

# 0.99± AC LAND AVAILABLE FOR SALE, BUILD TO SUIT, OR GROUND LEASE

AUGUSTA, GA MSA | 505 North Main St., Wrens, GA



## PROPERTY FEATURES

- Monument signage available
- High visibility on major arterial road
- Located next to brand new Family Dollar store
- VPD is 12,700± on N Main Street
- Zoning: C-3 commercial zoning, Jefferson County
- Site frontage: 204' with full access; Site depth: 206'
- Utilities: stormwater capacity available and stubbed to site; water and sewer available adjacent to site
- **Land area: 0.99 Acres**
- **Available for sale, groundlease or BTS**

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	7 MILES
POPULATION	1,794	3,586	4,889	5,890
NO. OF HOUSEHOLDS	748	1,434	1,955	2,365
AVG. HH INCOME	\$66,455	\$64,691	\$66,588	\$67,356
EMPLOYEE POPULATION	966	1,372	1,629	1,751

## JOIN AREA RETAILERS

**FAMILY DOLLAR**

**ingles**



For more information, contact:

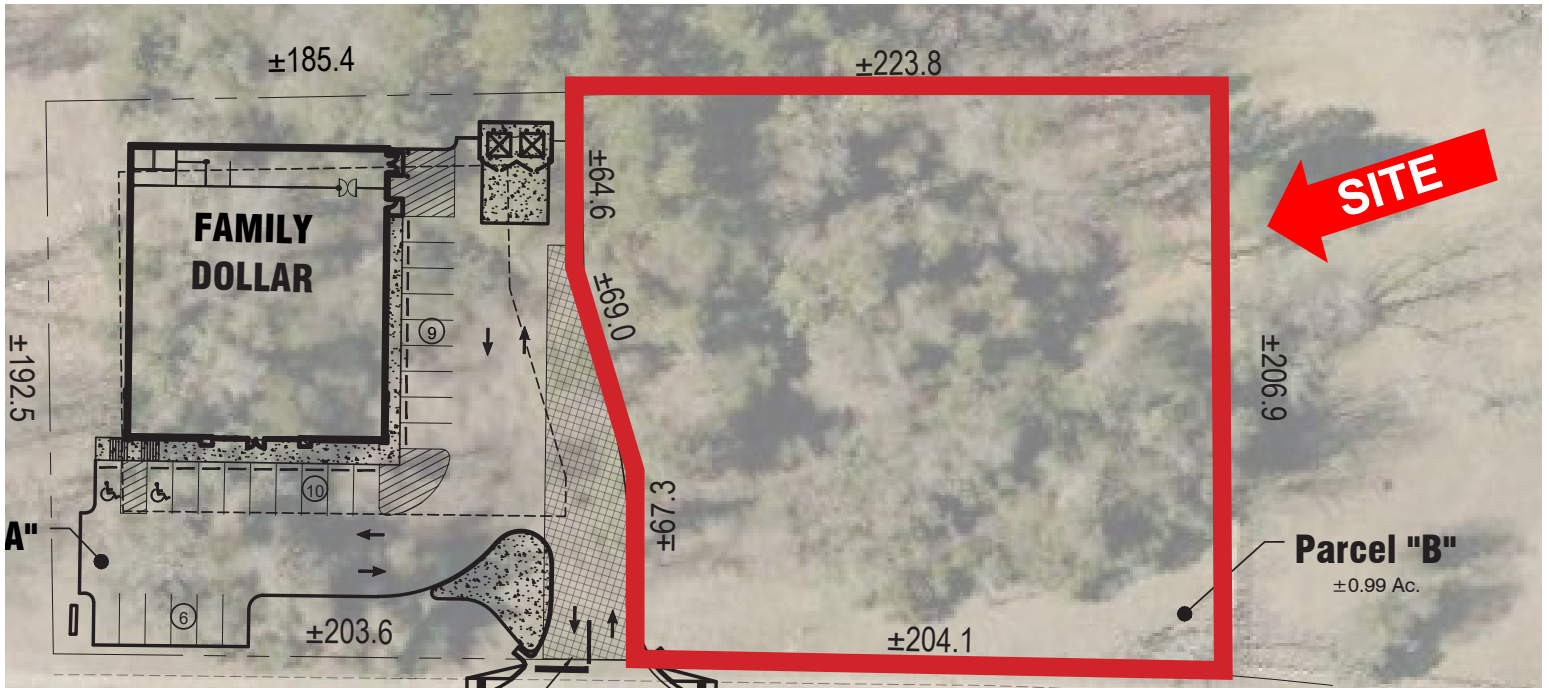
**NICKI JASSY | BROKER**  
804 291 8557  
nicki@twinriverscap.com

**LEIGH LINGO | ASSOCIATE**  
302 519 5331  
leigh@twinriverscap.com

**TWIN RIVERS CAPITAL**  
656 Ellis Oak Avenue, Suite 201  
Charleston, SC 29412  
twinriverscap.com

# 0.99± AC LAND AVAILABLE FOR SALE, BUILD TO SUIT, OR GROUND LEASE

AUGUSTA, GA MSA | 505 North Main St., Wrens, GA



For more information, contact:

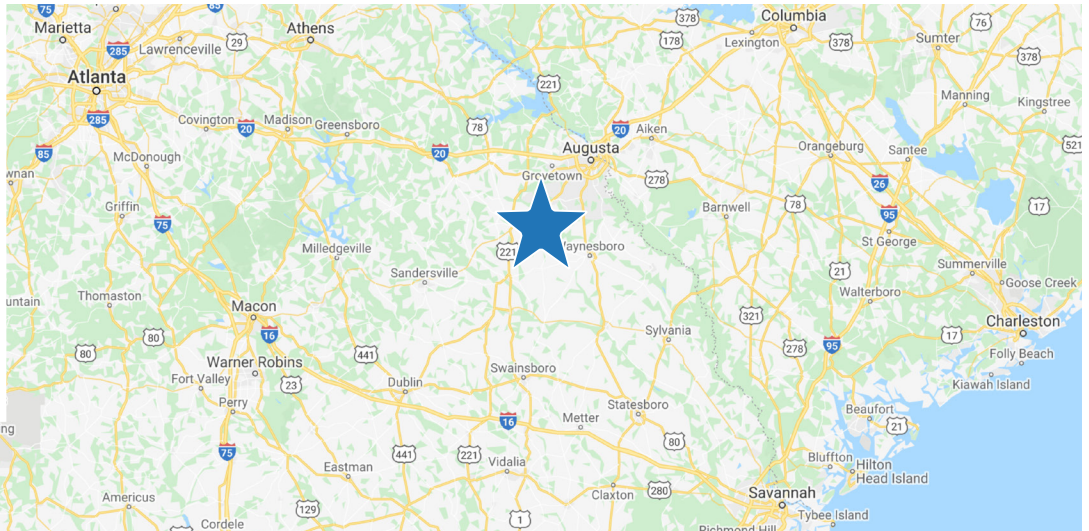
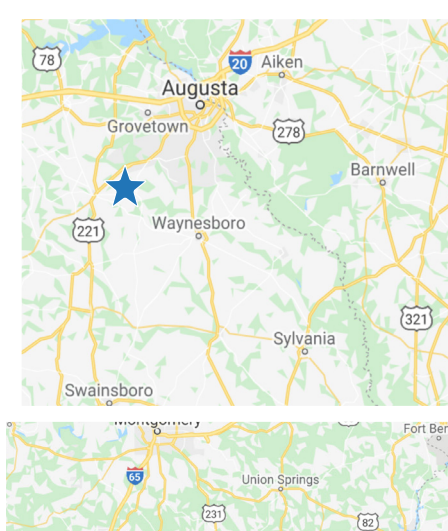
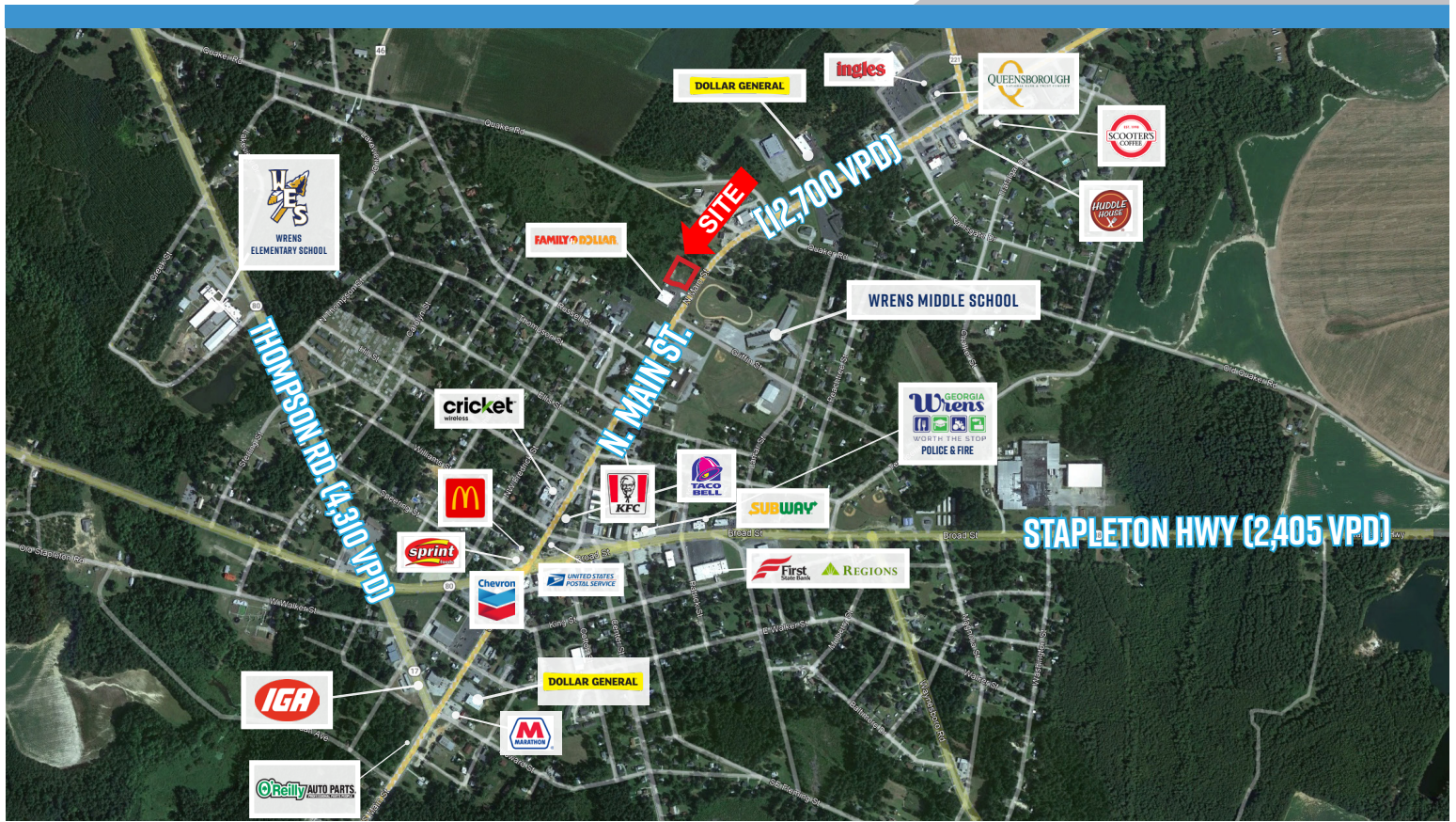
**NICKI JASSY | BROKER**  
804 291 8557  
nicki@twinriverscap.com

**LEIGH LINGO | ASSOCIATE**  
302 519 5331  
leigh@twinriverscap.com

**TWIN RIVERS CAPITAL**  
656 Ellis Oak Avenue, Suite 201  
Charleston, SC 29412  
twinriverscap.com

# 0.99± AC LAND AVAILABLE FOR SALE, BUILD TO SUIT, OR GROUND LEASE

AUGUSTA, GA MSA | 505 North Main St., Wrens, GA



For more information, contact:

**NICKI JASSY | BROKER**  
804 291 8557  
nicki@twinriverscap.com

**LILY ALBERTS ENCO ASSOCIATE**  
843 203 0519 5331  
lalberts@twinriverscap.com

**TWIN RIVERS CAPITAL**  
656 Ellis Oak Avenue, Suite 201  
Charleston, SC 29412  
twinriverscap.com