

RURAL KING CO-TENANT OPPORTUNITY







HIGHLIGHTS

- Join Rural King's first location in the State Of Mississippi (Opening Fall 2025) at the Columbus Centre shopping center located on Hwy 45 N the north end of the primary retail corridor in the City of Columbus
- Traffic counts at the intersection of Highway 45 N & N 31st Avenue in front of the site reach 26,000 VPD
- Located a half mile from Baptist Memorial Hospital-Golden Triangle, the seventh largest medical and surgical services provider in the State of Mississippi
- Less than 10 miles from the Columbus Air Force Base, the largest economic drive in the area
- AVAILABLE: 33,213 SF

DEMOGRAPHICS

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POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2030 Projection	29,477	53,424	72,491	88,021	169,009
2025 Estimate	29,532	53,339	72,618	88,105	169,766
INCOME	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2025 Average	\$69,013	\$74,197	\$73,533	\$72,646	\$70,688
2025 Median	\$47,864	\$54,456	\$53,274	\$52,766	\$49,529
DAYTIME POPULATION	5 MILE	10 MILE	15 MILE	20 MILE	30 MILE
2025 Employees	17,642	25,107	31,196	33,815	57,199
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LEASING INFORMATION

www.goodmanrealestate.com 216.381.8200

CLEVELAND

THE OFFICES OF LEGACY VILLAGE 25333 CEDAR ROAD, SUITE 305 CLEVELAND, OH 44124

COLUMBUS

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Columbus, Mississippi

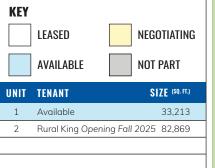






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Columbus, Mississippi



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