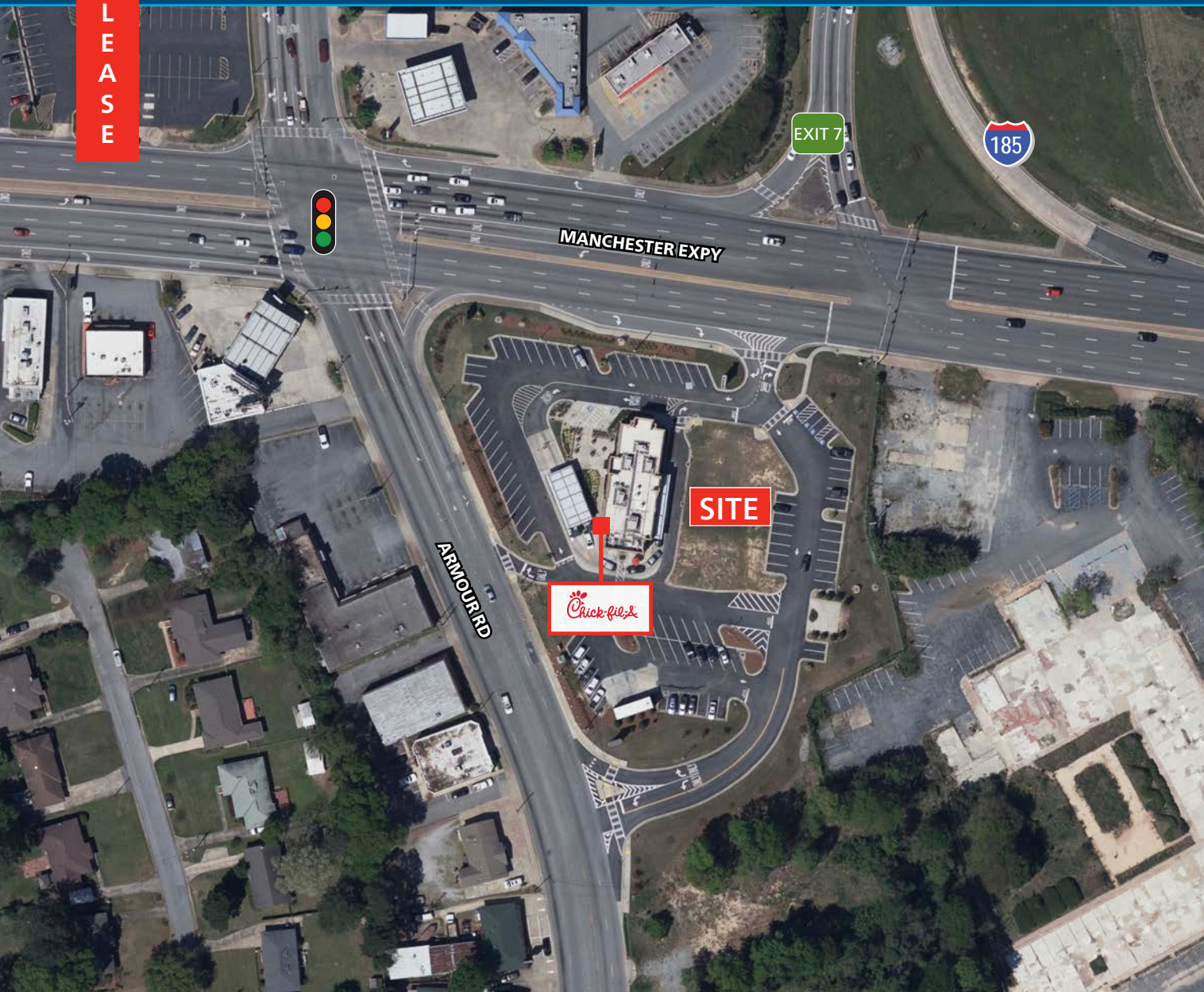


# 2730 MANCHESTER EXPRESSWAY

Columbus, GA 31904



**FOR SALE OR LEASE**  
**2,000 - 3,500 SF**

## PROPERTY HIGHLIGHTS

- Restaurant space available with potential drive-thru
- Ample up-front parking and multiple access points
- Directly across from I-185 southbound Exit 7
- Excellent visibility along Manchester Expressway, which carries 36,500 VPD
- Approximately 1/2 mile from St. Francis/Emory Healthcare Hospital, a 376 bed facility with more than 2,800 physicians and staff
- Less than 1 mile to Columbus State University, which houses nearly 10,000 students, faculty, and staff
- The northeast Columbus corridor is home to shopping destinations like Peachtree Mall and The Landings

COURTNEY BRUMBELOW

P: 770.913.3905

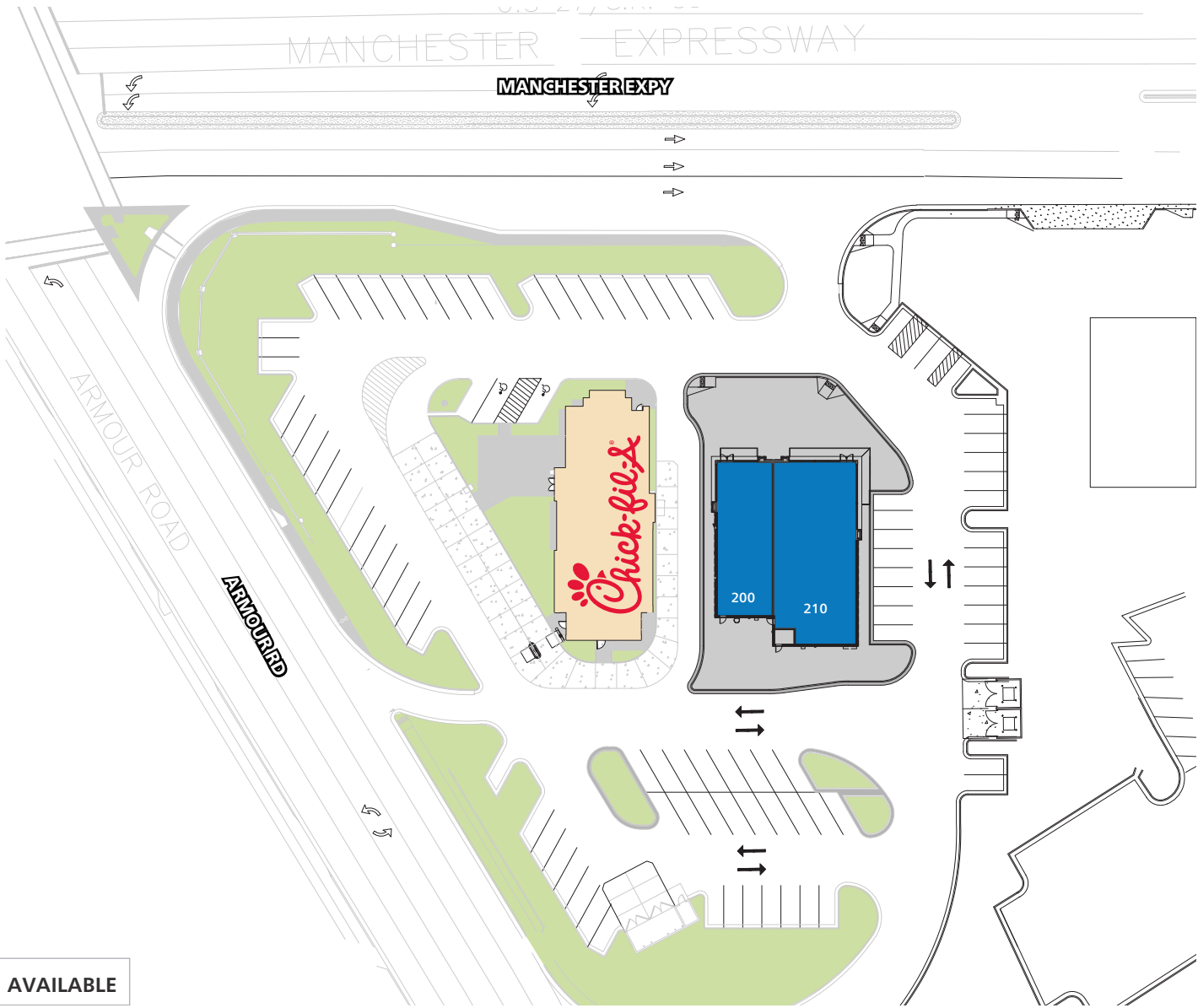
E: cbrumbelow@ackermanco.net

**Ackerman Retail**  
A DIVISION OF ACKERMAN & CO

# 2730 MANCHESTER EXPRESSWAY

Columbus, GA 31904

STE	TENANT	SIZE
	Chick-Fil-A	4,877
200	AVAILABLE	2,000
210	AVAILABLE	3,500



  AVAILABLE

## Ackerman Retail

COURTNEY BRUMBELOW

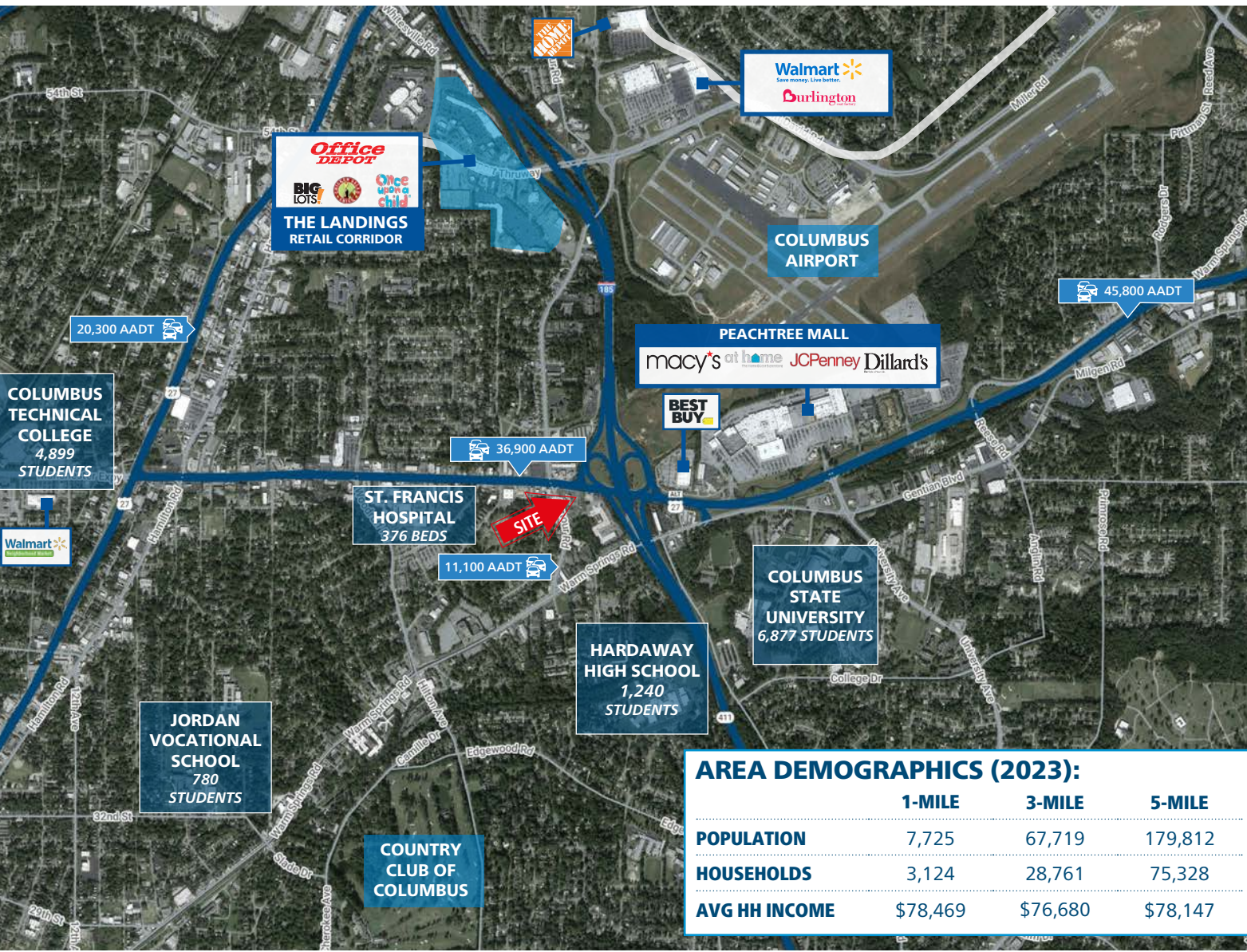
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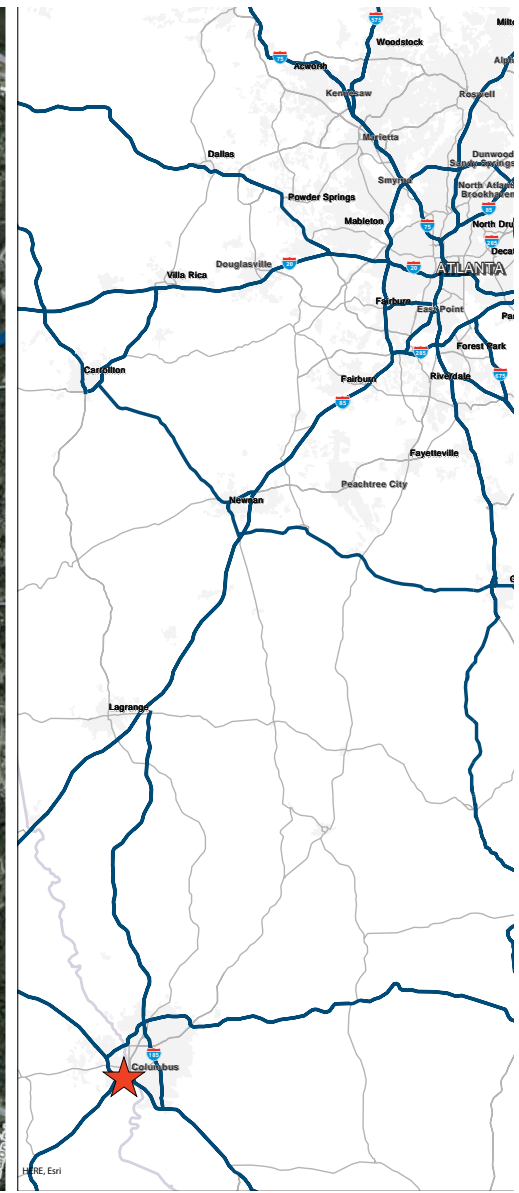
# 2730 MANCHESTER EXPRESSWAY

Columbus, GA 31904



**AREA DEMOGRAPHICS (2023):**

	1-MILE	3-MILE	5-MILE
<b>POPULATION</b>	7,725	67,719	179,812
<b>HOUSEHOLDS</b>	3,124	28,761	75,328
<b>AVG HH INCOME</b>	\$78,469	\$76,680	\$78,147



## Ackerman Retail

COURTNEY BRUMBLOW

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