



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

# FREESTANDING QSR

3118 Washington Road | Augusta, GA 30907

FOR SALE | \$1,600,000

2,736 SF on 0.56 AC

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HILLS

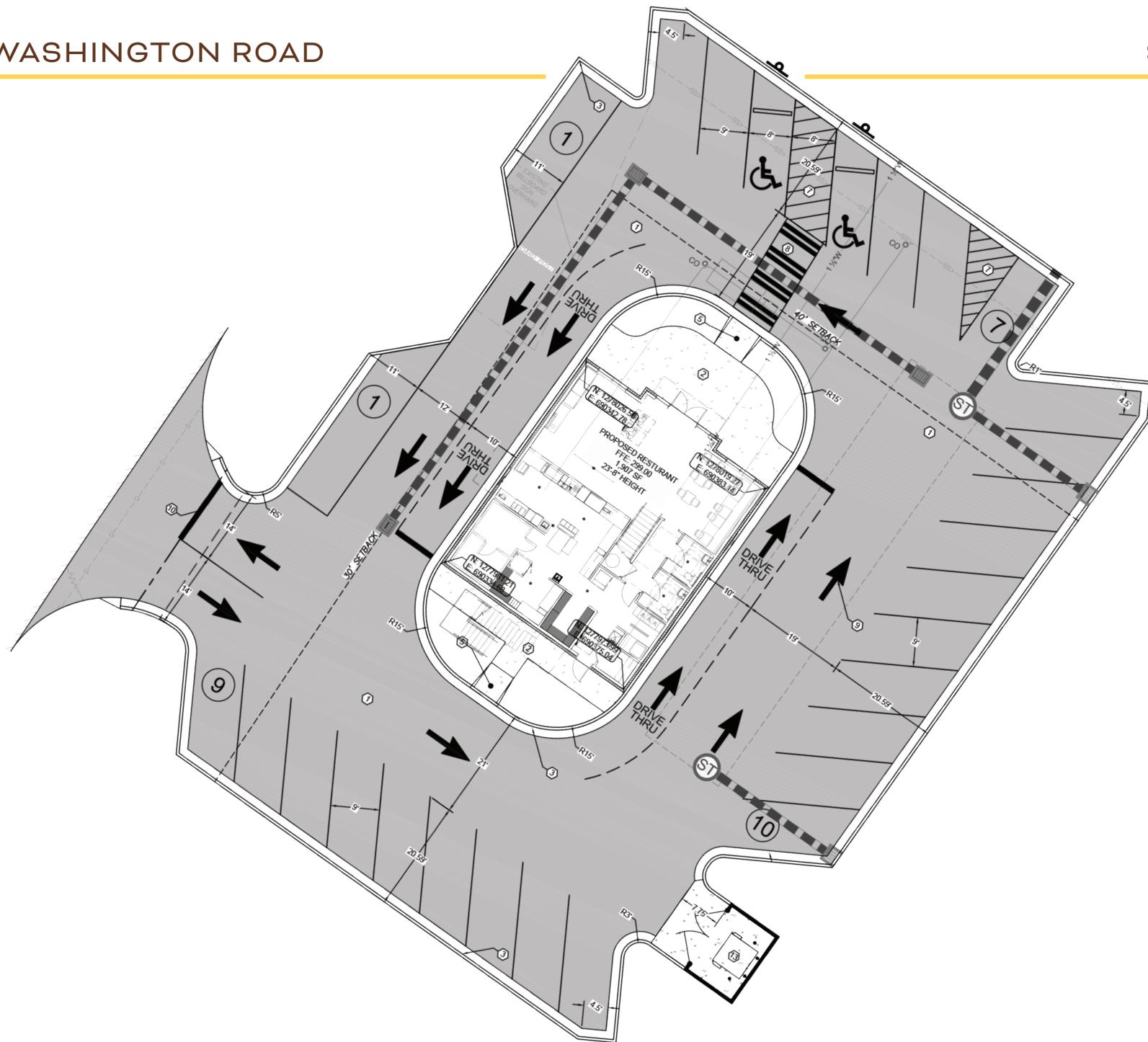


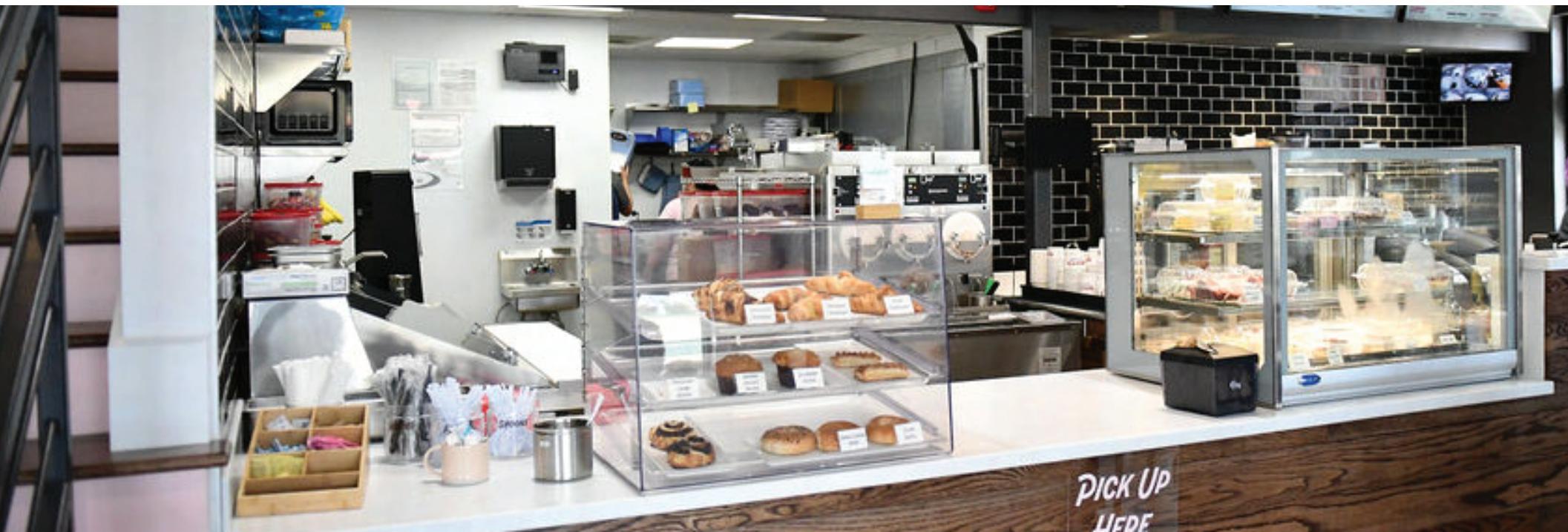
This restaurant is situated on the AM side of Washington Road and is available for lease or sale. It is located a half mile from I-20 and 1.5 miles from The Augusta National. This segment of Washington Road experiences a daily traffic volume exceeding 33,600 vehicles per day and serves as the primary route connecting Columbia County and Richmond County. Washington Road offers a direct link to Downtown Augusta, encompassing the central business district, medical district, and colleges. It also connects to Evans, GA, a locality with a significant number of commuters heading to the downtown area for employment.

The property is located next to Krystal and across Washington Road from Applebee's Bar and Grill. Other nearby users include, Pep Boys, Autozone, Take 5 Oil Change, Chick-fil-A, Diablo's Southwest Grill, Doc's Porchside, Rhinehart's Oyster Bar, Burger King, Checkers, 7-Brew, Dunkin', Starbucks, Dairy Queen, Mercedes-Benz, and many Hotel chains. Built in 2022, this 2,736 SF restaurant building has 1,920 SF on the first floor and 816 SF of upstairs dinning space overlooking Washington Road. This building offers a drive thru lane and 27 parking spaces, approximately 1,000 SF of kitchen space and 2 ADA restrooms.

# 3118 WASHINGTON ROAD

# SITE PLAN







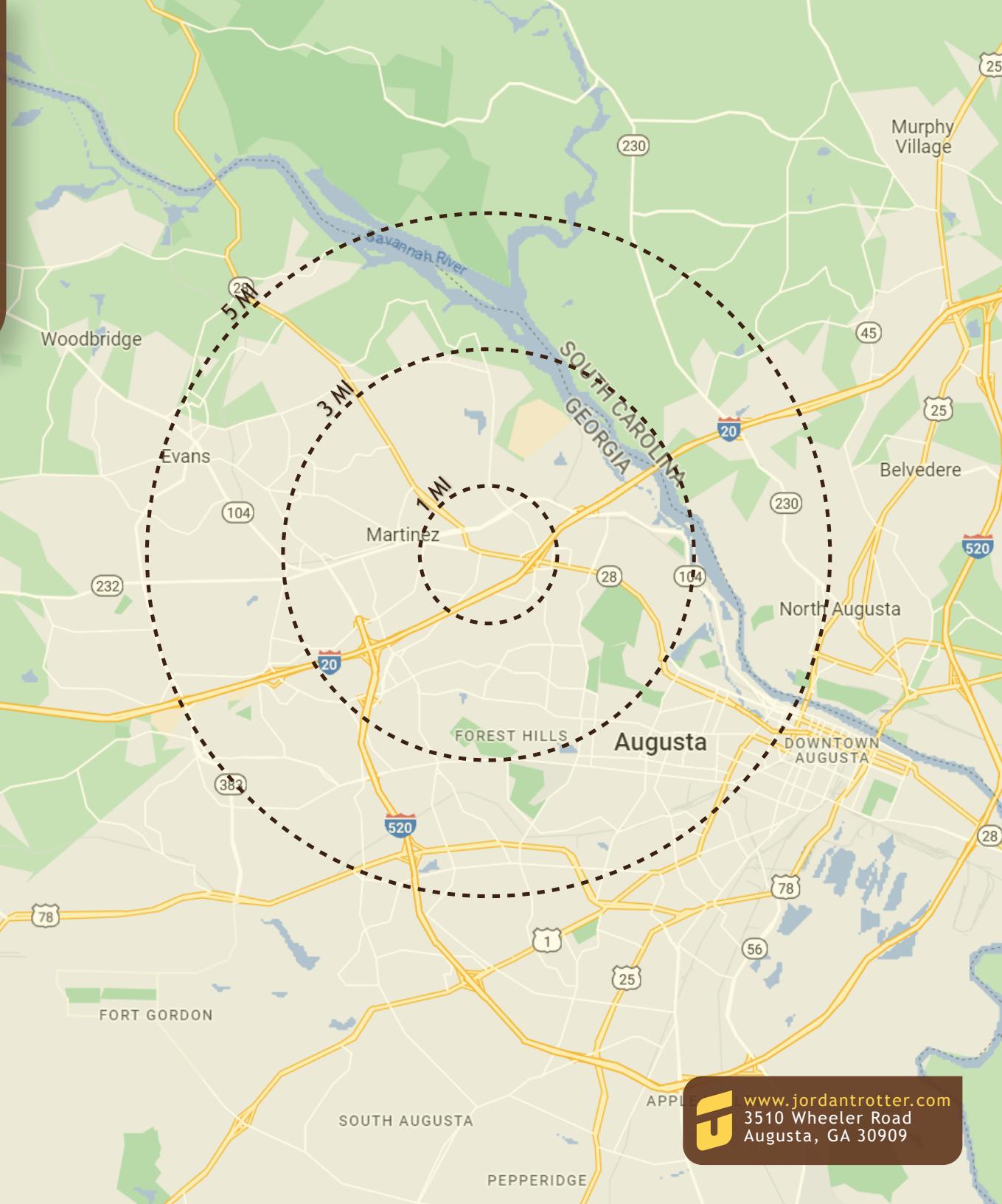
Pollards

### Population

	1 mi	3 mi	5 mi
Total Population	4,945	51,339	122,939
Median Age (m)	35.9	37.1	36.4
Median Age (f)	39.4	39.9	38.3

### Households & Income

	1 mi	3 mi	5 mi
Total Households	2,355	22,190	50,788
Persons per HH	2.1	2.3	2.4
Average Income	\$62,391	\$73,152	\$68,334
Average Value	\$159,185	\$254,951	\$231,016



www.jordantrotter.com  
3510 Wheeler Road  
Augusta, GA 30909