



FOR SALE

DELI SHOP ON
GORDON HWY

1646 Gordon Hwy, Augusta, GA 30906

Property Summary



PROPERTY DESCRIPTION

Introducing an exceptional opportunity for retail/restaurant investors in Augusta, GA. This prime property offers a 1,717 SF building, zoned C3- Commercial, with a new Roof and HVAC system installed in April 2021. With 100% occupancy, it presents a solid investment with immediate returns.

PROPERTY HIGHLIGHTS

- 100% occupancy for immediate investment returns
- High visibility with 21,000 VPD traffic count
- Brand New Roof & HVAC System Installed April 2021
- 2 years remaining on current lease

OFFERING SUMMARY

Sale Price:	\$255,000
Lot Size:	0.37 Acres
Building Size:	1,717 SF
NOI:	\$15,976.58
Cap Rate:	6.27%

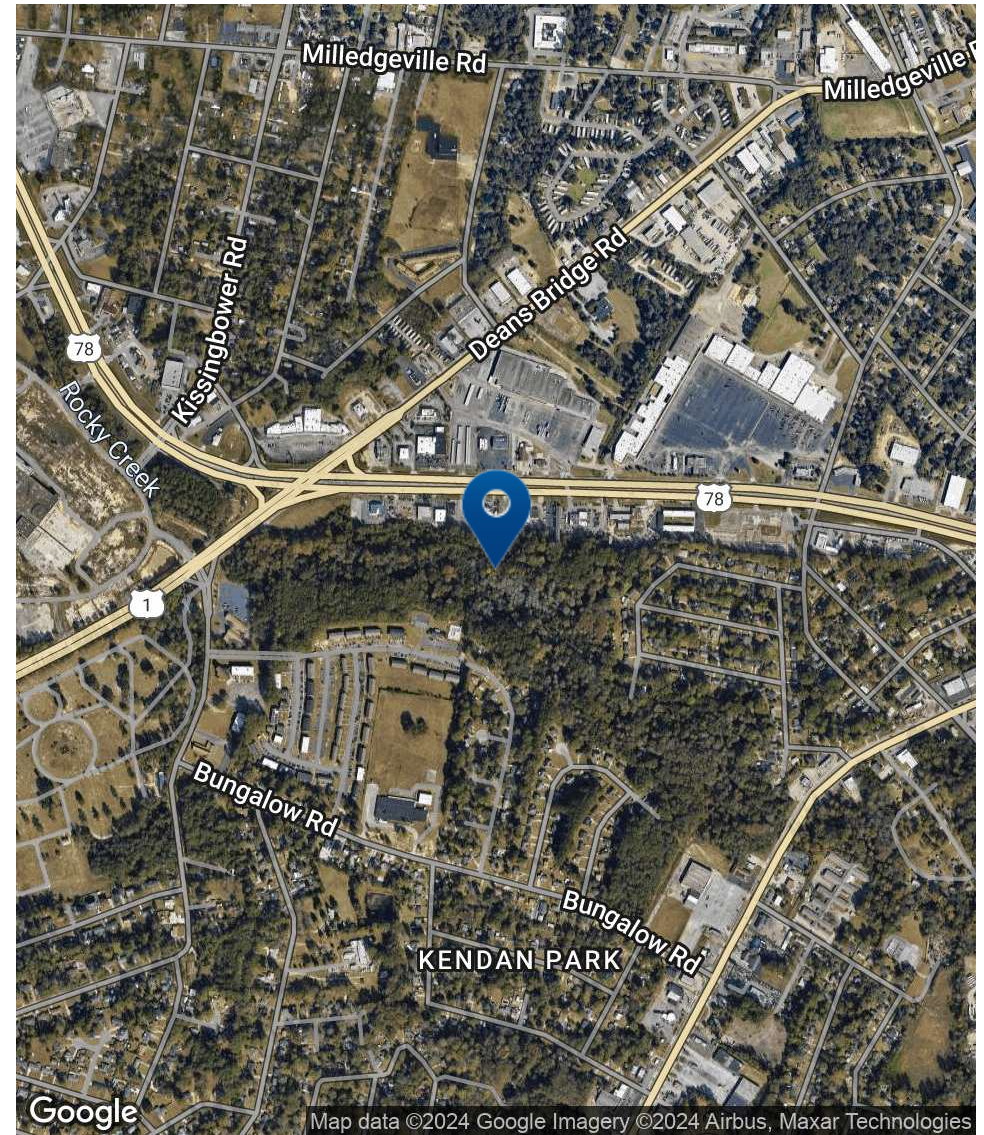
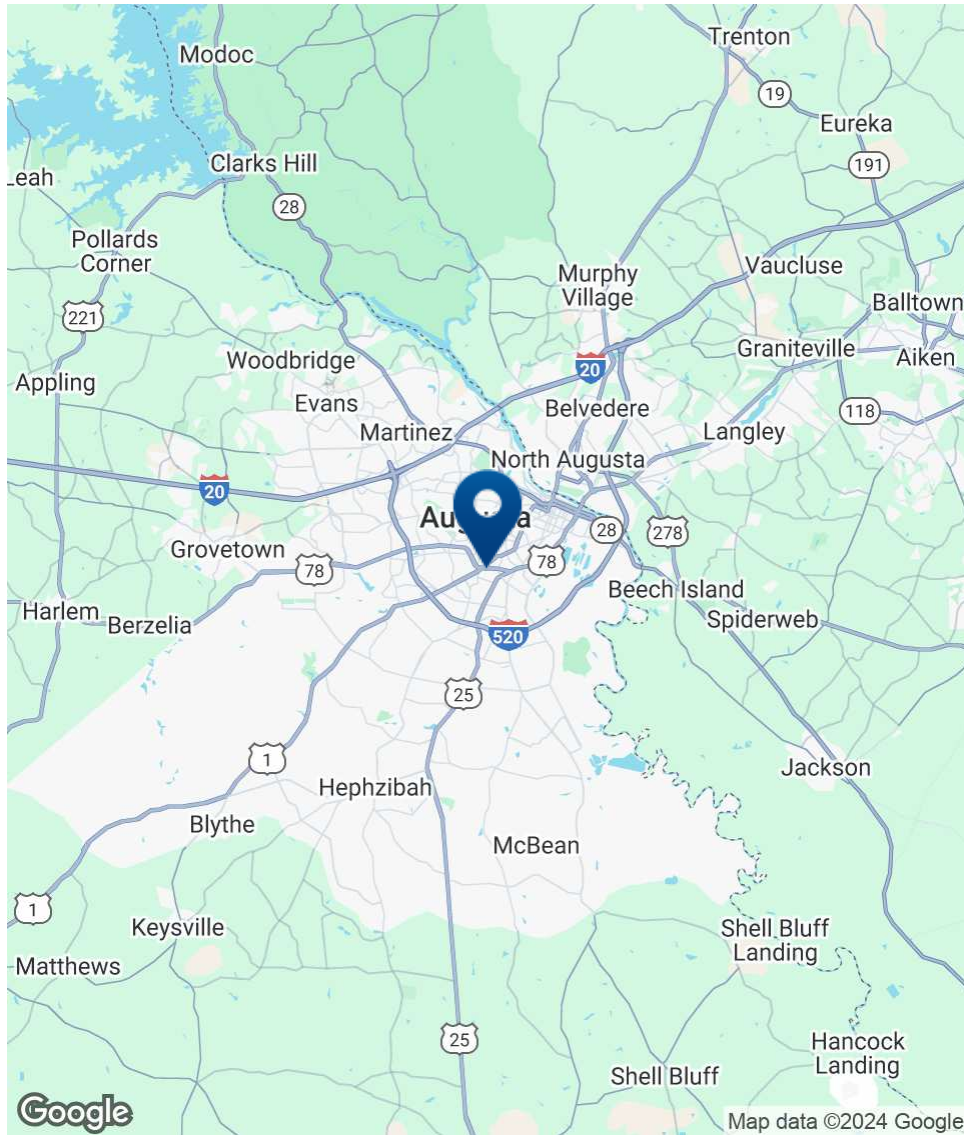
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,006	23,614	52,408
Total Population	7,326	58,203	133,021
Average HH Income	\$32,164	\$40,491	\$46,754



ZACK HARTMAN

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Location Map



**SHERMAN &
HEMSTREET**
Real Estate Company

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Retailer Map



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Additional Photos



**SHERMAN &
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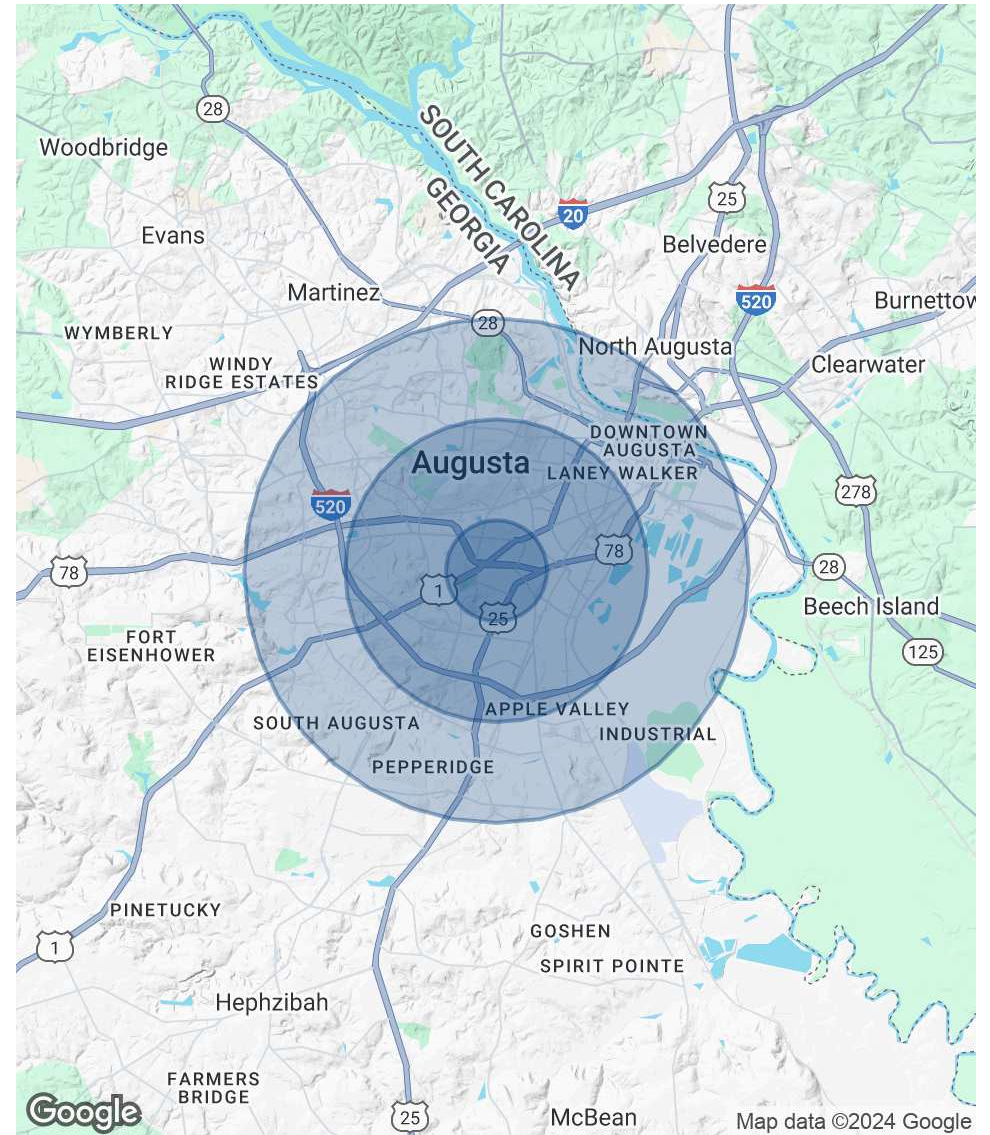
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,326	58,203	133,021
Average Age	33.6	34.7	34.6
Average Age (Male)	31.9	33.5	32.7
Average Age (Female)	35.1	35.8	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,006	23,614	52,408
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$32,164	\$40,491	\$46,754
Average House Value	\$64,925	\$72,184	\$98,318

2020 American Community Survey (ACS)



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Advisor Bio 1



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PROFESSIONAL BACKGROUND

Zack is an Augusta, GA native and started his career with Sherman and Hemstreet in 2017. Zack spent the first two and a half years in a property management capacity across the southeast, specializing in identifying and solving problems within low income housing communities to improve the overall value of the property for his clients. This quickly grew into managing all types of income-producing properties because of his passion for real estate and the relationships he developed with his clients. Zack uses his property management experience to help property owners understand the true value of their property and to help them navigate in the current real estate market. When he is not working real estate, Zack enjoys working with his hands to build or fix things and spending time outdoors with friends and family.

Sherman & Hemstreet Real Estate Company

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