

FOR SALE

415 LEWISTON ROAD
Grovetown, GA 30813



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Meybohm REAL ESTATE

Greg Oldham
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	1.71 Acres

PROPERTY HIGHLIGHTS

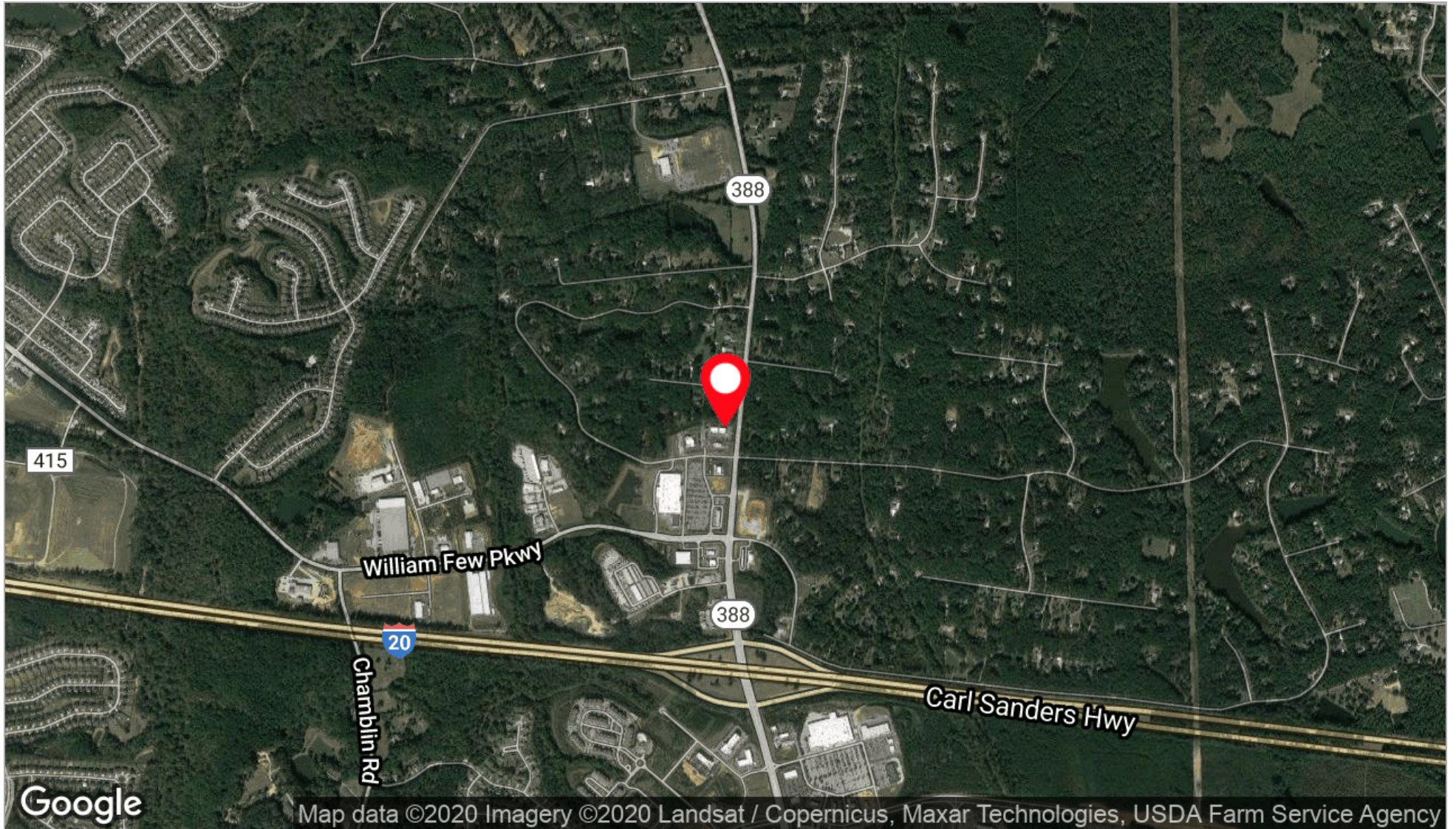
- 1.71 Acres of Prime Retail Development
- Quick Accessibility to Major Thoroughfares, Fort Gordon, Employment, and Health Care
- Adjacent to recently Developed Kroger, Wild Wing Care, Dunkin Donuts
- Exceptional Demographics such as population growth and income

PROPERTY OVERVIEW

This 1.71 acre site is located in the booming Grovetown market just off I-20 at Exit 190. This is the fastest growing interchange in the Augusta MSA with the area seeing recent development with The Gateway Walmart, Kroger, Aldi, and many other retailers, restaurants, apartments and hotels. Access to the site from Lewiston Road with a curb cut already in place.

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LOCATION MAPS



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RETAILER MAP



Google

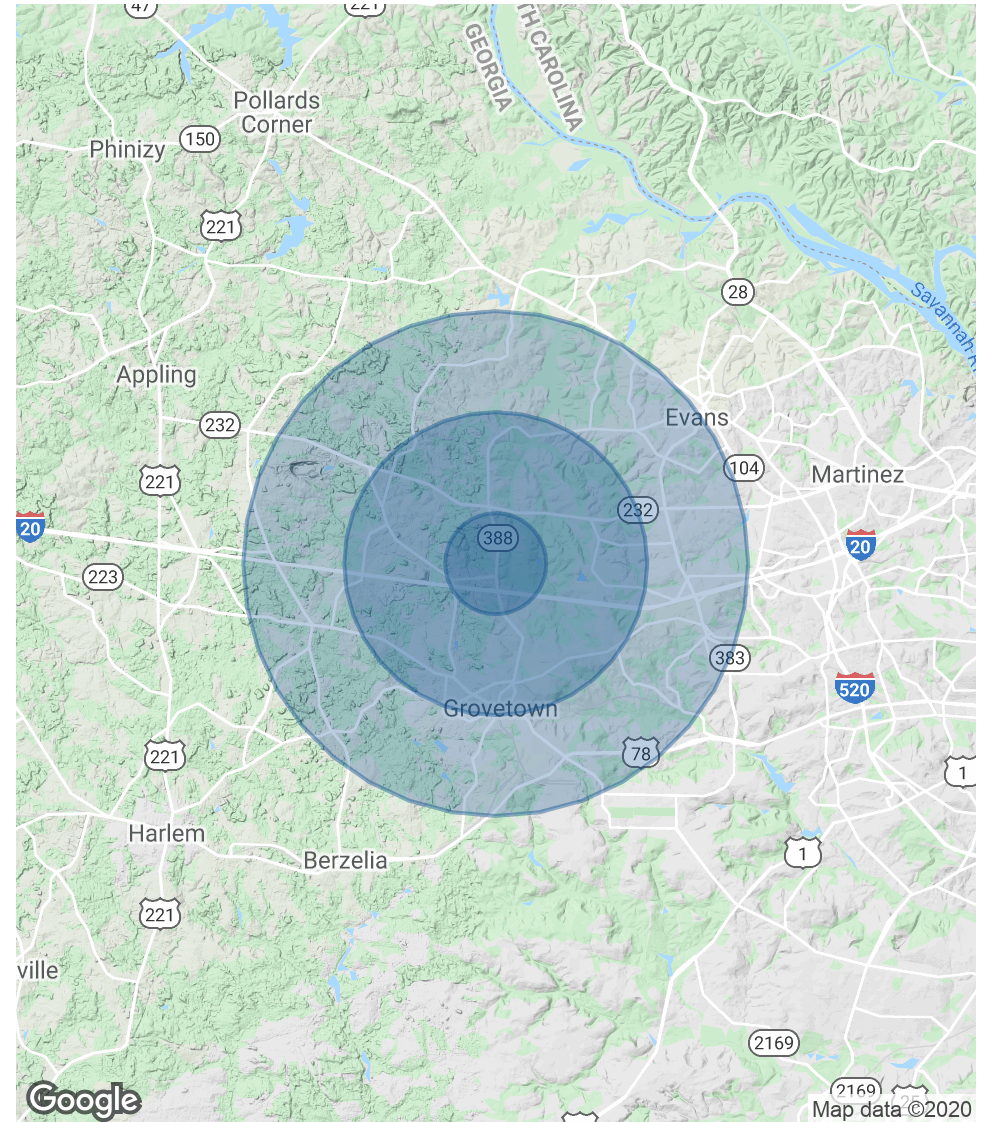
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,489	20,753	53,228
Average age	35.1	34.5	34.5
Average age (Male)	35.0	34.2	34.1
Average age (Female)	35.3	35.1	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,267	7,661	19,243
# of persons per HH	2.8	2.7	2.8
Average HH income	\$73,093	\$73,163	\$72,048
Average house value	\$123,620	\$174,269	\$187,068

* Demographic data derived from 2010 US Census



TEAM PAGE

GREG OLDHAM



PROFESSIONAL BACKGROUND

For over 18 years, Greg Oldham has been helping clients navigate the real estate market to find their dream home or successfully sell property. With his extensive knowledge of the local market and experience both buying and selling homes and land all over the Great Augusta Area, Greg has made it his mission to help clients achieve their real estate goals. He has become the top residential producer in Columbia County and in the past decade, has successfully closed on over \$500 million in sales.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.