

1833 GORDON HWY

AUGUSTA, GA 30904

FOR SALE

1,056 SQFT OF OFFICE SPACE ON 0.67 ACRE LOT



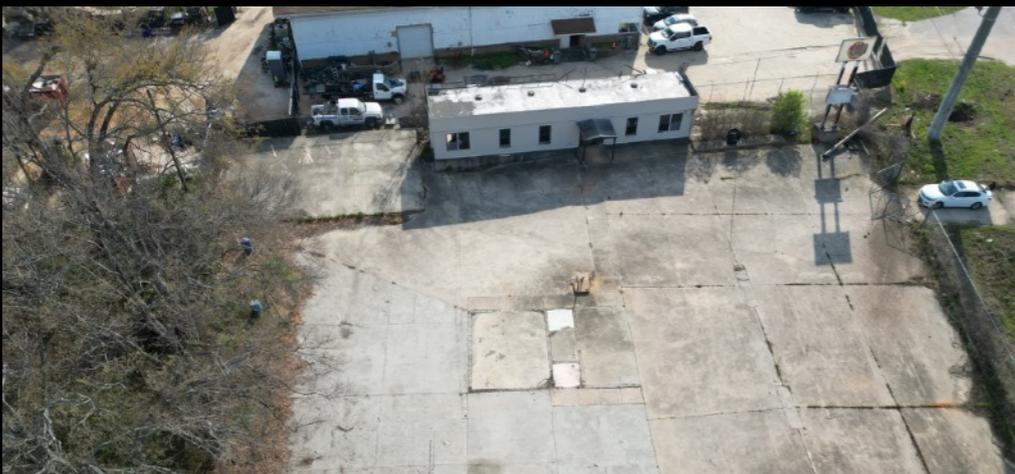
DANIEL GOWER

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// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present a high-visibility property for sale located at 1833 Gordon Highway, Augusta, Georgia 30904.

This offering consists of a 0.67-acre site with approximately 1,056 square feet of office space, providing an excellent balance of building size and usable land. Zoned C-3, the property supports a wide range of commercial uses, making it ideal for retail, office, automotive, or service-based businesses seeking flexibility.

Positioned along Gordon Highway, the property benefits from strong traffic counts and excellent frontage, delivering maximum exposure for signage and branding. Its location offers convenient access to key corridors throughout Augusta, supporting both customer accessibility and business operations.

The site's larger lot size allows for ample parking, outdoor storage, or potential future expansion, while the existing structure provides a cost-effective entry point for owner-users or investors. With the property currently vacant, it offers immediate occupancy and the ability to customize the space to suit specific business needs.

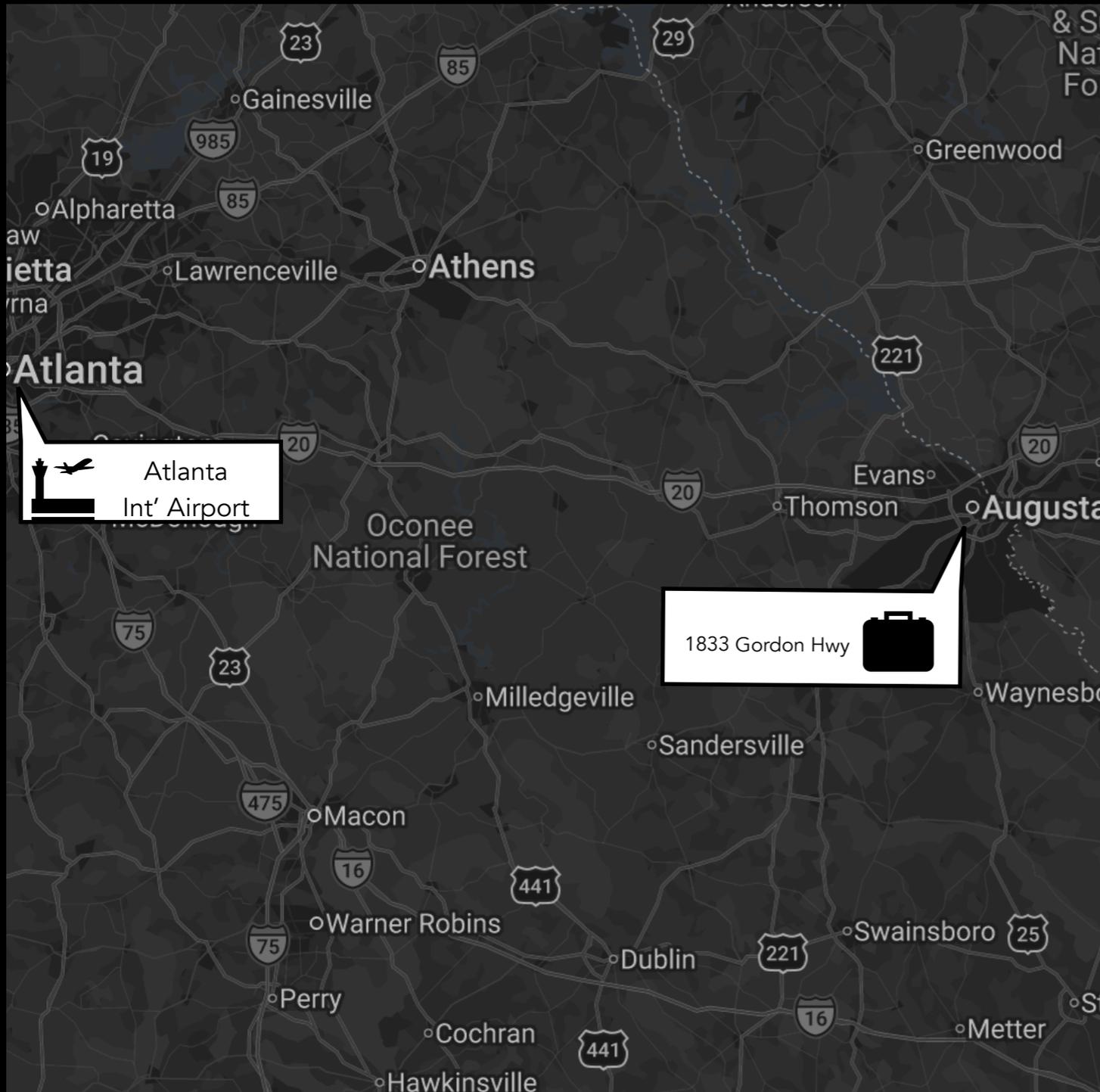
Asking Price:\$450,000.00

For more information, please contact Daniel Gower.

HIGHLIGHTS

- \$450,000.00
- 1,056 SQFT of Office Space
- Zoned C-3
- 0.67 Acre Lot with Ample Space for Parking
- Richmond County
- Excellent Access to Major Roads and Surrounding Business

// LOCATION OVERVIEW



ABOUT THE AREA: AUGUSTA, GA

Augusta, Georgia is a stable and affordable commercial real estate market anchored by healthcare, government, and military demand, including Augusta University and Fort Eisenhower. The city offers lower acquisition costs compared to larger Georgia metros, making it attractive for investors seeking value and steady cash flow.

Key corridors like Gordon Highway provide strong visibility and consistent traffic, supporting retail and service-oriented businesses. Overall, Augusta presents a reliable, growth-oriented market with solid fundamentals and accessible entry points for investors.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	19.300	90.500	197.600
Number of Employees	15.300	71.400	158.200
Avg. Household Income	\$32.800	\$46.200	\$58.200

// BROKER PROFILES



Dan Gower

Commercial Associate

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Dan Gower has over a decade of experience in real estate finance, distressed debt and real property acquisitions, dispositions, and asset management. Dan is a co-founder and vice president of distressed debt and real estate firm, Edgefield Holdings, LLC, which manages over \$950MM in assets.

Prior to Edgefield, Dan was a Senior Director in the Turnaround and Restructuring group at Ankura Consulting Group, where he advised investors, lenders, and various companies, as well as provided forensic investigation services for law firms throughout the US.

Dan has also extensive experience in underwriting recourse commercial loans and commercial mortgage-backed securities of all asset types and classes including multifamily, hospitality, office, retail, mixed-use, and self-storage. Dan received a dual-major B.B.A from the University of Georgia in both banking and finance and international business. In his free time, he enjoys competing in Brazilian Jiu-Jitsu tournaments.

// DISCLAIMER & LIMITING CONDITIONS

Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



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