

# RIVER SQUARE

1627 SOUTH LUMPKIN ROAD, COLUMBUS GA 31904



## LEASING OPPORTUNITIES AVAILABLE

### CENTER INFORMATION & HIGHLIGHTS

- WINN-DIXIE ANCHORED CENTER
- GREAT VISIBILITY FROM VICTORY DRIVE
- CO-ANCHORED BY CATO'S & EXTREME OUTFITTERS
- OTHER NATIONAL TENANTS INCLUDE:
  - LITTLE CAESARS
  - CATO'S
- LOCATED LESS THAN 1.5 MILES FROM NATIONAL INFANTRY MUSEUM
- LOCATED LESS THAN TWO MILES FROM FORT BENNING
  - FORT BENNING DAILY POPULATION 107,000
- 1,400 SF AVAILABLE SPACE

### DEMOGRAPHIC DATA

#### THREE MILE

- POPULATION: 42,839
- AVERAGE HOUSEHOLDS: 16,695
- AVERAGE INCOME: \$39,028
- AVERAGE AGE: 33

#### FIVE MILE

- POPULATION: 96,565
- AVERAGE HOUSEHOLDS: 38,490
- AVERAGE INCOME: \$42,678
- AVERAGE AGE: 34

FOR LEASING INFORMATION CONTACT ALLEN GORDON - 800.435.7834



240 BROOKSTONE CENTRE PARKWAY  
COLUMBUS, GA 31904  
PHONE: 800.435.7834 FAX: 706.327.4413

**ALLEN GORDON**  
LEASING AGENT  
AGORDON@VREI.NET  
800.435.7834  
706.604.4660 (Cell)



**ROBERTA McCARDLE**  
PROPERTY MANAGER  
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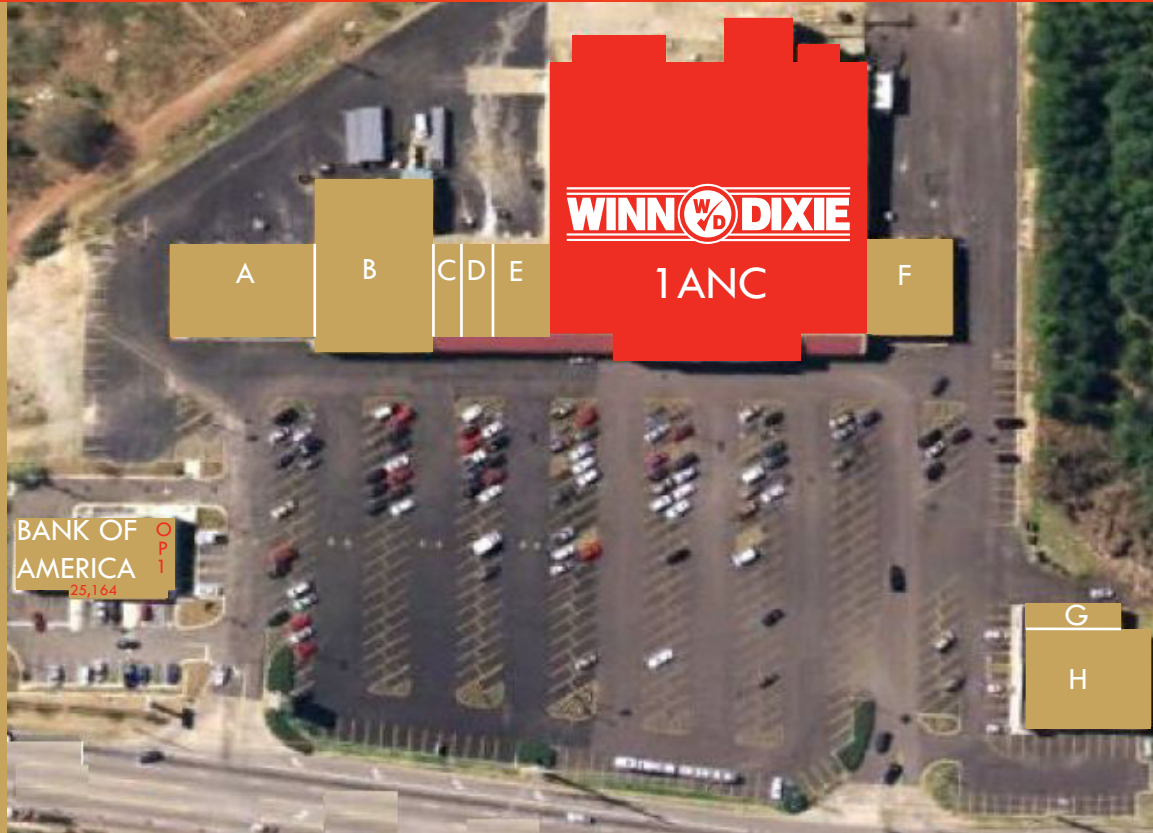


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## TENANT INFO

I/ANC	WINN DIXIE	44,000
A/B	EXTREME OUTFITTERS	14,470
C	LITTLE CAESAR'S PIZZA	1,400
D	LOAN SOUTH FINANCE AND TAX SERVICE OF COLUMBUS	1,400
E	SLEEP 4 CHEEP	2,800
F	MAC-LUMPKIN ROAD, LLC	4,200
G	WING TIME	1,200
H	CATO	5,600
OPI	BANK OF AMERICA	25,164



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