

US HWY 1 & ATOMIC RD, NORTH AUGUSTA, GA 29841



42 ACRES AVAILABLE FOR SALE

Presented By:

C. Ralph Kitchens, Jr. CCIM

706-294-5565

rkitchens@thevireogroup.com



The Vireo Group

1021 Broad Street

Augusta, GA 30901

706-426-4150

www.thevireogroup.com



US HWY 1 & ATOMIC RD & ATOMIC ROAD, NORTH AUGUSTA, SC 29841



PROPERTY OVERVIEW:

Vacant, undeveloped land on gently rolling topography. Site is irregular in shape with long frontage on the north side of US Hwy 1 and south side of SC Hwy 125. Formerly agricultural, there are no environmental issues. The site is not located in a flood hazard area. The property is served by all utilities, including sanitary sewer.

LOCATION OVERVIEW:

At the intersection of Highways 1 & 25, the site is easily reached from Augusta, GA, Aiken, SC, and the Savannah River Site. It is approximately 3 miles from Augusta's downtown business district & 15 minutes from Aiken.

PROPERTY SUMMARY

Lot Size: 42 Acres

C. Ralph Kitchens, Jr. CCIM
706-294-5565
rkitchens@thevireogroup.com

1021 Broad Street
Augusta, GA 30901
thevireogroup.com



US HWY 1 & ATOMIC RD & ATOMIC ROAD, NORTH AUGUSTA, SC 29841

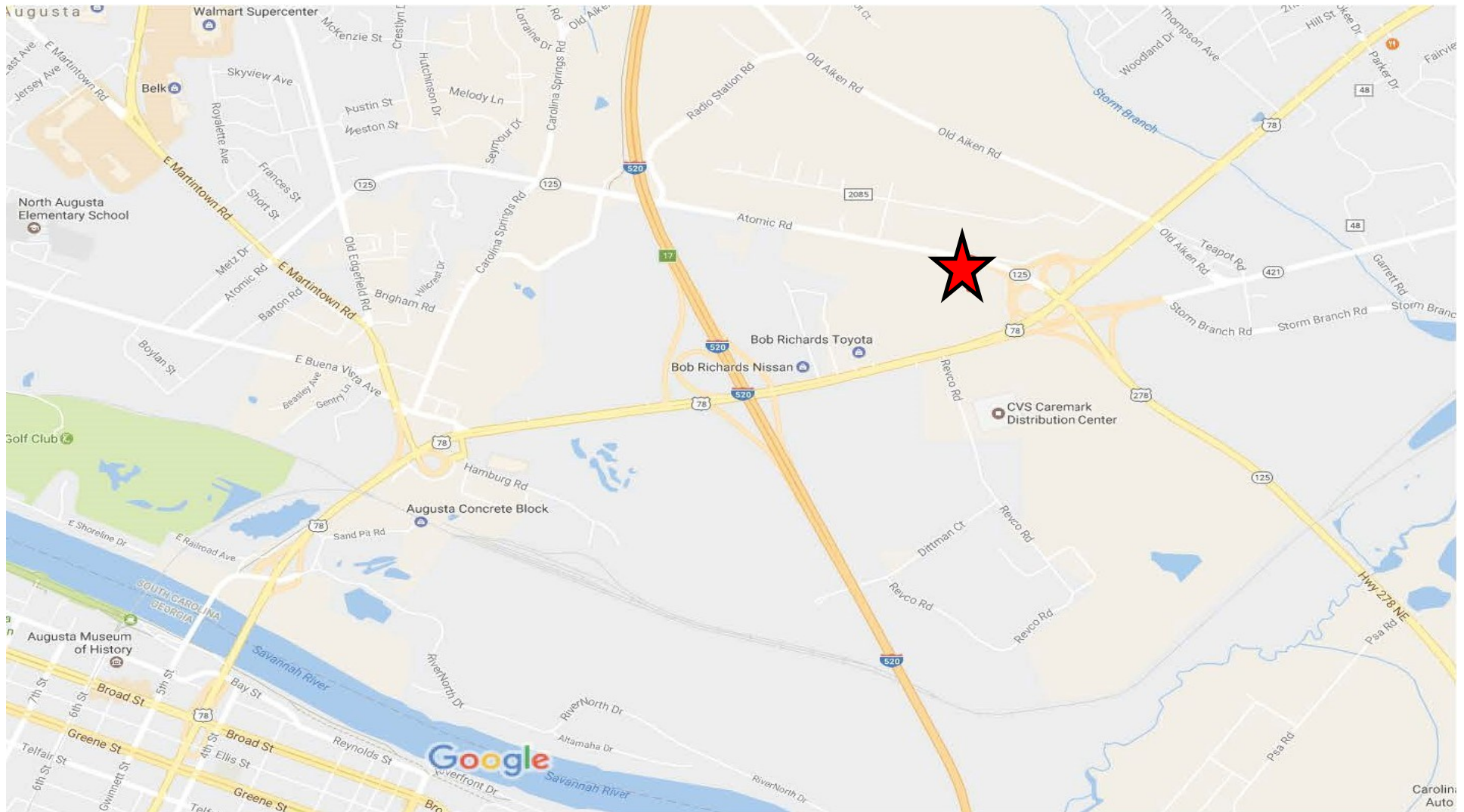


C. Ralph Kitchens, Jr. CCIM
706-294-5565
rkitchens@thevireogroup.com

1021 Broad Street
Augusta, GA 30901
thevireogroup.com



US HWY 1 & ATOMIC RD & ATOMIC ROAD, NORTH AUGUSTA, SC 29841



****The information contained herein is believed to be accurate & obtained from reliable sources, no warranty or representation is made. All parties should preform the necessary due diligence to confirm any statistics to their own satisfaction of investigation****

C. Ralph Kitchens, Jr. CCIM
706-294-5565
rkitchens@thevireogroup.com

1021 Broad Street
Augusta, GA 30901
thevireogroup.com