



# ATKINS

COMMERCIAL PROPERTIES

## RETAIL PROPERTY FOR SALE

**2809 WYLDs ROAD**

2809 WYLDs ROAD, AUGUSTA, GA 30909

**For More Information:**

**Scott A. Atkins, SIOR, CCIM**

President

706.951.6630

[scott@atkinsrealty.com](mailto:scott@atkinsrealty.com)



## EXECUTIVE SUMMARY

# ATKINS

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### OFFERING SUMMARY

Sale Price: \$850,000

Lot Size: 2.14 Acres

Building Size: 17,982

Price / SF: \$47.27

### PROPERTY OVERVIEW

17,982 square foot building for sale formerly used as a laser tag game and arcade center. The property would be a perfect location for a call-center or office. Brand new locations for Teleperformance Call Center and Virginia College are located in the adjacent building. Unit A is a 2,400 square foot retail space currently leased thru 9/2013 for \$1,800 per month. Property is zoned L-I, Light Industrial, per the Richmond County Planning & Zoning Department.

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DISCLAIMER...



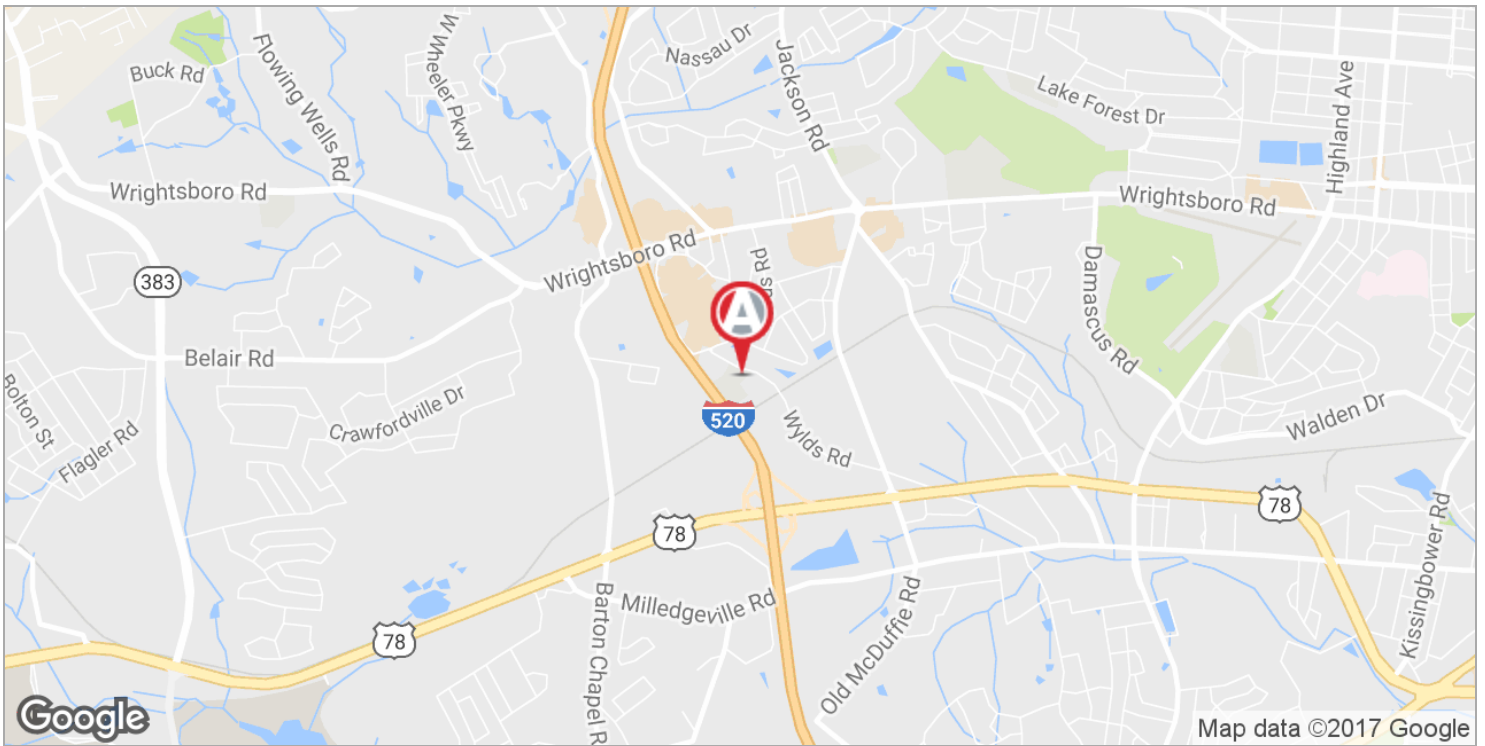
706.650.1446 | 208 A Pitcarin Way Augusta, GA 30909



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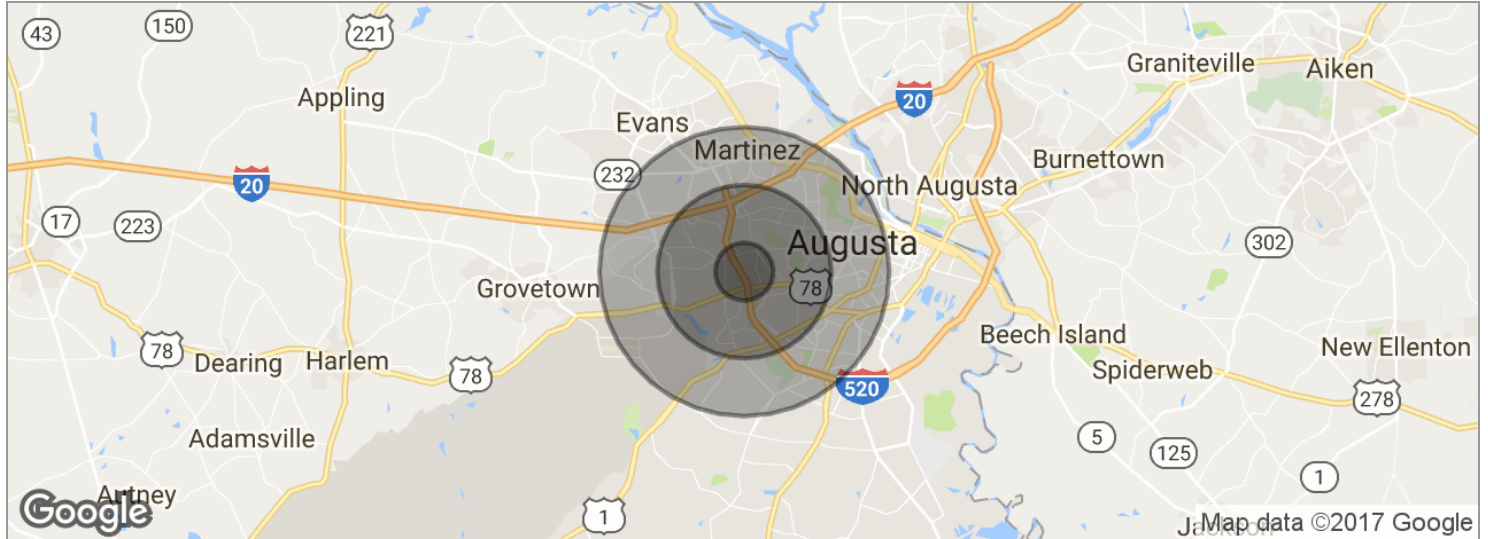
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	4,786	48,906	137,932
Median age	31.1	34.8	35.5
Median age (male)	29.9	33.9	33.7
Median age (Female)	32.3	35.8	37.1

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,960	19,373	55,043
# of persons per HH	2.4	2.5	2.5
Average HH income	\$46,256	\$53,439	\$55,218
Average house value	\$61,168	\$73,288	\$117,078

\* Demographic data derived from 2010 US Census

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