



For lease

Development Opportunity

4301 Evans To Locks Road
Evans, GA 30809

±8 - 32 acres available

- ±16,700 vehicles per day
- Ideal for retail, self storage or service station



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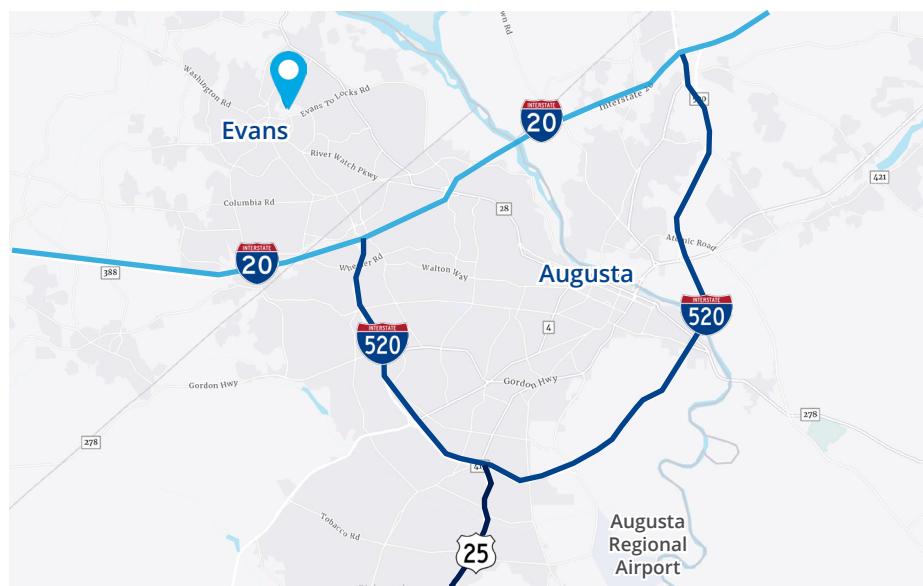
Property Details

4301 Evans to Locks Road

Evans, GA is a rapidly growing suburban community located just outside of Augusta. Known for its top-rated schools, vibrant lifestyle, and family-friendly atmosphere, Evans offers a perfect balance between small-town charm and urban convenience. With its proximity to I-20 and key regional

hubs, Evans provides easy access to nearby shopping, dining, and entertainment options, while maintaining a serene residential feel. With steady development, excellent infrastructure, and a welcoming atmosphere, Evans is the ideal location for families and businesses alike.

Location



Downtown Evans	±1 mile
Interstate 20	±4.5 miles
Interstate 520	±4.5 miles

Downtown Augusta	±11.5 miles
Highway 25	±12.2 miles
Augusta Regional Airport	±16.8 miles

Area Demographics 2024



Population

1 mile: ±4,910
3 miles: ±47,027
5 miles: ±67,990



Daytime Population

1 mile: ±8,546
3 miles: ±41,001
5 miles: ±64,113



Households

1 mile: 2,255
3 miles: 18,152
5 miles: 28,217



Avg. Household Income

1 mile: \$167,141
3 miles: \$156,263
5 miles: \$137,972



Projected 2029 Population

1 mile: ±5,748
3 miles: ±49,665
5 miles: ±70,820

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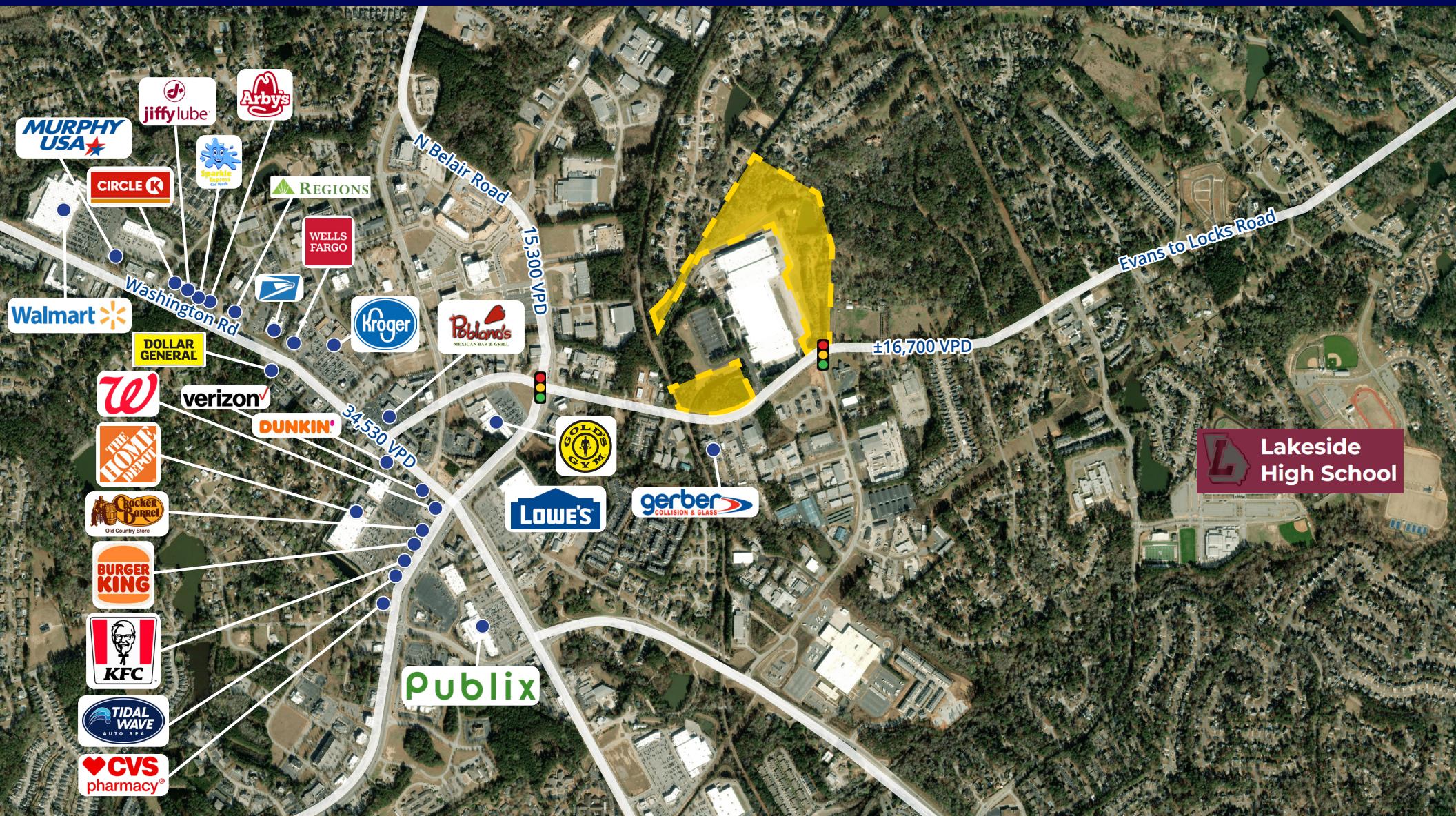
4301 EVANS TO LOCKS ROAD

8-32 Acres

Available for development

HIGHLIGHTS

- Situated in the heart of Evans, Georgia, one of the fastest growing residential areas within the Augusta Metropolitan Area
- Evans to Locks Rd: ±16,700 vehicles per day
- 9.6 miles to Downtown Augusta
- ±67,990 people within 5 miles
- Ideal for self storage or service station
- Property Type: Commercial Land



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