2026

FOR SALE



5420 & 5426
Veterans Pkwy
Columbus, GA 31904

± 2,430 SF
± 0.79 Acres

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Colliers

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THE OFFERING PORTFOLIO SUMMARY

PROPERTY SUMMARY	
Address	5420 & 5426 Veterans Pkwy Columbus, GA 31904
Total SF	2,430 SF
Land Area	0.79 AC

PROPERTY FEATURES

- Former Retail Bank Branch
- 2,430 SF Single-Story Building
- 0.79-AC Site
- 18 Surface Parking Spots
- 3 Drive-Thru Teller Lanes



Colliers has been retained on an exclusive basis to offer an investment sale opportunity at 5420 & 5426 Veterans Parkway, Columbus, Georgia 31904. The subject property is strategically positioned along Veterans Parkway, one of North Columbus' primary commercial corridors, providing strong visibility and convenient access within an established concentration of retail, office, medical, and service-oriented uses. The property's location provides excellent connectivity throughout the Columbus market and convenient access to surrounding residential and commercial areas.

The asset is situated within the well-established North Columbus commercial corridor, an area supported by a substantial mix of national and regional retailers, restaurants, professional services, healthcare providers, and other commercial users. Veterans Parkway serves as a major north-south thoroughfare through Columbus, creating a highly accessible location for businesses seeking visibility and proximity to the area's established customer base. Continued commercial development throughout North Columbus further reinforces the corridor as one of the city's principal retail and commercial destinations.

The Columbus market benefits from its position as a major economic and commercial center for West Georgia and the broader Chattahoochee Valley region. The area is supported by a diverse employment base spanning military, healthcare, financial services, manufacturing, education, and regional commerce. These economic drivers, combined with established residential growth and commercial activity throughout North Columbus, continue to support demand for strategically located commercial real estate. With its prominent Veterans Parkway location, surrounding development, and accessibility, 5426 Veterans Parkway presents an attractive opportunity for investors, owner-users, or developers seeking a well-positioned asset within one of Columbus' most active commercial corridors.

This offering presents buyers with an exceptional value-add opportunity on a 0.79 -acre property featuring multiple potential revenue streams. Priced significantly below replacement cost, the asset offers compelling investment value. The building is currently configured to accommodate two tenants, while more than four acres of paved outdoor storage provide the opportunity for an additional income-producing use or a potential third tenant.

THE OFFERING INVESTMENT HIGHLIGHTS



Convenient Interstate Access

Located in a retail area near I-185, providing convenient connectivity throughout Columbus and access to the broader regional transportation network.



Strong North Columbus Positioning

Located within the established North Columbus commercial area, with nearby commercial development extending along Veterans Parkway and supporting the property's long-term location fundamentals.



Prime Veterans Pkwy Location

Positioned directly along Veterans Parkway in North Columbus, offering strong visibility and convenient access within an established commercial corridor.



Established Commercial Corridor

Surrounded by an established mix of retail, restaurants, professional services, and other commercial uses supporting consistent activity along Veterans Parkway.



Flexible Repositioning Opportunity

The existing freestanding bank configuration provides an opportunity for continued financial-service use or repositioning for a variety of compatible commercial uses.



Purpose Built Commercial Asset

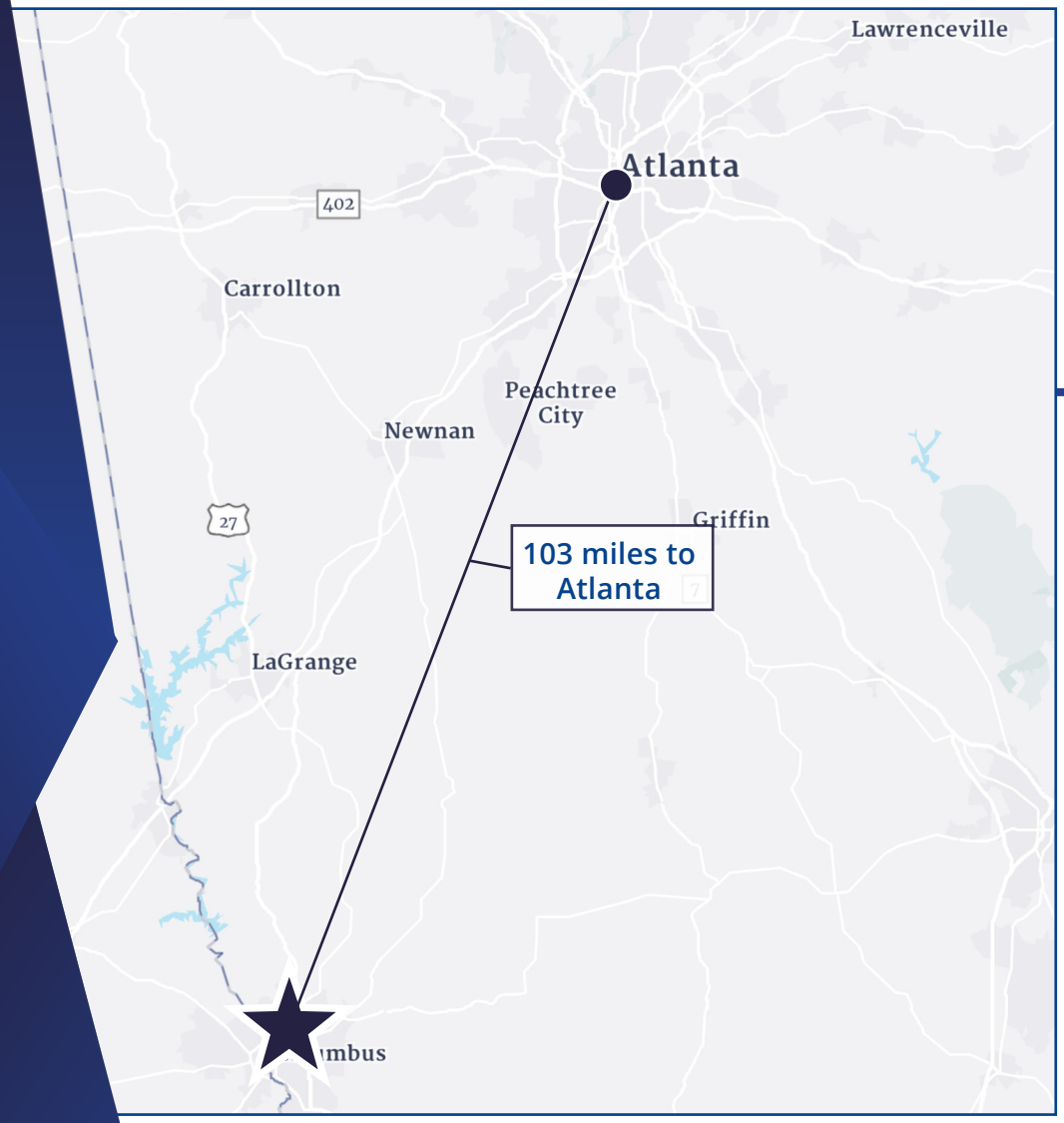
The property features a 2,430-square-foot, one-story brick commercial bank building constructed in 2006 on approximately 0.79 acres.

OFFERING MEMORANDUM



INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS



LOCATION OVERVIEW



- ± 1 Mile to I-185± 103 Miles SW of Atlanta
- ± 5 Miles N of Downtown Columbus
- Minutes from Columbus Airport
- Positioned along the Veterans Parkway / Airport Thruway Commercial Corridor

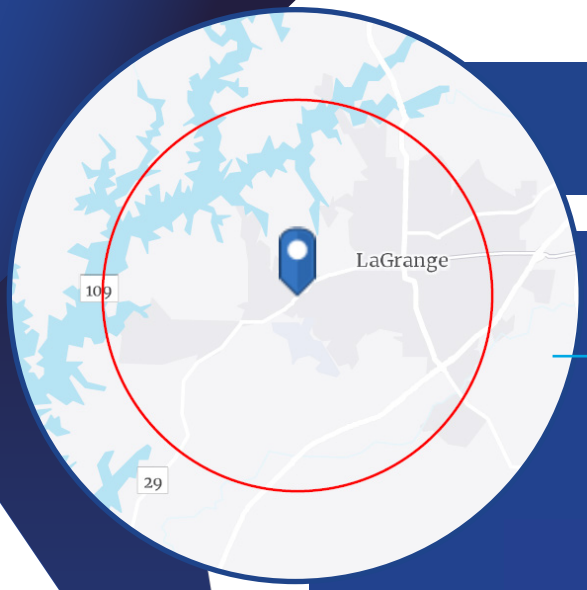
185 DISTANCE: 1 MILES

The facility is located at 5426 Veterans Parkway in Columbus, Georgia, along the established Veterans Parkway commercial corridor, with convenient access to I-185, approximately 103 miles southwest of downtown Atlanta.

INVESTMENT HIGHLIGHTS



Calhoun is a well-established industrial hub in northwest Georgia, with the property offering convenient access to I-75 and strong connectivity throughout the Southeast.



INVESTMENT HIGHLIGHTS

DEMOGRAPHICS

Within a 5 mile radius of the subject property

39,083	15,368	2.50	38.1	$56,260	$268,404
Population	Households	Avg size household	Median age	Median household income	Median home value

Mortgage indicators

$8,289
Avg spent on mortgage & basics

28.1%
Percent of income for mortgage

Population by generation

4.0%
Greatest gen: born 1945/earlier

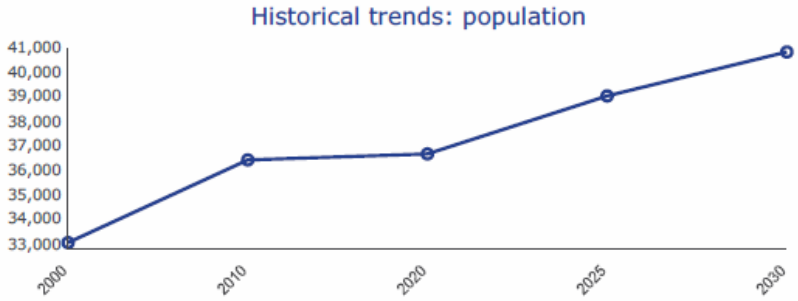
18.4%
Baby boomer: born 1946 to 1964

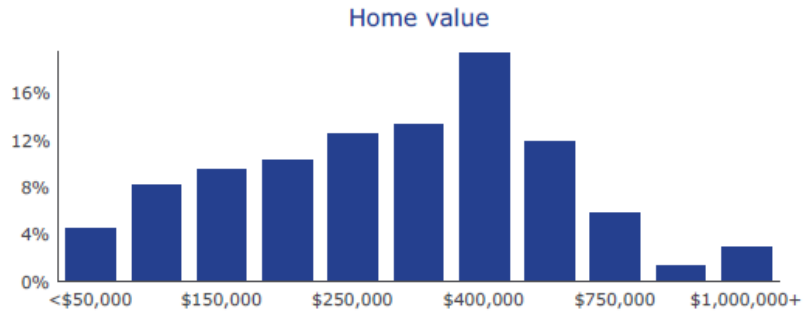
17.9%
Generation x: born 1965 to 1980

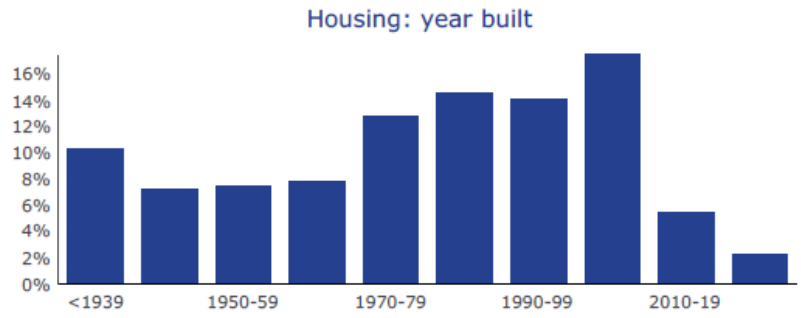
23.3%
Millennial: born 1981 to 1998

23.6%
Generation z: born 1999 to 2016

12.8%
Alpha: born 2017 to present







OFFERING MEMORANDUM



PROPERTY OVERVIEW

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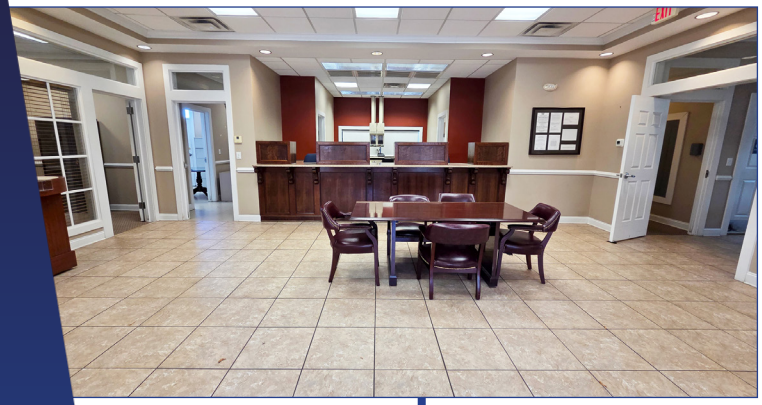


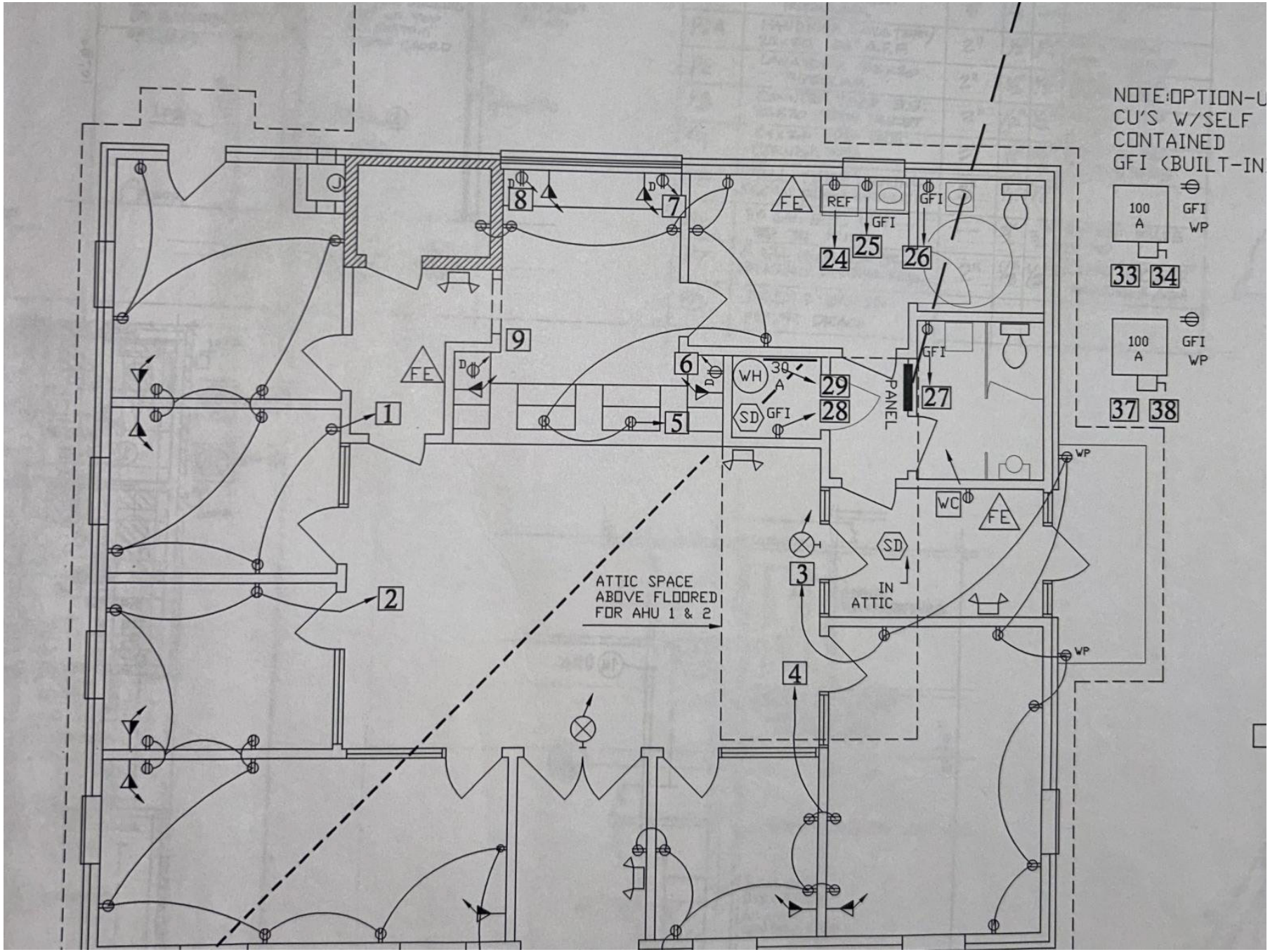




Address	5420 & 5426 Veterans Pkwy Columbus, A 31904
County	Muscogee
Submarket	Greater Columbus
Zoning	General Commercial (GC)
Taxing Authority	Muscogee County
Land Area	± 0.79 AC
Total SF	± 2,420 SF
Year Built	2006
Traffic Count	± 24,500 VPD
Parcel ID	188 008 002B & 188 008 002C
Parking	18 Surface Spaces

PROPERTY OVERVIEW

Floor Plan



PROPERTY OVERVIEW

Property Photos











OFFERING PROCESS

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The Property at 5420 & 5426 Veterans Pkwy is being offered for sale to principals only, on an "as-is" basis, subject to the Limiting Conditions described in this Offering Memorandum and the Confidentiality Agreement.

Prospective purchasers should recognize the following:

- Property Tours: To arrange a property tour, please contact Dany Koe at +1 404 729 4759 or dany.koe@colliers.com or KB Yabuku at 770 539 5151 or kb.yabuku@colliers.comInitial Bids: During the marketing process, Colliers will deliver instructions to prospective purchasers at the appropriate time identifying the initial bid date and outlining information to be incorporated into purchase offers, which may include the following:
    - Purchase price, earnest money deposit, due diligence contingencies and closing date
    - Experience acquiring similar properties
    - Details regarding capital sources (both debt and equity
    - Investment approval process
- Due Diligence Materials: With Seller's approval, Colliers will make available to qualified purchasers relevant due diligence materials as applicable and available, such as the leases, title reports, easement agreements, survey, and property reports.

Limiting Conditions:

The material contained in this Offering Memorandum is confidential, furnished solely for the purpose of considering the acquisition or financing of 5420 & 5426 Veterans Pkwy, described herein as (the "Property") and is not to be used for any other purposes or made available to any other person without the express written consent of the Owner or Colliers International - Atlanta, LLC ("Colliers"). This Offering Memorandum contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which Prospective Purchasers may desire. The material in this Offering Memorandum has been compiled by Colliers from sources considered reliable and has not been independently verified by Colliers. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents but rather only outline some of the principal provisions contained therein. Prospective Purchasers should review all legal documents, which are available from Colliers, and make their own conclusions. Additional information and an opportunity to inspect the Property will be made available to interested and qualified Prospective Purchasers. Neither the Owner nor Colliers, nor any of their respective officers, agents or employees, have made any representations or warranties, expressed or implied, as to the accuracy or completeness of this Offering Memorandum, or the information contained herein, or any additional information provided. This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the advisability of purchasing the Property described herein. No liability is assumed by and none shall be asserted against the Owner or Colliers on account of any statements, descriptions or information, or projections or estimates, contained herein or omitted here from. The Owner reserves the right, at its sole discretion, to reject any or all offers to acquire the Property and/or to terminate discussions with any Prospective Purchaser, at any time, with or without notice. The Owner expressly reserves the right to sell the Property on any basis or using any criteria. In addition, the Owner expressly reserves the right, at its sole discretion to withdraw the Property offered herein, and supplement, change, amend, bifurcate, or reduce the Offering Memorandum.

At Colliers, we are **enterprising**

63
countries on 6 continents

$4.6B
in annual revenue

$92B
assets under management

53,000
sale and lease transactions

2B
square feet under management

18,000
professionals and staff

Statistics are for year-end 2022 and in U.S. dollars.
Number of countries includes affiliates and as of January 2023.

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 62 countries, our 17,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 27 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of 20% for shareholders. With annual revenues of $4.3 billion and $57 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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