

TWO RETAIL PADS IN COLUMBIA COUNTY

4546 WASHINGTON RD, EVANS, GA 30809

Land
For Sale



Jordan Dyche
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Property Address:	4546 Washington Rd, Evans, GA 30809
Property Type:	Land
List price:	\$400,000 (0.84 AC) & \$600,000 (1.08 AC)
APN:	072 073Q & 072 073X
Zoning:	C-2

PROPERTY OVERVIEW

These retail pads are located just one mile northwest of Downtown Evans, behind two national retailers, Discount Tire and Bojangles. Both parcels are fully improved with utilities on-site and ready for immediate development. The properties benefit from shared signage along Washington Road, which sees 35,700 cars per day, offering excellent visibility and convenient access.

Zoned C-2 (General Commercial), they provide flexibility for a range of uses. These sites offer an ideal opportunity for businesses seeking proximity to key retail and neighborhood service areas, without the premium cost of direct Washington Road frontage.

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SALE HIGHLIGHTS

- 1 mile northwest of Downtown Evans, behind Discount Tire and Bojangles
- Ready for immediate development
- Shared signage along Washington Road (35,700 cars/day)
- Zoned C-2, ideal for retail and service uses

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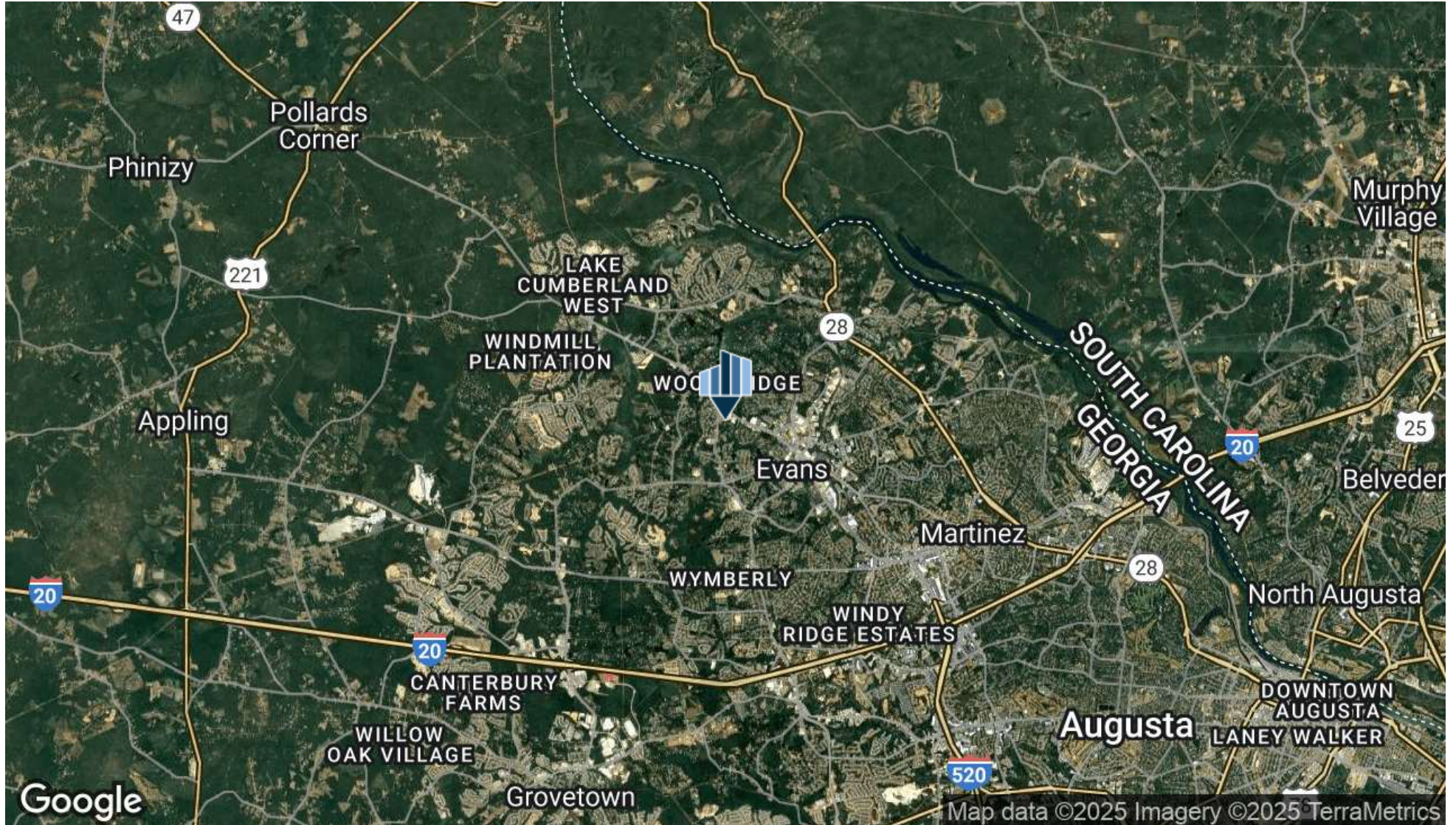
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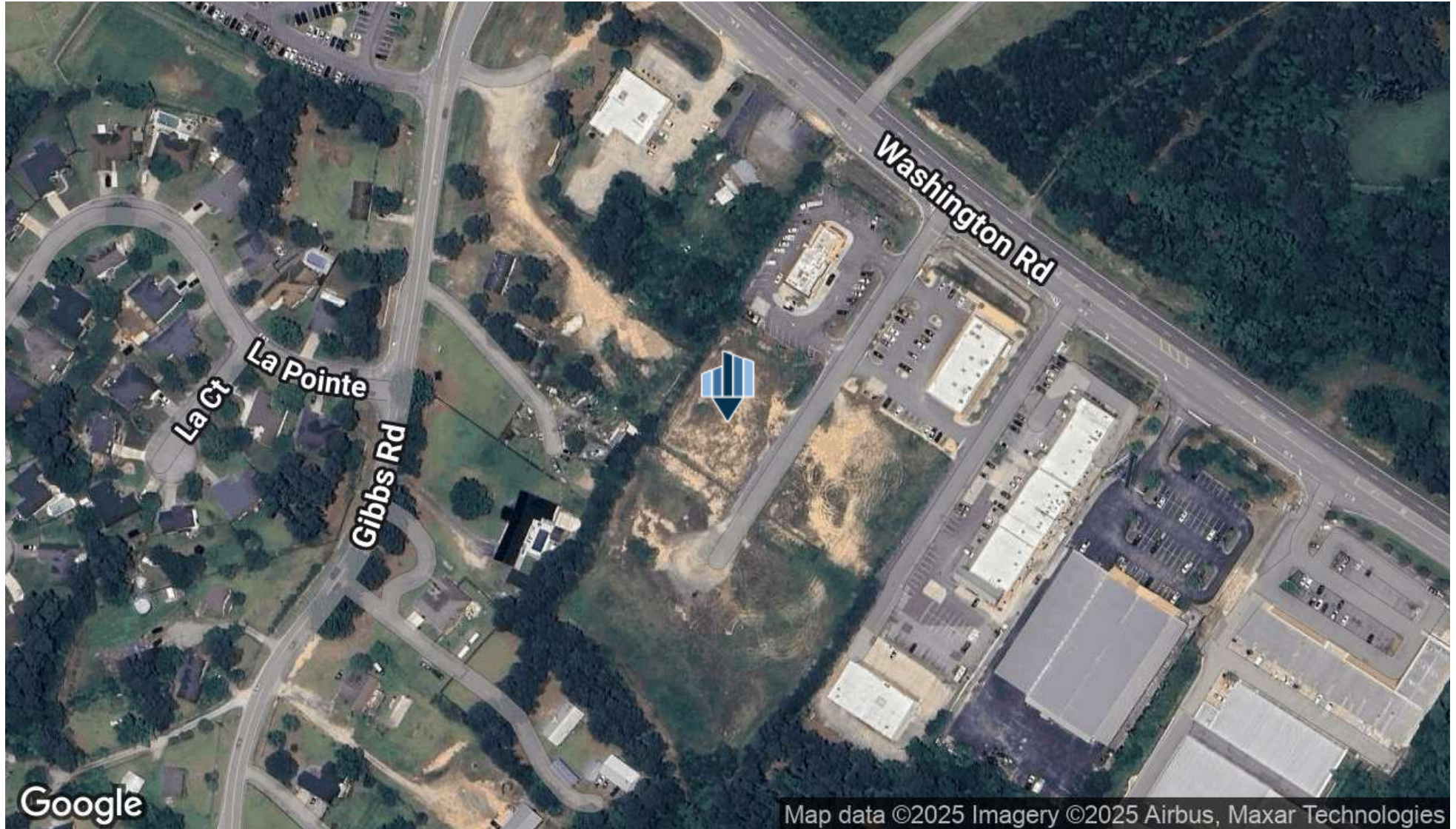
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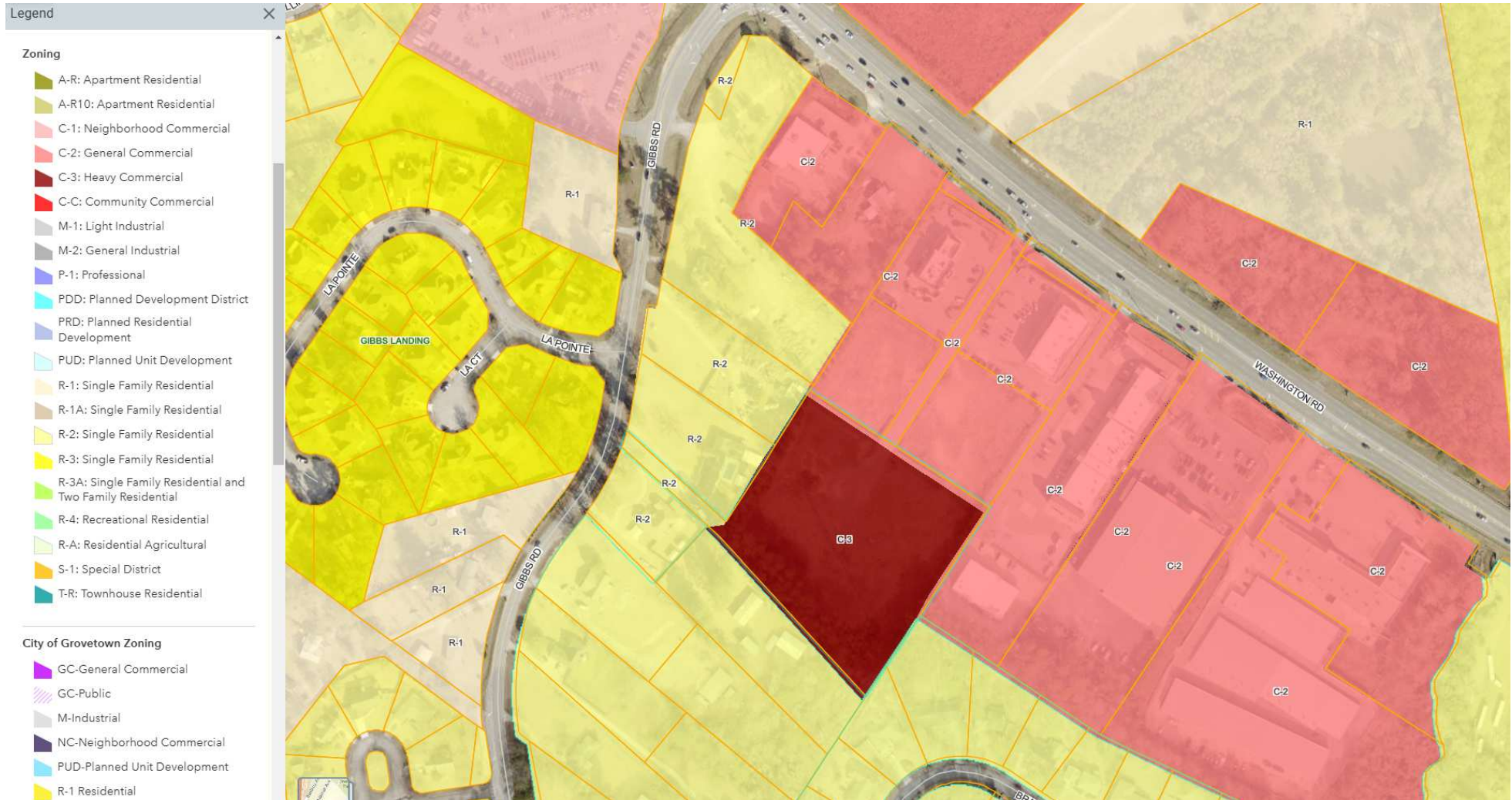
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Zoning Map



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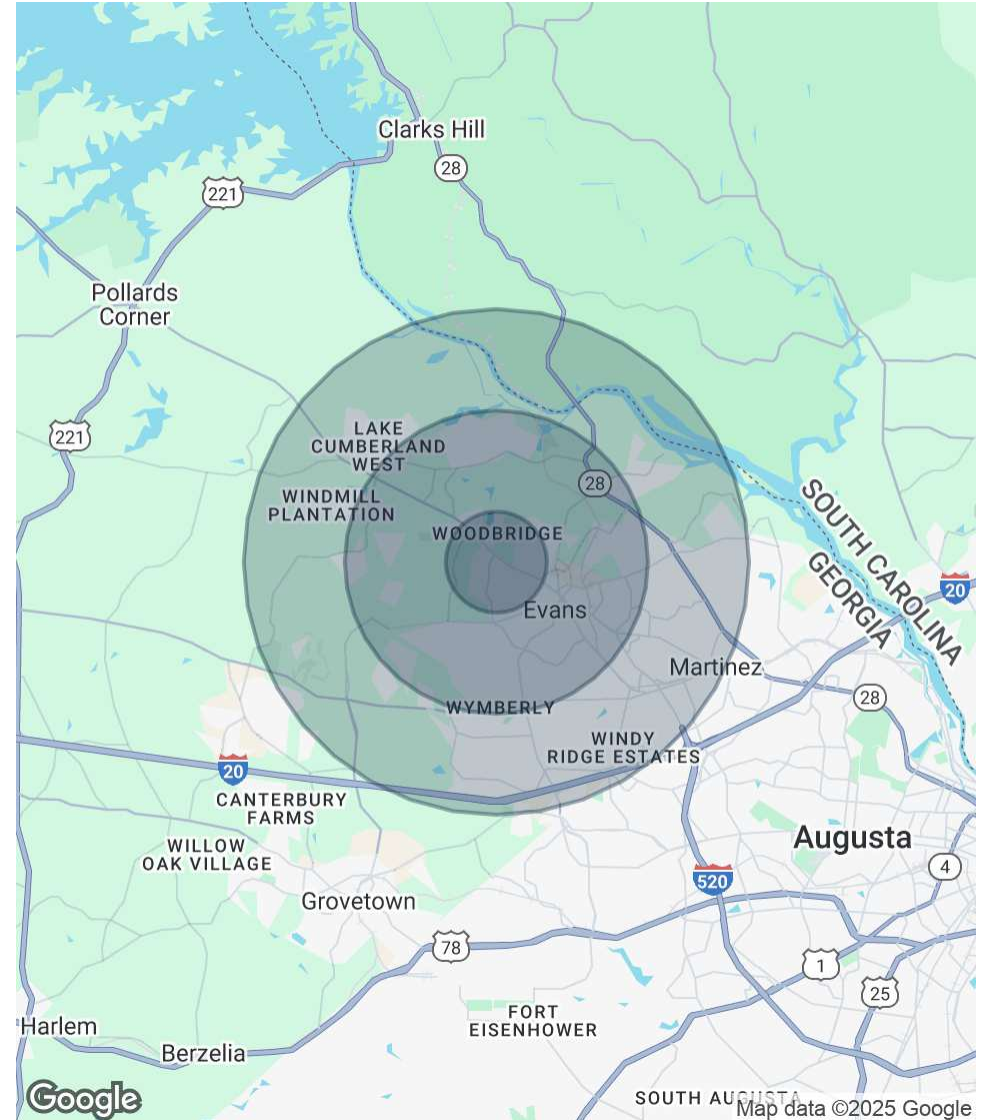
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,713	45,902	102,542
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,717	16,427	36,950
Average HH Income	\$127,973	\$134,891	\$133,368
Average House Value	\$335,809	\$334,118	\$332,412

Demographics data derived from AlphaMap



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