

Owner/User Tire & Oil

1801 Manchester Expy

Columbus, GA 31904



Existing Income Producing Billboard

High-Traffic Retail Corridor

Located in Georgia's 2nd Largest MSA

MATTHEWSTM




Mr. Transmission
The Professionals
A Network of Transmission USA Centers
706-507

Exclusively Listed By

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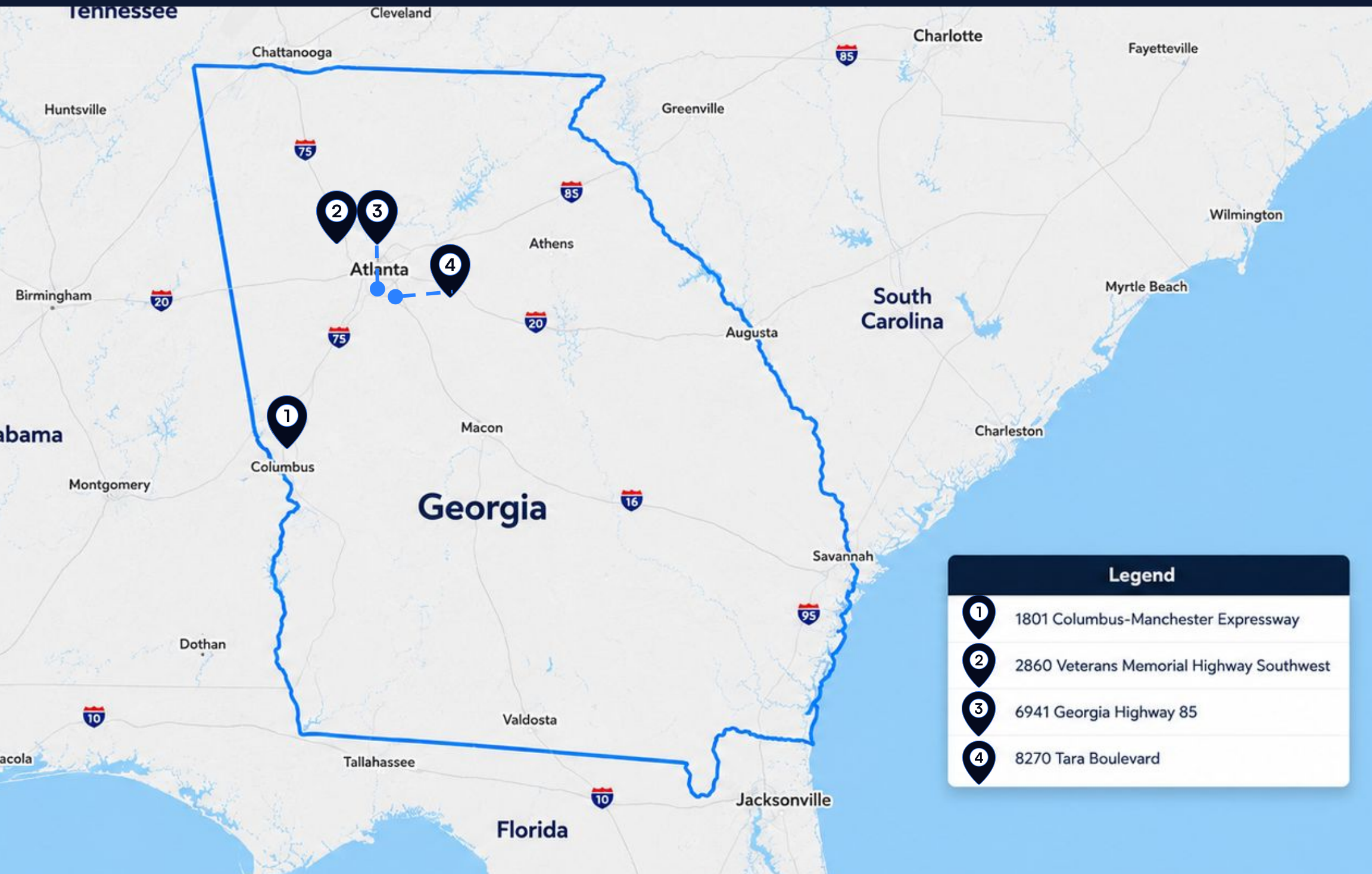
License No. 430218 (GA)

Maxx Bauman

Broker of Record

Broker Lic. No.: 451849 (GA)

irm Lic. No.: 80041 (GA)



Legend

- 1** 1801 Columbus-Manchester Expressway
- 2** 2860 Veterans Memorial Highway Southwest
- 3** 6941 Georgia Highway 85
- 4** 8270 Tara Boulevard

Executive Summary

1801 Manchester Expy
Columbus, GA 31904

24 Hour
Tire Shop

Owner/User
Investment Opportunity

Contact Broker
For Financial Information

The Opportunity

Matthews™ is pleased to present the Tire & Oil Retail property located at 1801 Manchester Expy, Columbus, GA 31904. This approximately ±5,636-square-foot, five-bay automotive service facility, constructed in 1997, is situated on a ±0.33-acre parcel with approximately 165 feet of frontage along Manchester Expressway, one of Columbus' primary east-west commercial corridors. The property's functional layout and high-visibility location make it well-suited for tire sales, oil changes, automotive repair, and related vehicle service operations.

Positioned within North Columbus, the property benefits from excellent accessibility, strong exposure to daily commuter traffic, and proximity to an established mix of national retailers, service businesses, and employment centers that drive consistent consumer activity. The surrounding trade area serves approximately 62,000 residents within a three-mile radius and nearly 162,000 residents within five miles, providing a substantial customer base for automotive service demand. Average household incomes exceeds \$85,500 within five miles, supporting the area's long-term retail fundamentals.

The combination of a purpose-built automotive facility, prominent frontage along a major commercial thoroughfare, and a well-established retail corridor positions this asset as an attractive investment opportunity supported by durable real estate fundamentals and a strategic Columbus location.



Investment Overview

1801 Manchester Expy
Columbus, GA 31904

\$4,800 Annual Rent • 15-Year Lease Term



Opportunity Overview

- Durable brick and metal construction.
- Five-bay configuration supports efficient operations.
- Metal roof provides long-term durability.
- High-visibility location with $\pm 31,800$ vehicles per day.
- Currently operating as an active business.

Nearby Retailers



Property Details

± 0.33 AC

Available
Lot Size

$\pm 31,800$ VPD

Manchester Expy
Traffic Count

$\pm 5,636$ SF

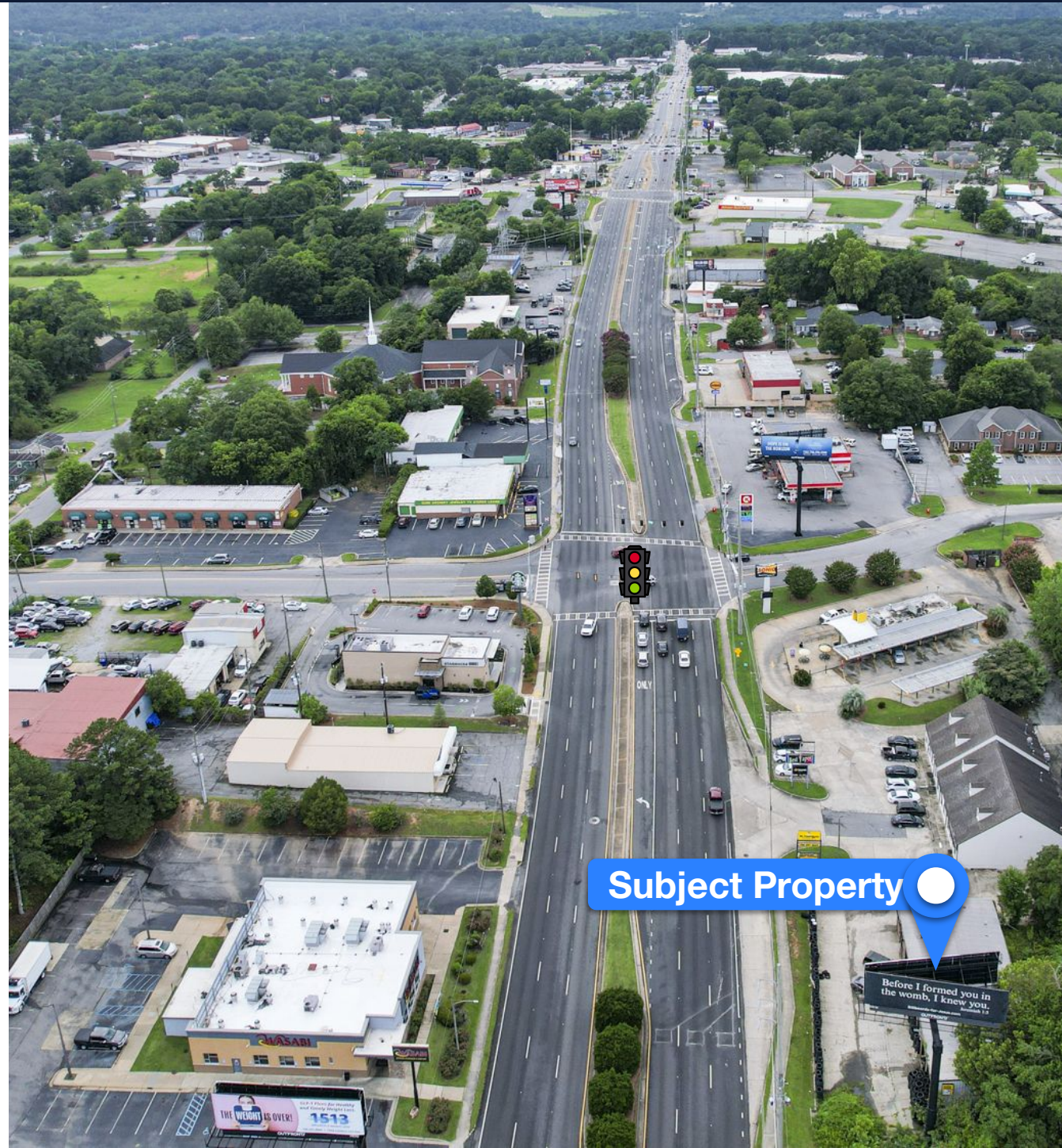
Available
Building Size (GLA)

Investment Highlights

MATTHEWS™

Redevelopment Highlights

- **Premier Signalized Hard Corner:** Highly visible redevelopment opportunity located along **Manchester Expressway**, one of Columbus' most heavily traveled commercial corridors, offering exceptional frontage, accessibility, and long term real estate fundamentals.
- **Established Retail Corridor:** Strategically positioned within a **dense retail trade area** surrounded by national retailers, restaurants, healthcare providers, grocery anchors, and daily needs destinations that generate consistent consumer traffic throughout the day.
- **Superior Visibility & Access:** The property benefits from **excellent ingress and egress**, prominent corner positioning, and outstanding exposure to passing traffic, making it well suited for a variety of retail and commercial users.
- **Strong Daytime Population:** Supported by a substantial daytime population generated by **major employers, healthcare facilities, educational institutions, and the economic impact of nearby Fort Benning**, creating demand beyond the immediate residential base.
- **Compelling Market Fundamentals:** **Strong population density, favorable household demographics, and steady consumer spending** provide an ideal foundation for retail, restaurant, medical, automotive, financial, and service-oriented concepts.
- **Exceptional Redevelopment Flexibility:** Rare opportunity to **reposition or redevelop** an infill site with multiple execution strategies, including **ground lease, build to suit, single tenant development, multi tenant retail, or owner user occupancy**, allowing investors and developers to maximize value based on market demand.



Property Highlights

MATTHEWS™

Best Uses

The site appears well suited for:

- **Move-in-ready owner/user** seeking an established location for tire, oil change, or general automotive service operations.
- **Small-format retail development**, offering flexibility for neighborhood-oriented retail or service users.
- **National automotive service operators**, including brands such as Take 5 Oil Change, Valvoline, Express Oil Change & Tire Engineers, Jiffy Lube, and Tire Discounters.
- **Redevelopment opportunity**, with the potential to reposition or redevelop the site for a higher and better use, subject to zoning and market conditions.

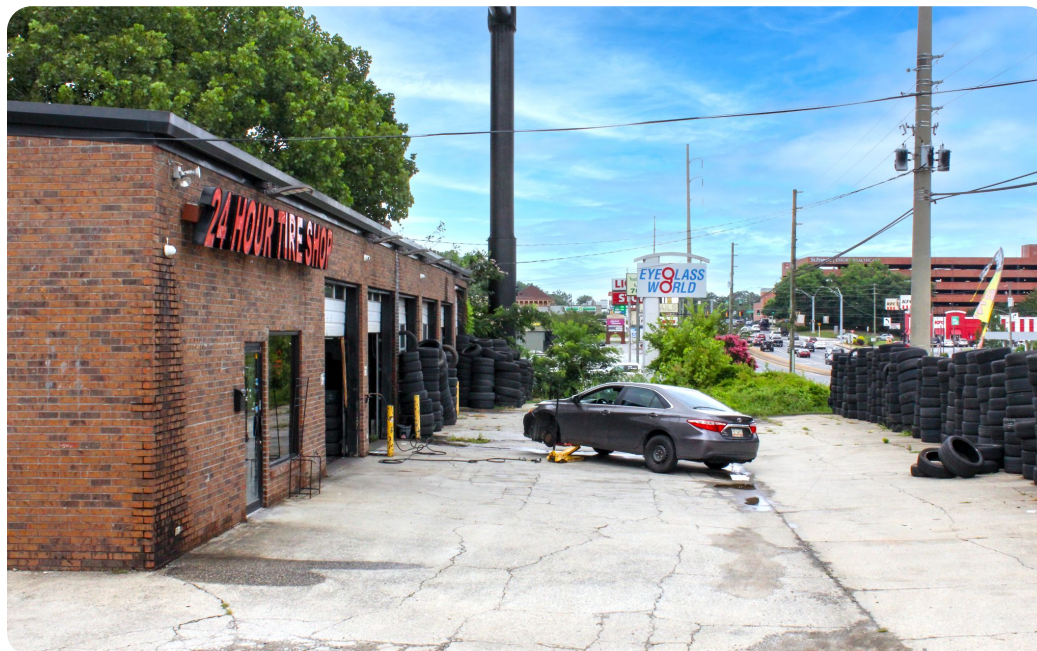
Investment Highlights

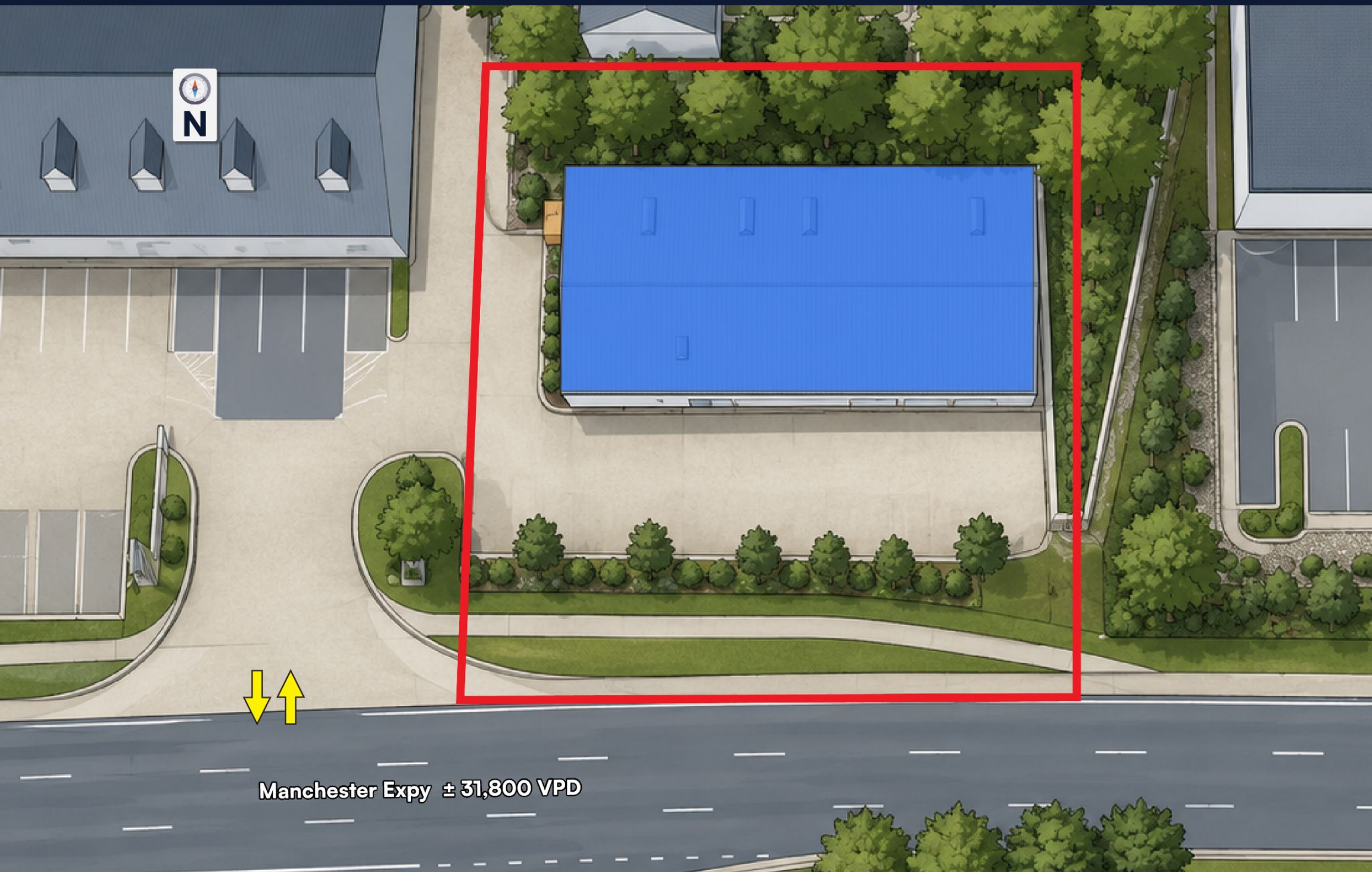
- **Prime Infill Redevelopment Opportunity:** Strategically positioned along **Manchester Expressway**, one of Columbus' most heavily traveled commercial corridors, offering outstanding long term redevelopment potential in a mature retail market.
- **High Barriers to Entry:** **Limited availability of comparable signalized hard corner sites** within the immediate trade area creates a rare opportunity to acquire and reposition a premier commercial parcel in an established location.
- **Exceptional Visibility & Accessibility:** Prominent corner positioning, strong frontage, and convenient access make the property ideally suited for **national, regional, and local retailers, restaurants, medical users, and service providers** seeking a presence in the Columbus market.
- **Multiple Value Creation Strategies:** Flexible redevelopment potential supports a variety of execution paths, including a **ground lease, build to suit development, single tenant net lease investment, multi tenant redevelopment, owner user occupancy, or outright land sale**, allowing investors and developers to maximize value based on market demand.



Property Photos

MATTHEWS™







Columbus Airport
±2.5 Miles Away

Peachtree Mall

JCPenney ★ macy's
Dillard's *Rainbow*
Bath & Body Works SHOE DEPT. HIBBETT
ENCORE SPORTS

COLUMBUS STATE UNIVERSITY
Columbus State University
±7,690 Students | ±495 Employees

St. Francis

EMORY HEALTHCARE
St. Francis - Emory Healthcare
±376 Beds | ±300 Employees



FleetPride
HEAVY DUTY PARTS & SERVICE



WASABI わさび

Subject Property



Manchester Expy ±31,800 VPD



 **Wilson Apartments**
±289 Units

 **Highland Terrace**
±236 Units


COLUMBUS TECH
Columbus Technical College
±5,000 Students | ±501 Employees


piggly wiggly
Down Home. Down The Street.


W

 **River Road Elementary**
±454 Students

Walmart
Neighborhood Market


BURGER KING


McDonald's

Advance
Auto Parts


lightspeed
datalinks


O'Reilly
AUTO PARTS

XLParts **TPH**
THE PARTS HOUSE


DEL TACO


CUSTOM TRUCKS
UNLIMITED


Starbucks

WASABI わさび

Manchester Expy ± 31,800 VPD

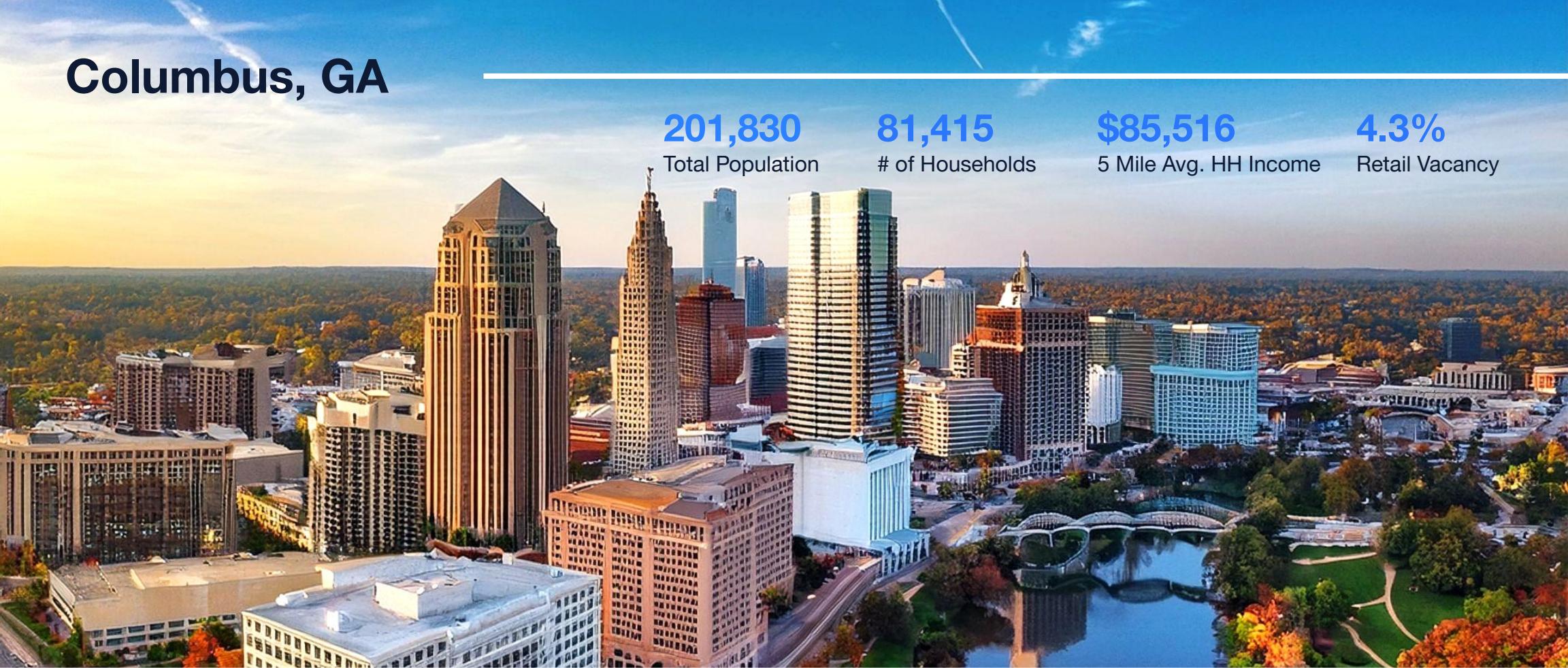

MIDAS

CIRCLE K

Martha Berry Hwy ± 27,200 VPD

 **Subject Property**

Columbus, GA



201,830

Total Population

81,415

of Households

\$85,516

5 Mile Avg. HH Income

4.3%

Retail Vacancy

Local Market Overview

Columbus serves as the economic center of west-central Georgia, supported by a diverse employment base that includes defense, healthcare, education, manufacturing, and professional services. As Georgia's second-largest city, it benefits from the presence of Fort Benning, one of the nation's largest military installations, which provides a stable population base and consistent consumer spending. The city's strategic location along Interstate 185 and the Chattahoochee River enhances regional connectivity, while ongoing public and private investment continues to strengthen downtown, surrounding commercial corridors, and mixed-use developments.

The retail market is anchored by a combination of national retailers, grocery-anchored shopping centers, and neighborhood service businesses that serve both local residents and the broader regional trade area. Stable population trends, a comparatively affordable cost of living, and continued employment growth support healthy retail demand across a range of tenant categories, including restaurants, healthcare providers, fitness concepts, and experiential retail. Limited new construction and steady leasing activity have contributed to strong occupancy levels, positioning Columbus as a stable secondary market with favorable long-term fundamentals for retail investment.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	10,024	62,678	162,329
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,859	27,015	69,219
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$69,272	\$83,136	\$85,516

The Columbus, GA–AL MSA generates
over **\$19 Billion** in annual GDP

Economic Drivers



Economic Overview

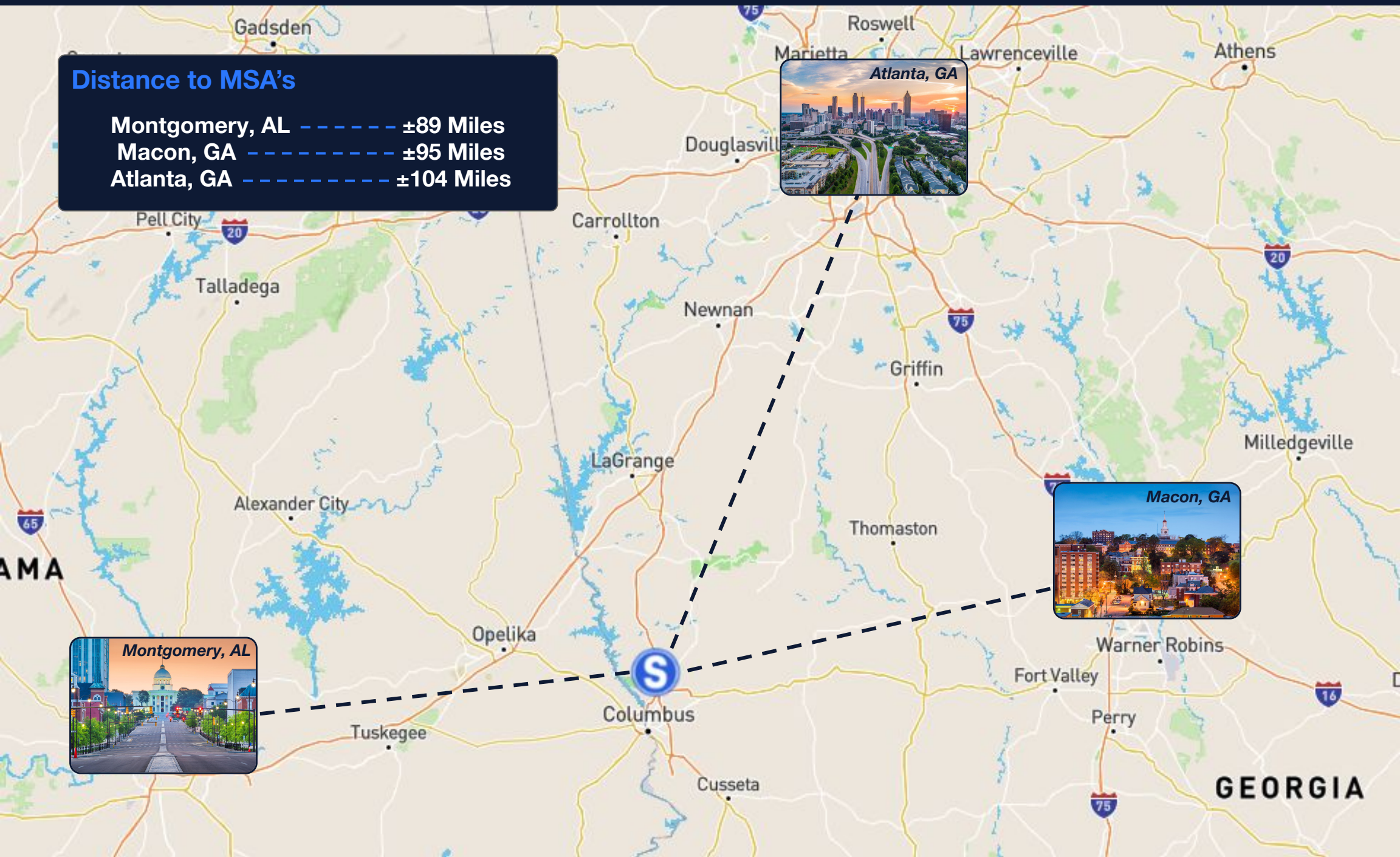
Columbus is the economic hub of west-central Georgia, supported by a diversified economy anchored by defense, healthcare, education, advanced manufacturing, and professional services. The city benefits from a resilient economic base led by Fort Benning, one of the largest military installations in the United States, which generates significant employment and economic activity throughout the region. Healthcare systems, higher education institutions, advanced manufacturing operations, and financial services further diversify the local economy, reducing reliance on any single industry.

Continued investment in downtown redevelopment, industrial expansion, and transportation infrastructure has strengthened Columbus's long-term growth prospects and enhanced its attractiveness for both businesses and residents.

Regional Map

Distance to MSA's

Montgomery, AL ----- ±89 Miles
Macon, GA ----- ±95 Miles
Atlanta, GA ----- ±104 Miles



Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1801 Manchester Expy Columbus, GA 31904("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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