



RURAL KING CO-TENANT OPPORTUNITY

Columbus, Mississippi



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

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

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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KEY

	LEASED		NEGOTIATING
	AVAILABLE		NOT PART

UNIT	TENANT	SIZE (SQ. FT.)
1	Available	33,213
2	Rural King Opening Fall 2025	82,869

LEASING INFORMATION

ALEX JUSTICE

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