

STREET #	SPACE #	TENANT	SF
1627	1	CITY GEAR	6,000
1627	2	CVS	8,470
1627	3B	TAX ONE	1,400
1627	3A	LITTLE CAESAR'S PIZZA	1,400
1627	4	RENT-A-CENTER	2,800
1627	5	WINN DIXIE	44,000
1627	6	VACANT	4,200
1607	7	WING TIME	1,200
1607	8	CATO	5,600
1635		BANK OF AMERICA	
TOTAL			75,070

# River Square



706.327.4774 TEL  
706.327.4413 FAX  
[www.vrei.net](http://www.vrei.net)

LEASING AGENT: ALLEN GORDON  
706.604.4660 \* [AGORDON@VREI.NET](mailto:AGORDON@VREI.NET)  
PROPERTY MANAGER: ROBERTA MCCARDLE  
[RMCCARDLE@VREI.NET](mailto:RMCCARDLE@VREI.NET)

**VICTORY**  
REAL ESTATE INVESTMENTS  
240 BROOKSTONE CENTRE PARKWAY  
COLUMBUS, GA 31904

## COMMUNITY CENTER

1627 SOUTH LUMPKIN ROAD  
 COLUMBUS, GA  
 (SOUTHWEST CORNER OF LUMPKIN RD  
 & US HIGHWAY 280)

MUSCOGEE COUNTY

CENTER SIZE: 75,070  
 TOTAL STORES: 8  
 TRAFFIC COUNT: 31,100 CARS/DAY


ANCHOR STORES: WINN DIXIE, CVS

### DEMOGRAPHICS

THREE MILE  
 POPULATION: 45,410  
 AVG. HOUSEHOLDS: 17,226  
 AVERAGE INCOME: \$38,134  
 AVERAGE AGE: 31

FIVE MILE  
 POPULATION: 99,786  
 AVERAGE HOUSEHOLDS: 38,213  
 AVERAGE INCOME: \$41,543  
 AVERAGE AGE: 33



	RIVER SQUARE	1	SONIC
		2	KRYSTAL
		3	TACO BELL
		4	McDONALD'S