

4070 Jimmie Dyess Parkway

Augusta, GA 30909



OFFERING SUMMARY

Sale Price: \$350,000

Lot Size: 0.67 Acres

Zoning: C-2

Submarket: Outlying Columbia
County

Price / SF: \$11.99

PROPERTY OVERVIEW

This property has easy access in and out on Jimmie Dyess Parkway. This property has a daily average of over 48,000 cars passing by this site. It is within a short driving distance to Fort Gordon and its Main Gate off of Gordon Highway.

PROPERTY HIGHLIGHTS

- Over 48,000 Cars Passing By Daily.
- Within a 10 Minute Drive to Fort Gordon's Main Gate.
- Located in a growing area of Columbia County with new subdivisions and new school nearby.

SHERMAN & HEMSTREET REAL ESTATE COMPANY

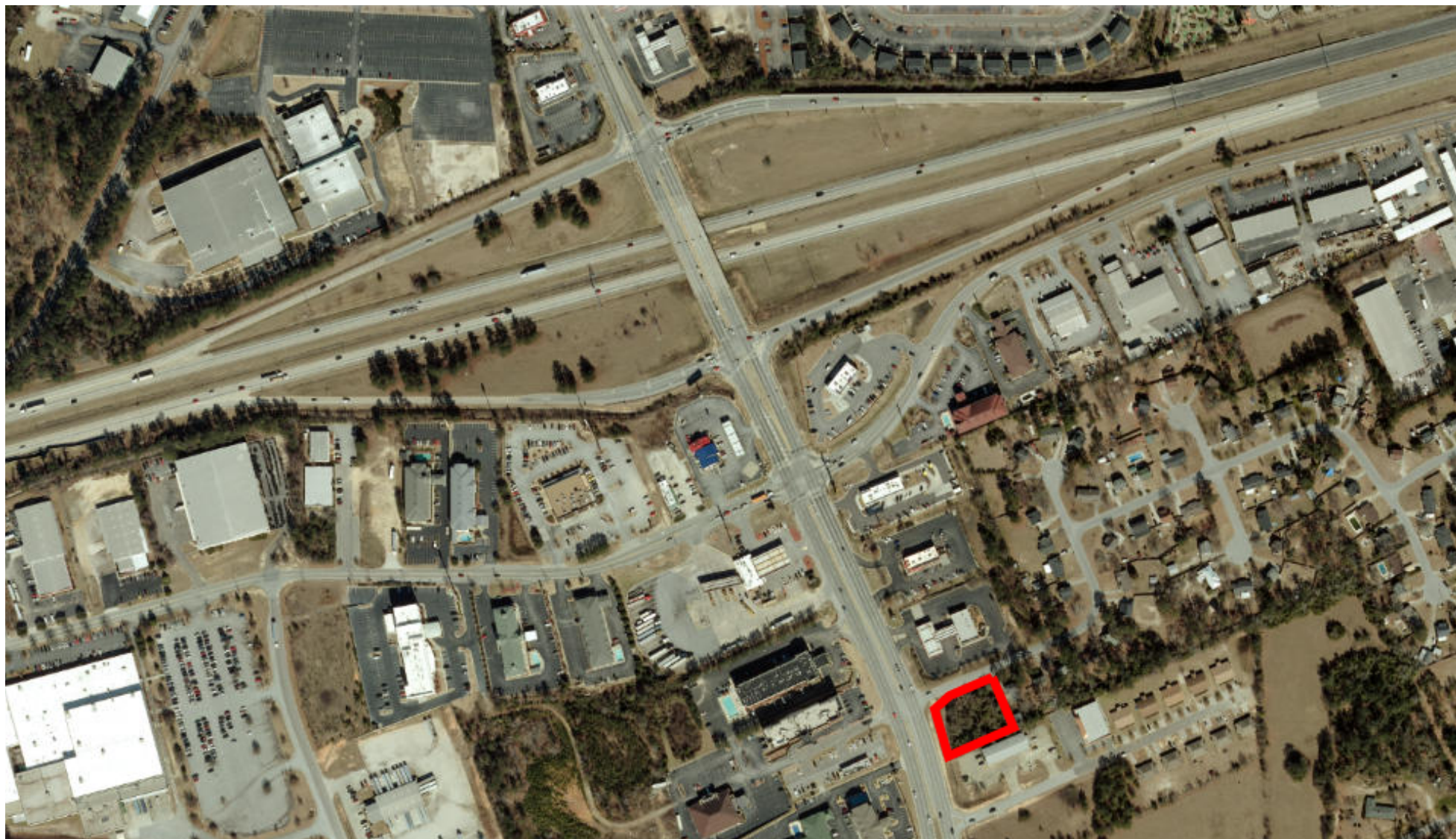
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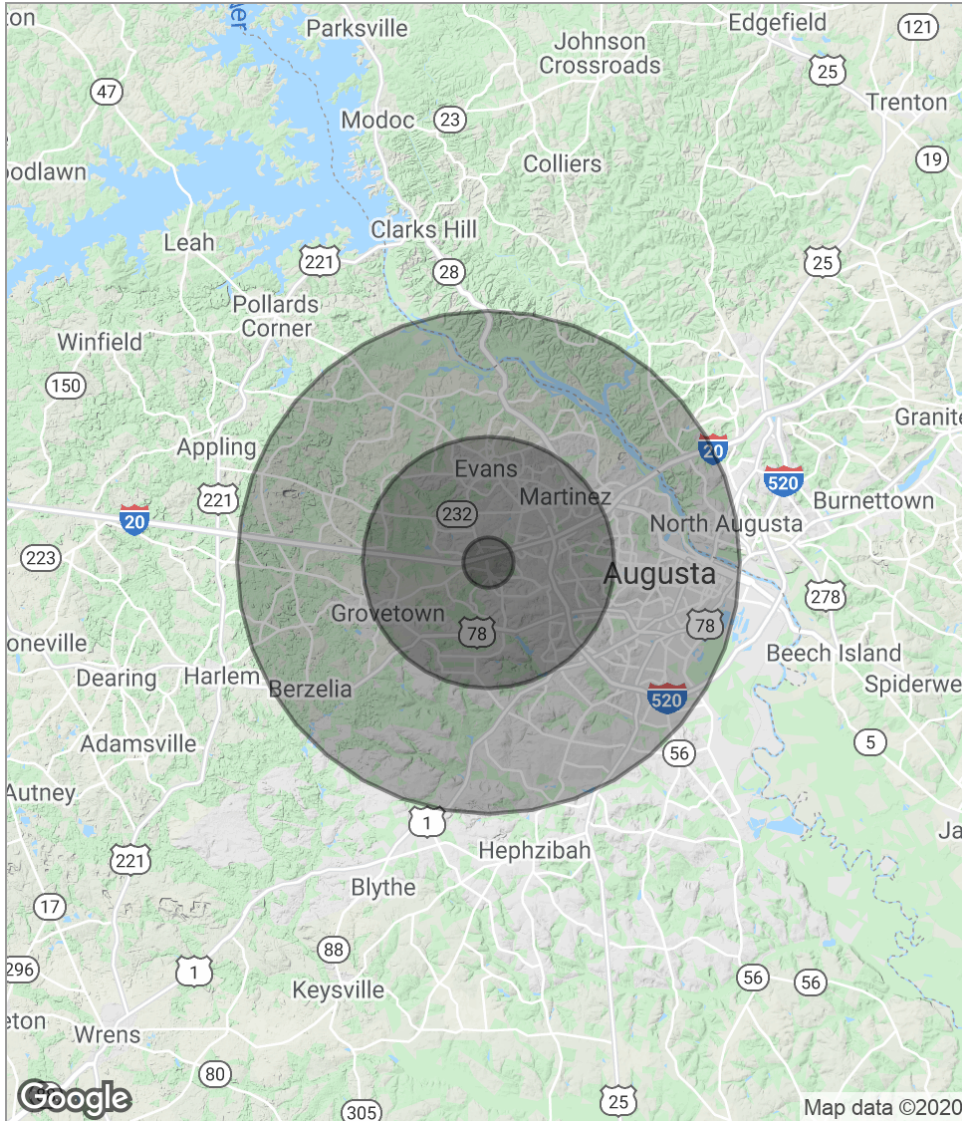
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,630	100,152	310,693
Median age	35.1	35.5	35.1
Median age (Male)	35.5	34.7	33.9
Median age (Female)	35.8	36.6	36.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,345	37,402	117,206
# of persons per HH	2.7	2.7	2.7
Average HH income	\$68,699	\$65,914	\$63,497
Average house value	\$161,587	\$155,835	\$191,196

** Demographic data derived from 2010 US Census*