

# Just Listed

# Augusta DEVELOPMENT SITE

2220 Gordon Highway, Augusta, GA 30909



**A +/- 1.25-ACRE RETAIL / COMMERCIAL / SELF-STORAGE  
DEVELOPMENT SITE IN AUGUSTA, GEORGIA**



Land Area

**±1.25 AC**



Current Zoning

**B-1  
Neighborhood  
Business**



Projected Site Use

**Retail /  
Commercial /  
Self-Storage**



Millage Rate

**25.13**



County

**Richmond**

## PROPERTY SUMMARY

Northmarq is pleased to present **Augusta Development Site**, a +/- 1.25-acre Retail / Commercial / Self-Storage development site in Augusta, Georgia. Augusta, famously known as home to The Masters Tournament, is a growing town of 200,000+ at the border of Georgia and South Carolina. The Site is conveniently located with immediate access to route 78 and minutes away from interstate 520, allowing for connection to the entire MSA. The Site provides for flexibility in use to meet the demands of Georgia's third largest city.



## QUICK FACTS

ADDRESS	2220 Gordon Highway, Augusta, GA 30909
OFFERING PRICE	To Be Determined by Market
TERMS	All Cash
ACREAGE	+/- 1.25
PROJECTED NRSF (RETAIL)	+/- 7,100 SF
PARCEL ID NUMBER	670050000
MILLAGE RATE	25.13
COUNTY	Richmond
SUBMARKET	South Richmond County
CURRENT USE	Vacant Land
PROJECTED SITE USE	Retail / Commercial / Self-Storage
ZONING	B-1 Neighborhood Business

## Project Leads

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## Commercial