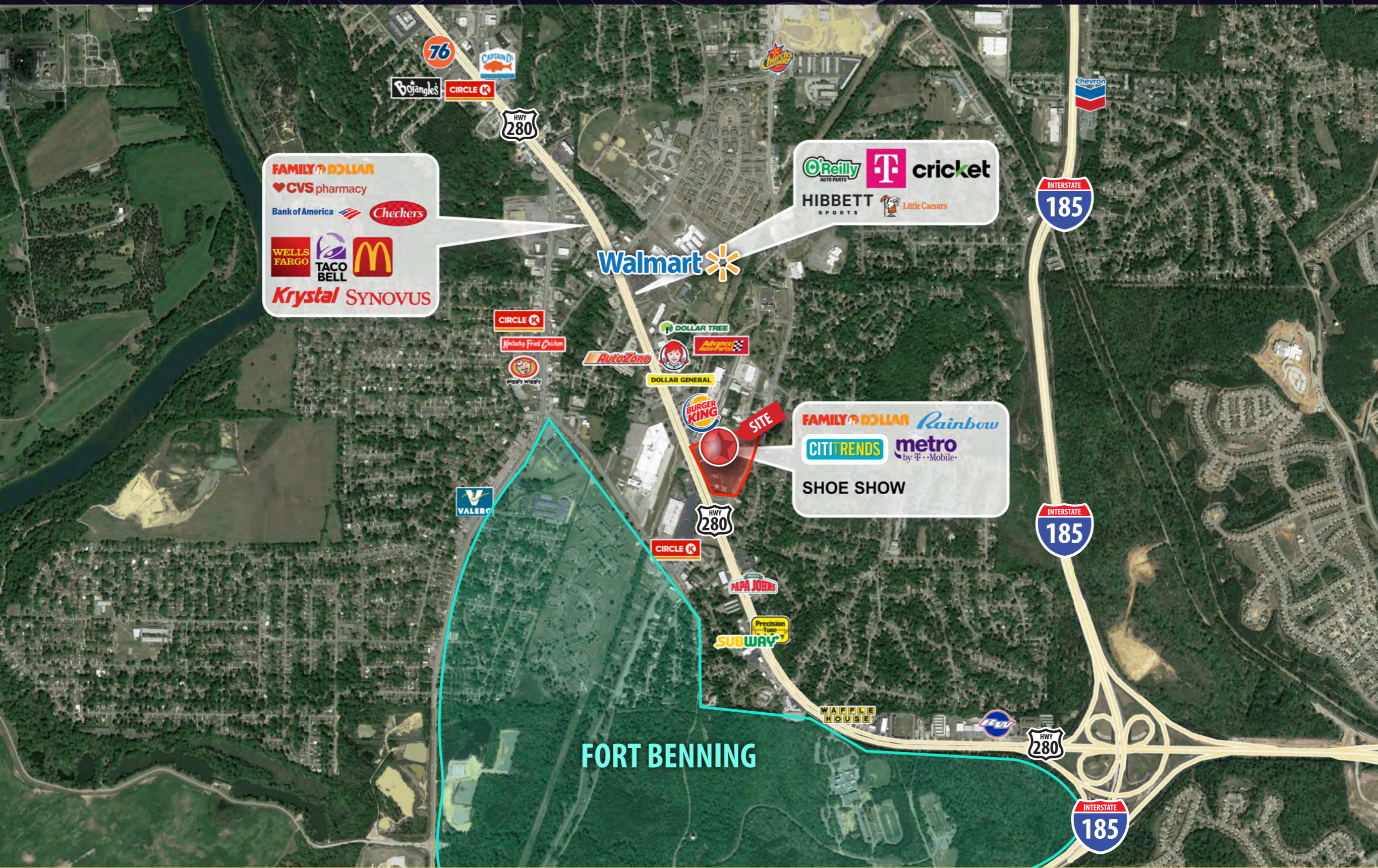
UNEMPLOYMENT RATE



74,674

LABOR FORCE

MARKET OVERVIEW



FAMILY DOLLAR
CVS pharmacy
 Bank of America **Checkers**
WELLS FARGO **TACO BELL** **McDonald's**
Krystal **SYNOVUS**

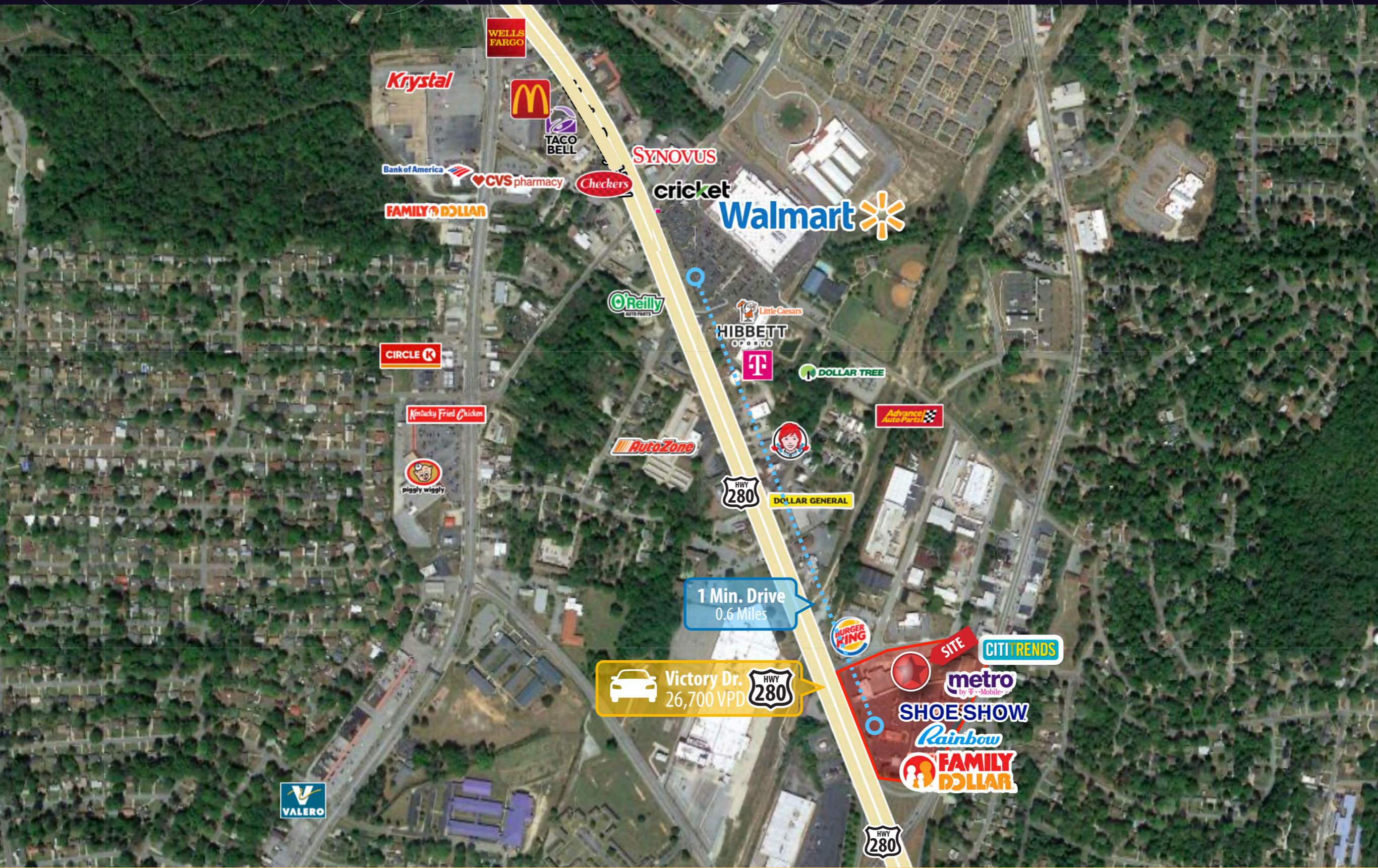
O'Reilly AUTO PARTS **cricket**
HIBBETT SPORTS **Little Caesars**

FAMILY DOLLAR **Rainbow**
CITITRENDS **metro by T-Mobile**
SHOE SHOW

Walmart

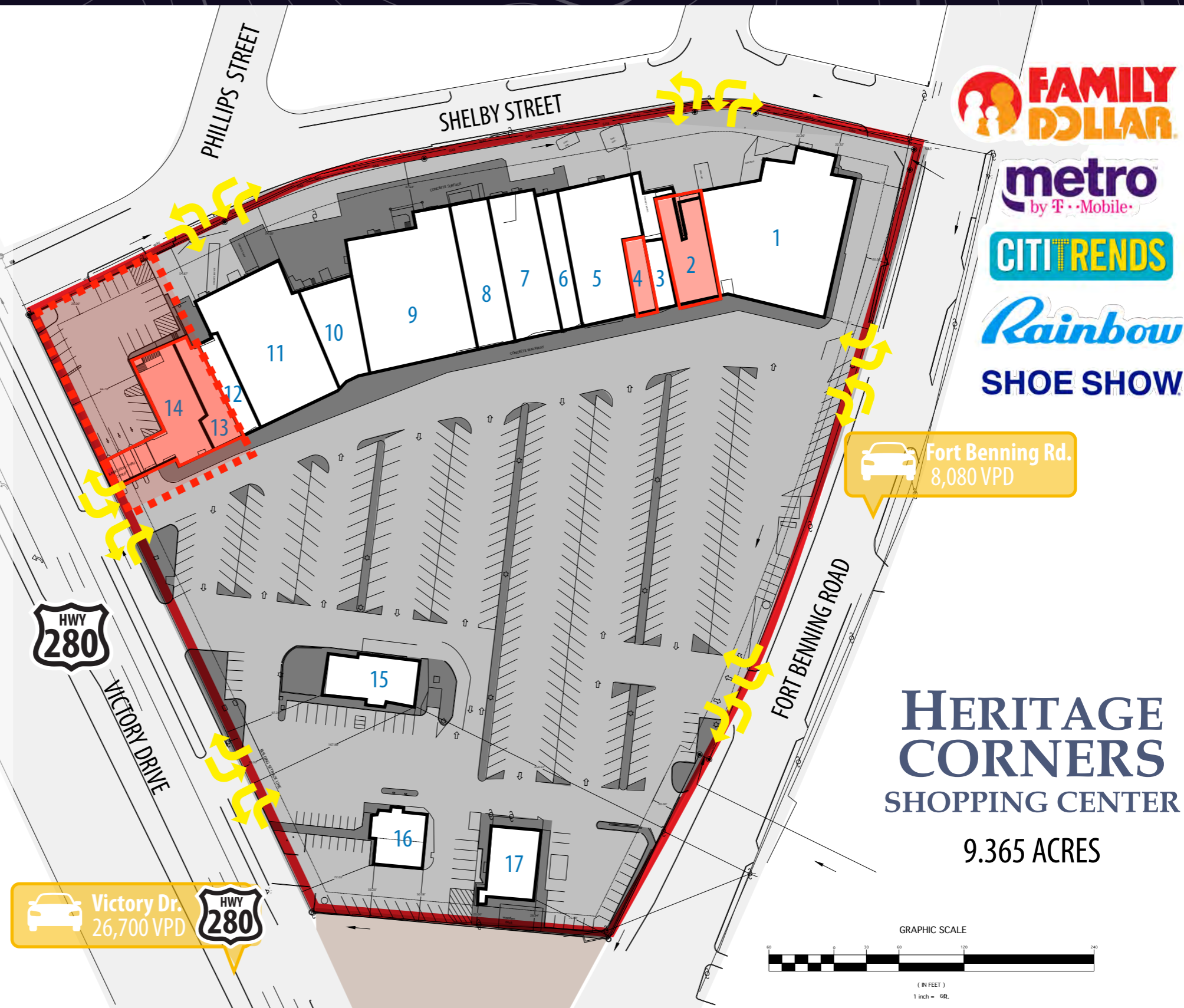
FORT BENNING

SURROUNDING RETAIL



SITE OVERVIEW

STORE #	TENANT
1	Citi Trends
2	VACANT
3	Chinese Restaurant
4	VACANT
5	MadRag
6	Metro by T-Mobile
7	Shoe Show
8	Rent-A-Center
9	Family Dollar
10	Rainbow
11	Simply 10
12	Super Nails
13	VACANT
14	VACANT
15	Sharks Fish n' Chicken
16	TitleMax
17	Vallarta Mexican Restaurant



HERITAGE CORNERS SHOPPING CENTER

9.365 ACRES

COLUMBUS, GA

Columbus, located in Western Georgia, is the second-largest city in the state. the city has a population of **over 200,000 people, and approximately 315,000 in its metro area.** the city is typically divided into 5 geographic areas: downtown, east Columbus, Midtown, north Columbus, and south Columbus. Columbus is known for being an excellent place to live, thanks to its high quality of life, low cost of living, and friendly residents. the city is also a large tourist location in the south due to its many attractions.

Columbus is home to a number of businesses, including several notable corporate headquarters. Aflac, Carmike Cinemas, TSYS, Realtree, Synovus, and the W.C. Bradley Co. all are headquartered in the city.

Columbus offers a wide array of entertainment for visitors and residents to enjoy. Indoor entertainment includes museums, dining, shopping, and theaters. some of the most popular sights in the city are the Coca-Cola space science Center, the Columbus Museum, and the riverCenter for the Performing arts. due to Columbus's location next to the Chattahoochee river, there are an abundance of activities available to outdoor enthusiasts. The Chattahoochee riverwalk is a linear park that wraps around the banks of the river, which has been named the world's best manmade whitewater course by USAToday.



FORT BENNING

Fort Benning is a United States Army post straddling the Alabama–Georgia border next to Columbus, Georgia. Fort Benning supports more than **120,000 active-duty military, family members, reserve component soldiers, retirees and civilian employees on a daily basis, it is a true military community.**

There are 4,000 homes on post that stay full year round with waiting lists.

Fort Benning has graduation ceremonies nearly every Thursday and Friday mornings of the year. These ceremonies take place adjacent to the National Infantry Museum which is just down the street from Heritage Corners Shopping Center.

Fort Benning population has the following: **12,816 Military (Permanent Active Duty); 19,912 Military Trainees (weekly average); 26,900 Family Members; and 3,745 Civilian Workers.**

Fort Benning is the 6th largest installation and 3rd largest troop density.


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