

BOYS & GIRLS CLUB OF AUGUSTA

206 MILLEDGE ROAD, AUGUSTA, GA 30904

**Building
For Sale**



Jason Long

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Jordan Dyche

Sales Associate

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206 MILLEDGE ROAD

AUGUSTA, GA 30904

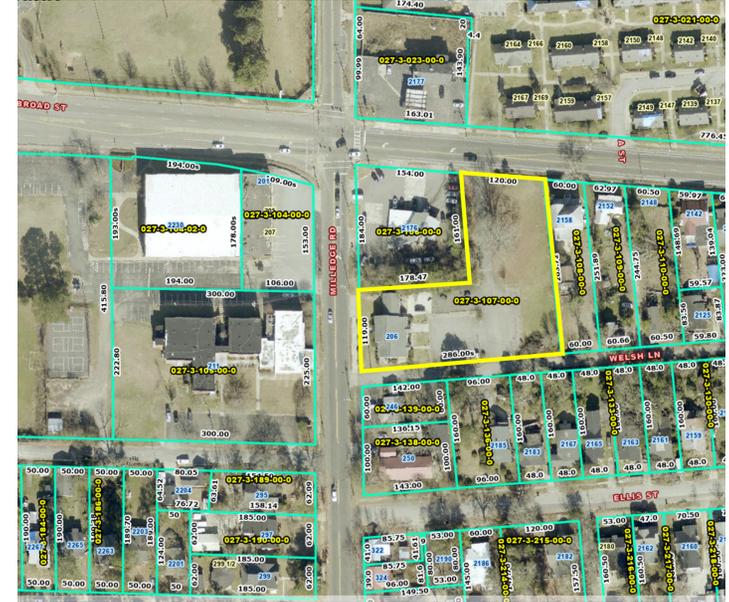
Property Address: 206 Milledge Road, Augusta, GA 30904
 List Price: \$300,000
 Building Size: 3,339 SF
 Acreage: 1.24
 Zoning: B-1 (Neighborhood Business)

PROPERTY OVERVIEW

Located at the corner of Milledge Road and Broad Street in Richmond County, this commercial building offers frontage on both roads and sits just minutes from Augusta National Golf Club, with a short drive to downtown Augusta.

The 3,339 SF building is currently occupied by the Boys & Girls Club of Augusta and can accommodate a range of uses permitted under B-1 zoning, including professional office, medical office, retail, and personal services.

The site provides strong visibility, easy access, and a central location within an established area of Augusta.



SALE HIGHLIGHTS

- ±1.24 Acres
- Ample On-Site Parking
- Centrally Located Within Augusta
- Well-Maintained Building

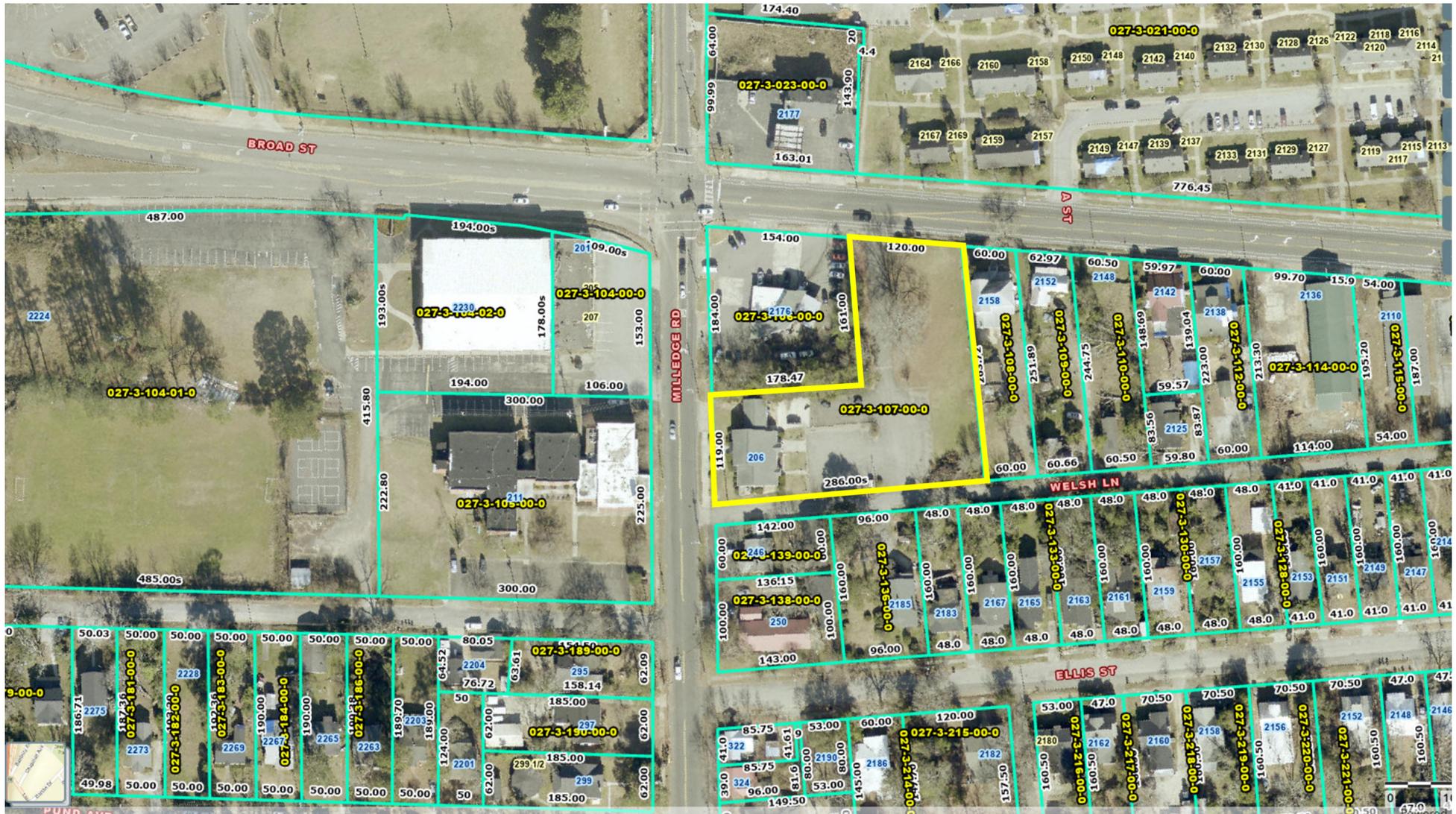
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Parcel Outline



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Exterior



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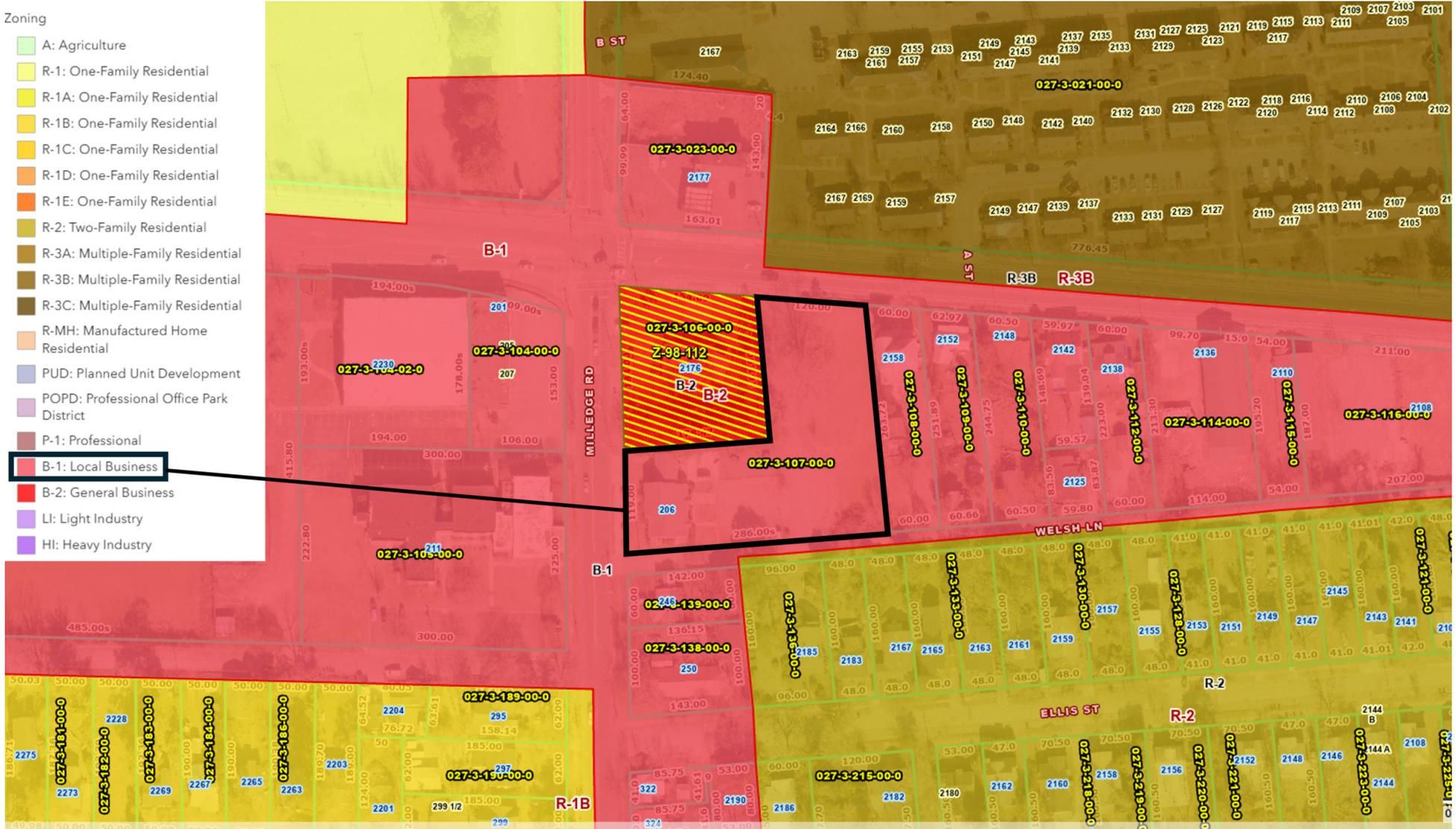
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Zoning Map

Zoning

- A: Agriculture
- R-1: One-Family Residential
- R-1A: One-Family Residential
- R-1B: One-Family Residential
- R-1C: One-Family Residential
- R-1D: One-Family Residential
- R-1E: One-Family Residential
- R-2: Two-Family Residential
- R-3A: Multiple-Family Residential
- R-3B: Multiple-Family Residential
- R-3C: Multiple-Family Residential
- R-MH: Manufactured Home Residential
- PUD: Planned Unit Development
- POPD: Professional Office Park District
- P-1: Professional
- B-1: Local Business**
- B-2: General Business
- LI: Light Industry
- HI: Heavy Industry



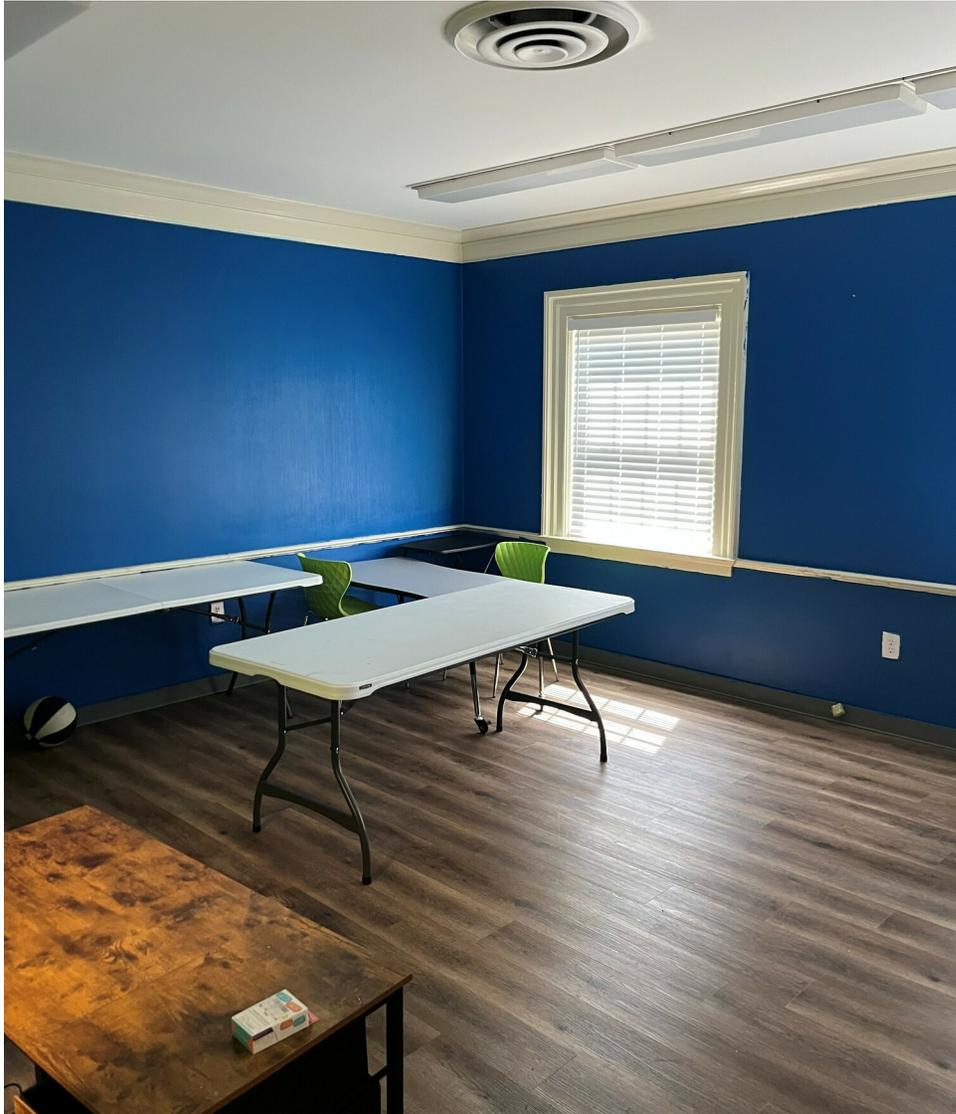
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Interior



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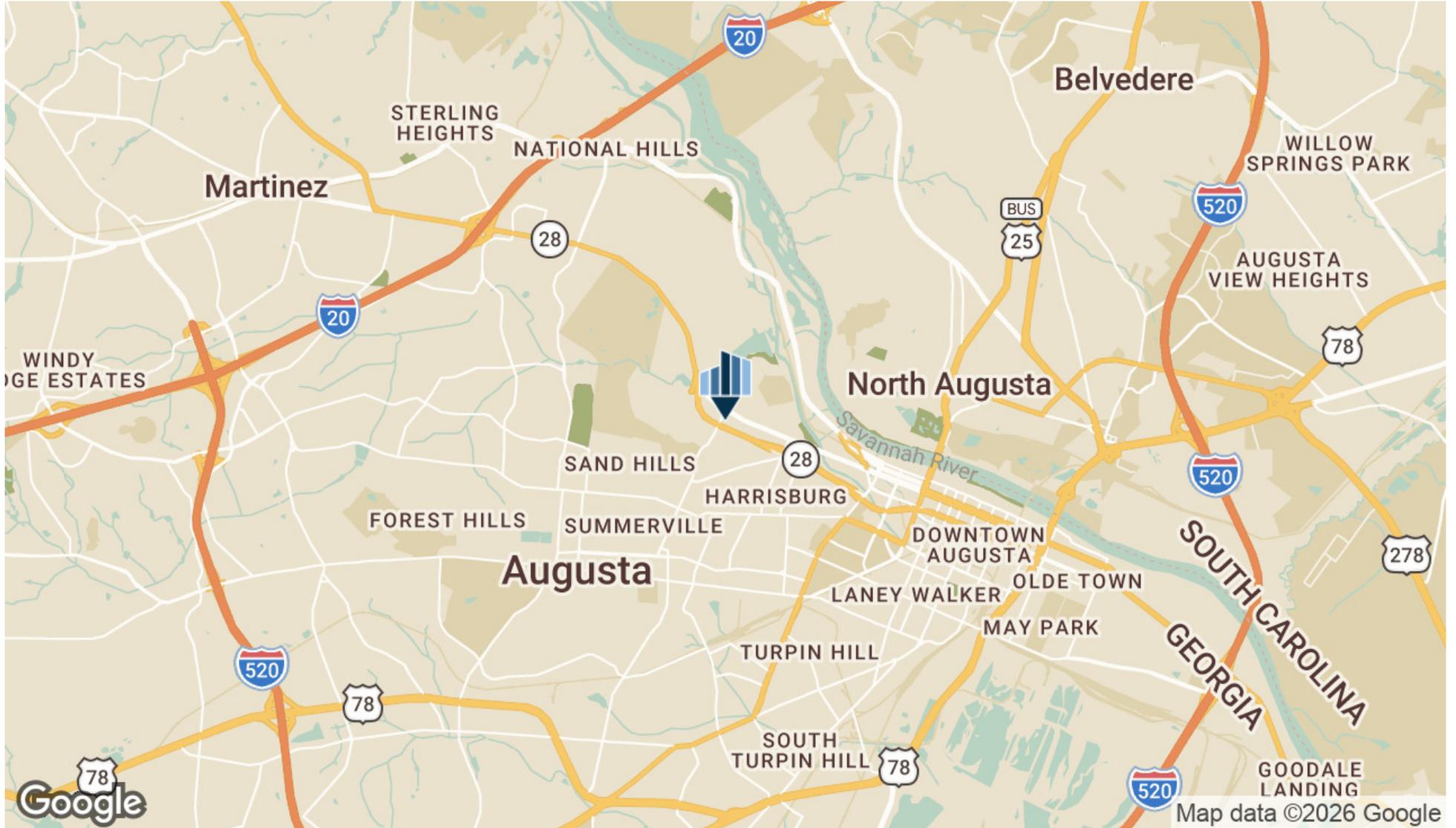
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Regional Map



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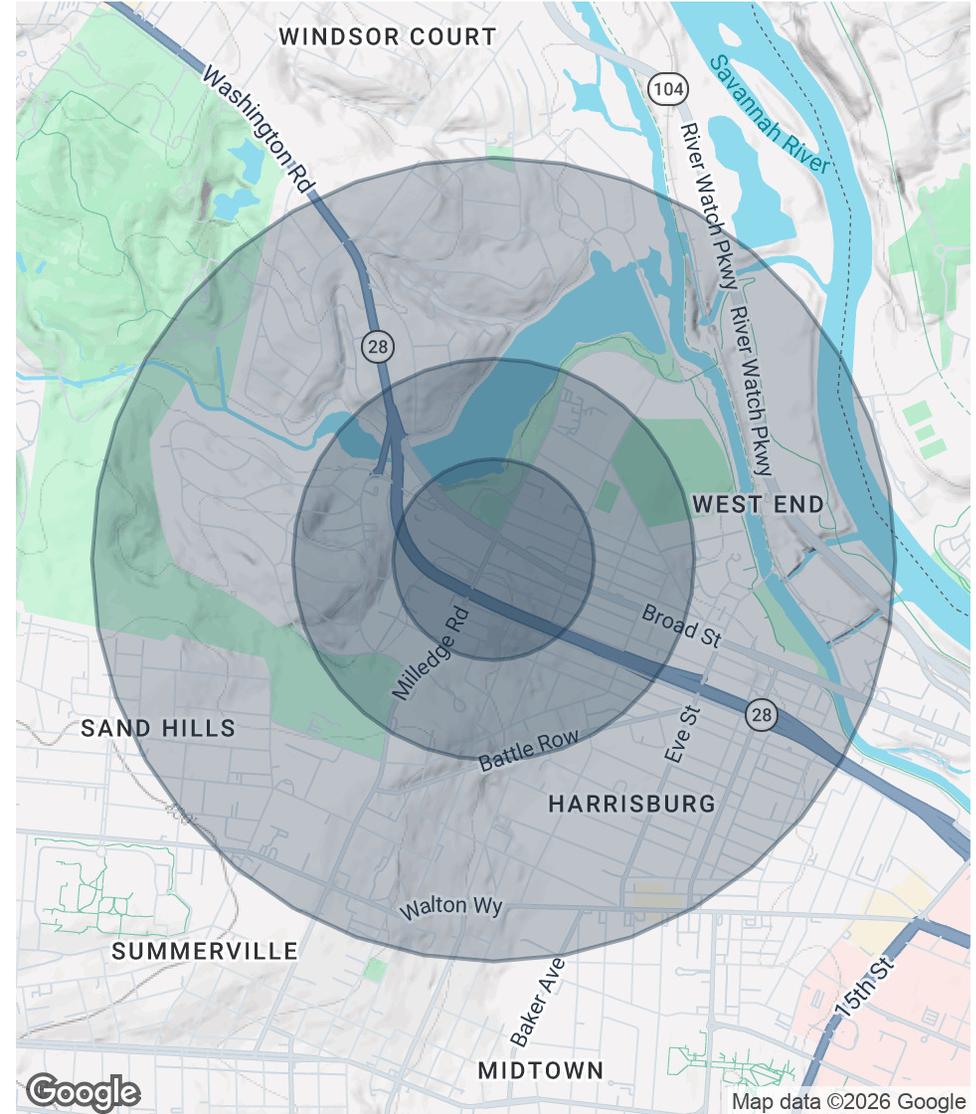
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**Office Building
For Sale**

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	483	1,734	6,021
Average Age	40.5	41.1	42.6
Average Age (Male)	35.3	36.0	36.2
Average Age (Female)	41.2	41.6	42.8
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	214	760	2,556
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$77,848	\$78,972	\$83,886
Average House Value	\$230,038	\$230,796	\$209,119

2023 American Community Survey (ACS)



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