



JORDAN TROTTER
COMMERCIAL REAL ESTATE

PATRIOT'S LANDING

0 Columbia Road | Grovetown, GA 30813

FOR SALE

4.72 AC

APN | 050 042

RYAN MARTIN

ryan@jordantrotter.com

706 • 736 • 1031



PARCEL E
2.12 AC

PARCEL F
1.01 AC

PARCEL C
0.63 AC

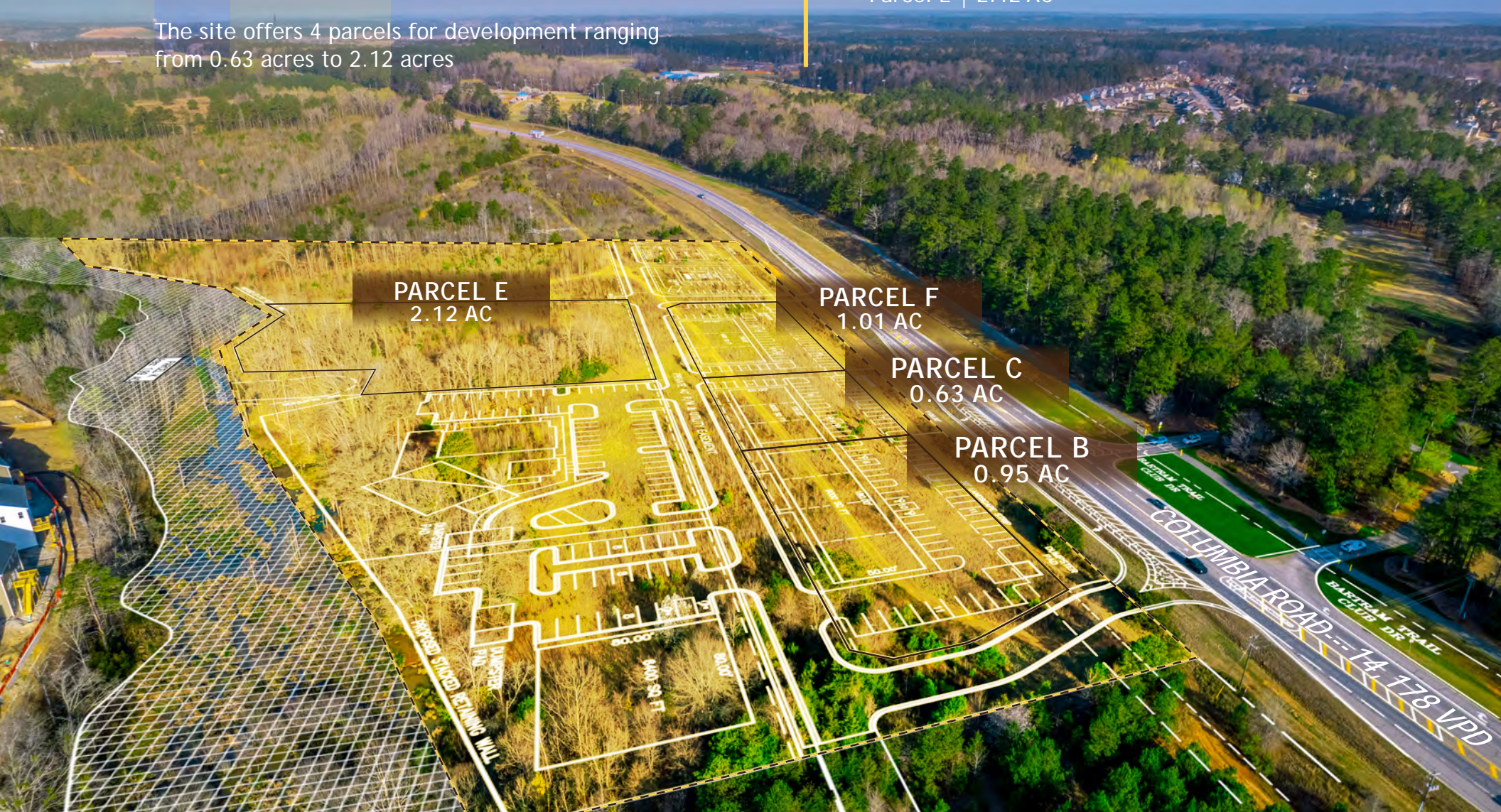
PARCEL B
0.95 AC

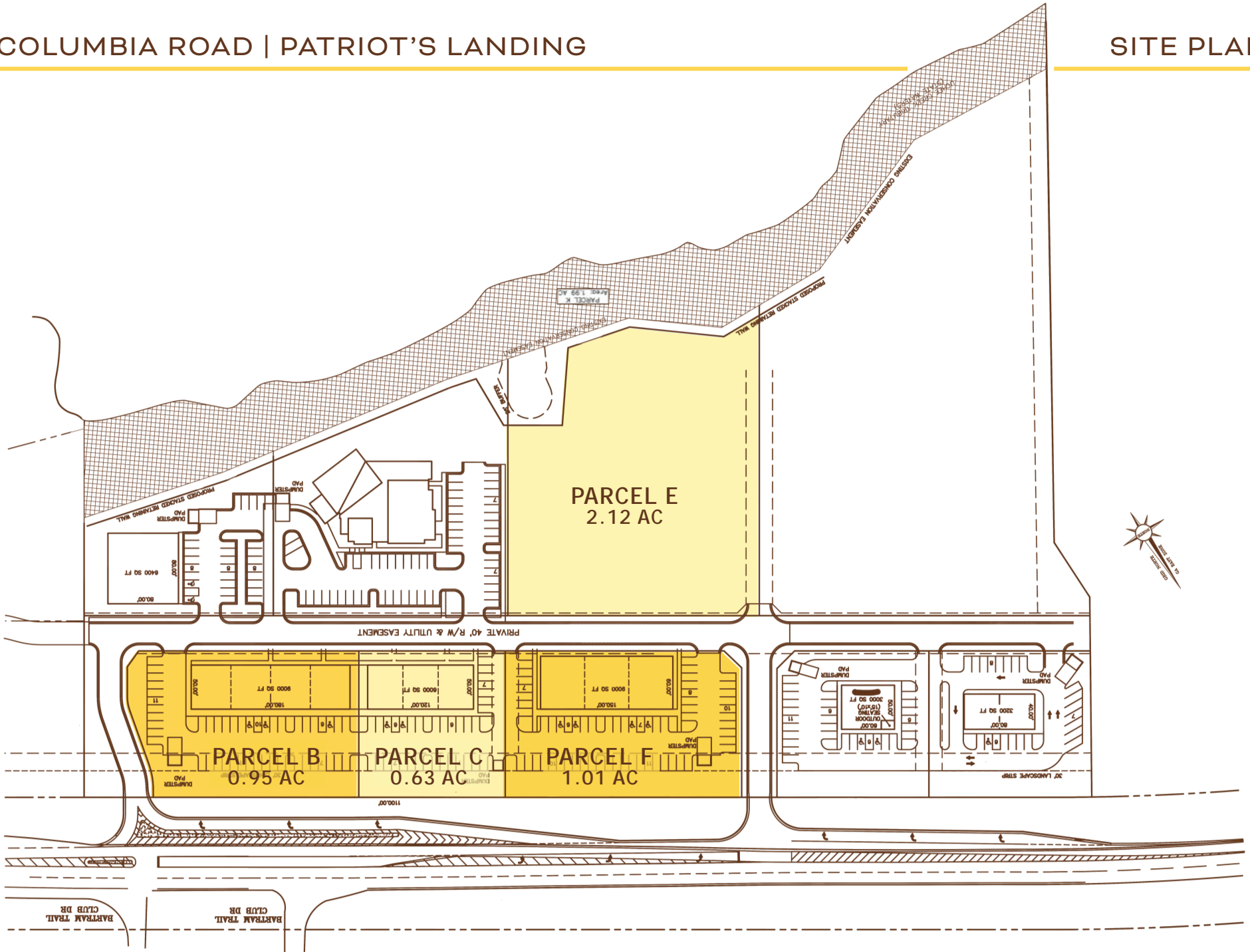
[CLICK HERE FOR A 360° AERIAL VIDEO](#)

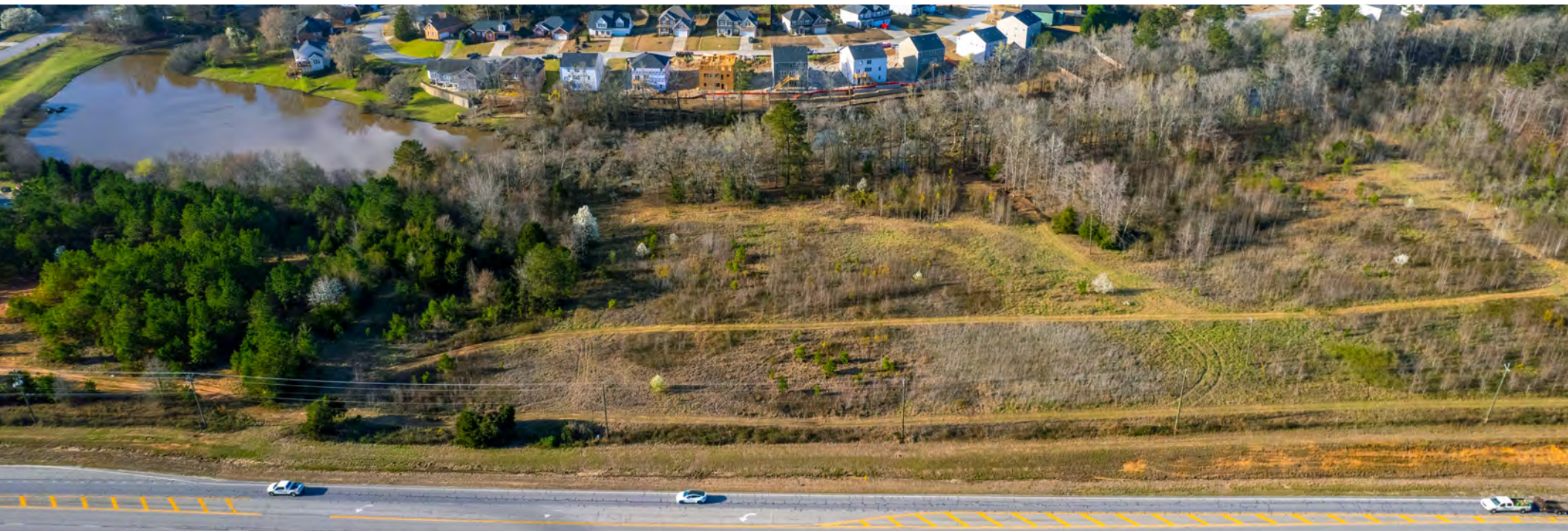
This development site is conveniently located in Grovetown, GA less than 1 mile from the intersection of William Few Parkway and Columbia Road. Nearby notables include Patriot's Park that has more than 50,000 visitors per month, Dollar General, Premier Martial Arts, Tippet EyeCare, Olde Time Burgers, Eagle Nails, Azteca Maya, Harmony Tai Chi and Massage, Big City Cuts, and Whipped Creamery. The surrounding area is rapidly growing and has a little over 15,000 households within 5 miles of the site.

The site offers 4 parcels for development ranging from 0.63 acres to 2.12 acres

- Population of a little over 50,000 within a 5 mile radius
- Columbia Road---14,178 VPD
- 4 parcels:
 - Parcel C | 0.63 AC
 - Parcel B | 0.95 AC
 - Parcel F | 1.02 AC
 - Parcel E | 2.12 AC







TUBMAN ROAD

WASHINGTON ROAD

WILLIAM FEW PARKWAY

HEREFORD FARM ROAD

LOUISVILLE ROAD

COLUMBIA ROAD

BELAIR ROAD

WRIGHTSBORO ROAD

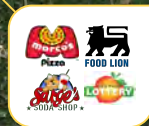
WRIGHTSBORO ROAD

GROVETOWN

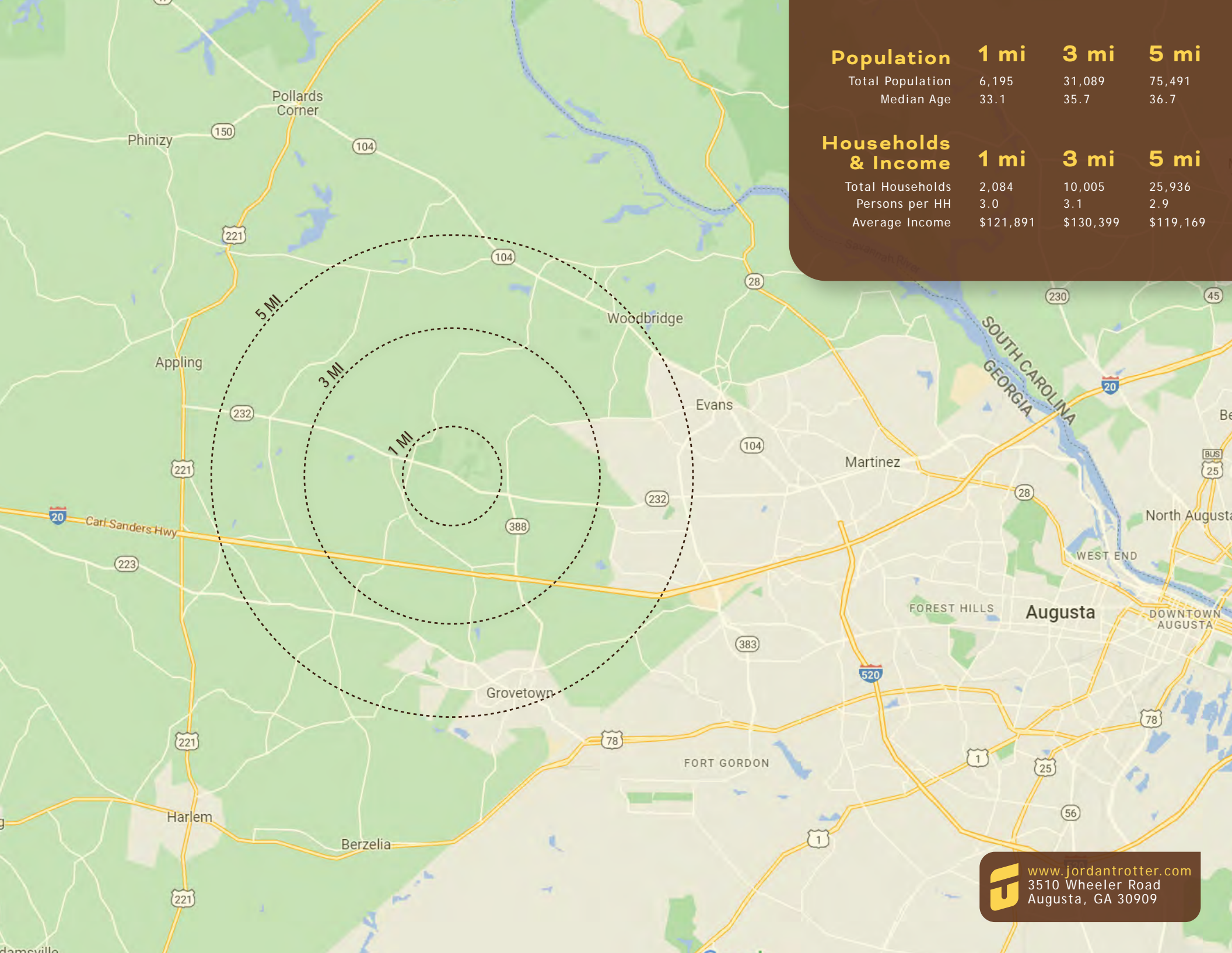
EVANS

MARTINEZ

JS SITE



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Population	1 mi	3 mi	5 mi
Total Population	6,195	31,089	75,491
Median Age	33.1	35.7	36.7

Households & Income	1 mi	3 mi	5 mi
Total Households	2,084	10,005	25,936
Persons per HH	3.0	3.1	2.9
Average Income	\$121,891	\$130,399	\$119,169