

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



GREENPOINT DEVELOPMENT RETAIL SPACE AVAILABLE

710 & 720 Point Bluff Parkway | Harlem, GA 30814

ZONE | PUD

1,290 - 3,190 SF FOR LEASE

CHARLIE DAVIS
charlie@jordantrotter.com
706 • 736 • 1031

LIONEL PRATHER
lprather@prathercompany.com
706 • 407 • 4648




JORDAN TROTTER
COMMERCIAL REAL ESTATE

— THE —
PRATHER
— CO —

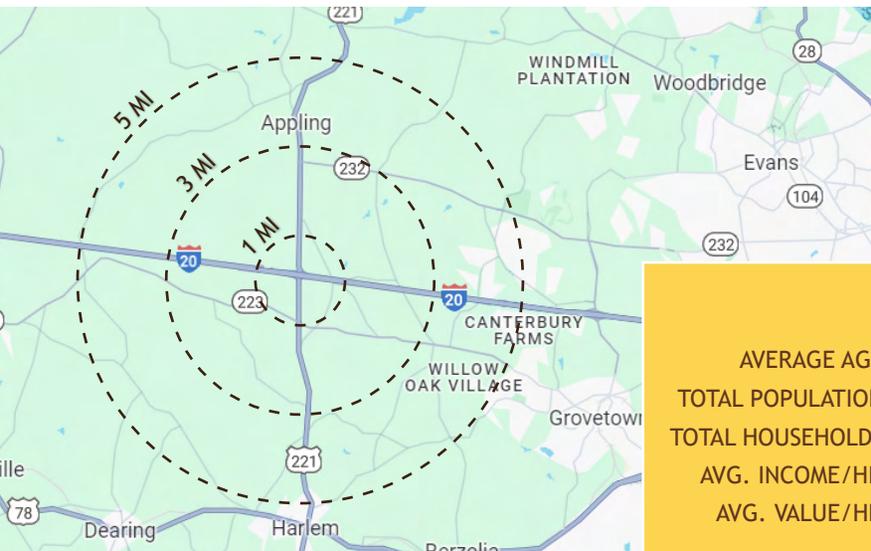
HARLEM, COLUMBIA COUNTY

This retail development is located conveniently off of Exit 183 of I-20 in the Greenpoint Commercial District. It is located on the morning side of the highway, 1 mile south of the interstate. Appling Harlem Road receives more than 12,000 vehicles per day. The Greenpoint Development contains over 1,000 acres with this being the only for rent commercial development at the Exit 183 Interchange. Amazon Fulfillment Center was opened in 2021 and brought over 5,000 employees to the area. Club Car and Koch Trucking have added an additional 2,000 employees to the area as well.

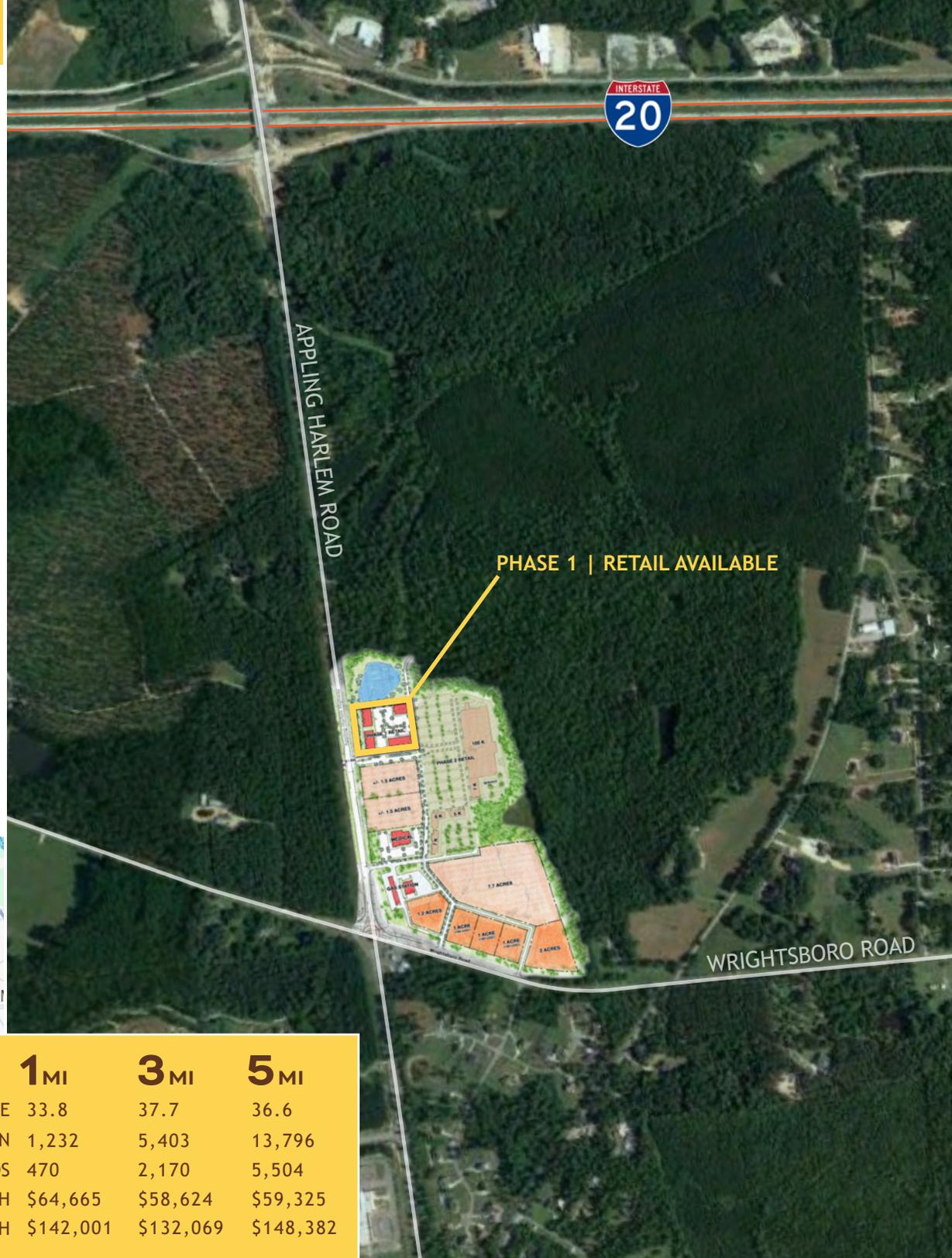
There are currently two suites left with grease traps for restaurants. These retail buildings represent a lifestyle center, with a courtyard being the center of a multi-building development. 210 homes developed in Greenpoint South Residential development, with an additional 100 currently under construction.



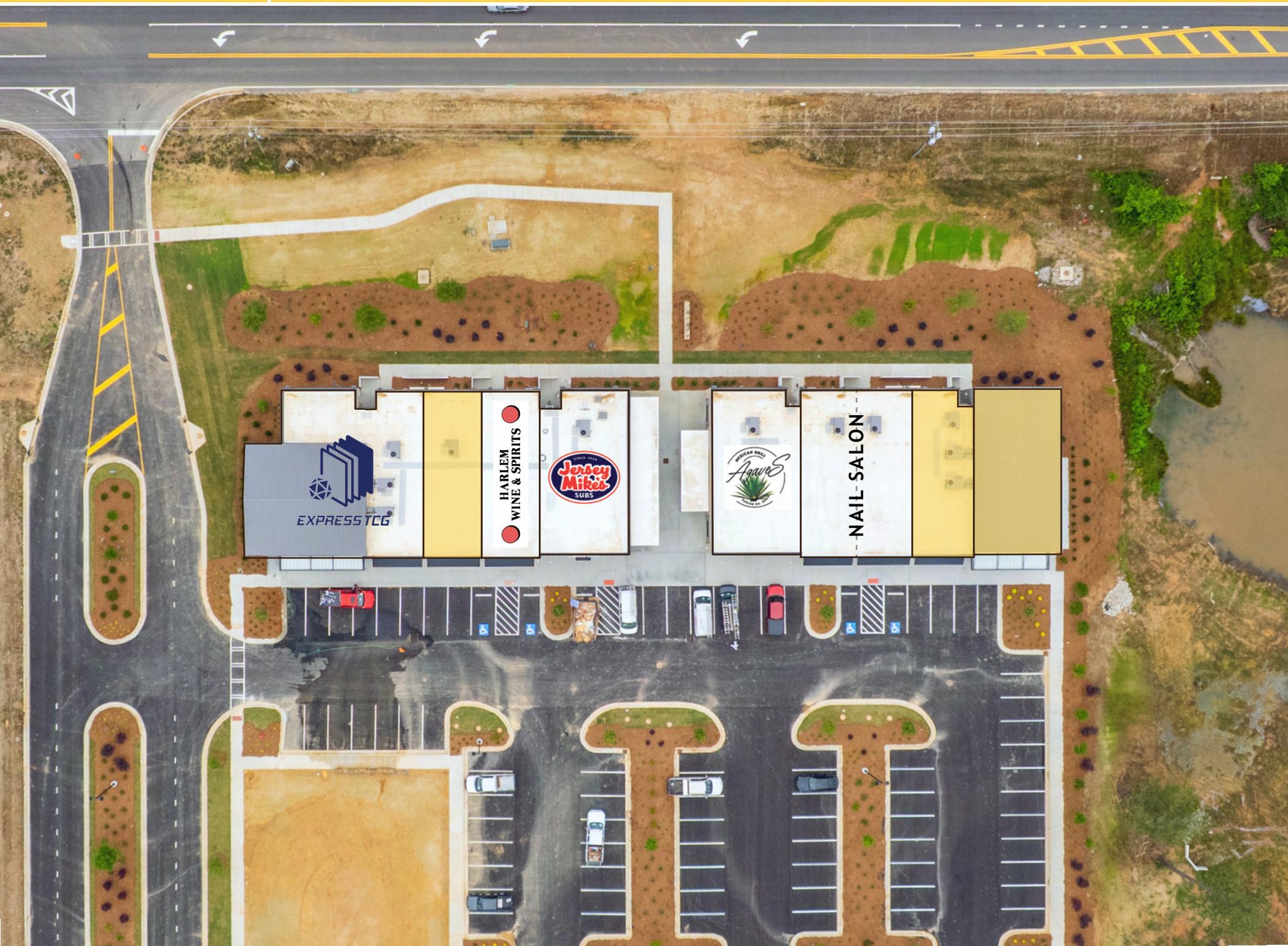
- 72% pre-leased
- 3 suites available
- 2 restaurant units with grease traps available
- 121 parking spaces
- Limited retail area



	1 MI	3 MI	5 MI
AVERAGE AGE	33.8	37.7	36.6
TOTAL POPULATION	1,232	5,403	13,796
TOTAL HOUSEHOLDS	470	2,170	5,504
AVG. INCOME/HH	\$64,665	\$58,624	\$59,325
AVG. VALUE/HH	\$142,001	\$132,069	\$148,382



SITE PLAN



EXPRESS TCG

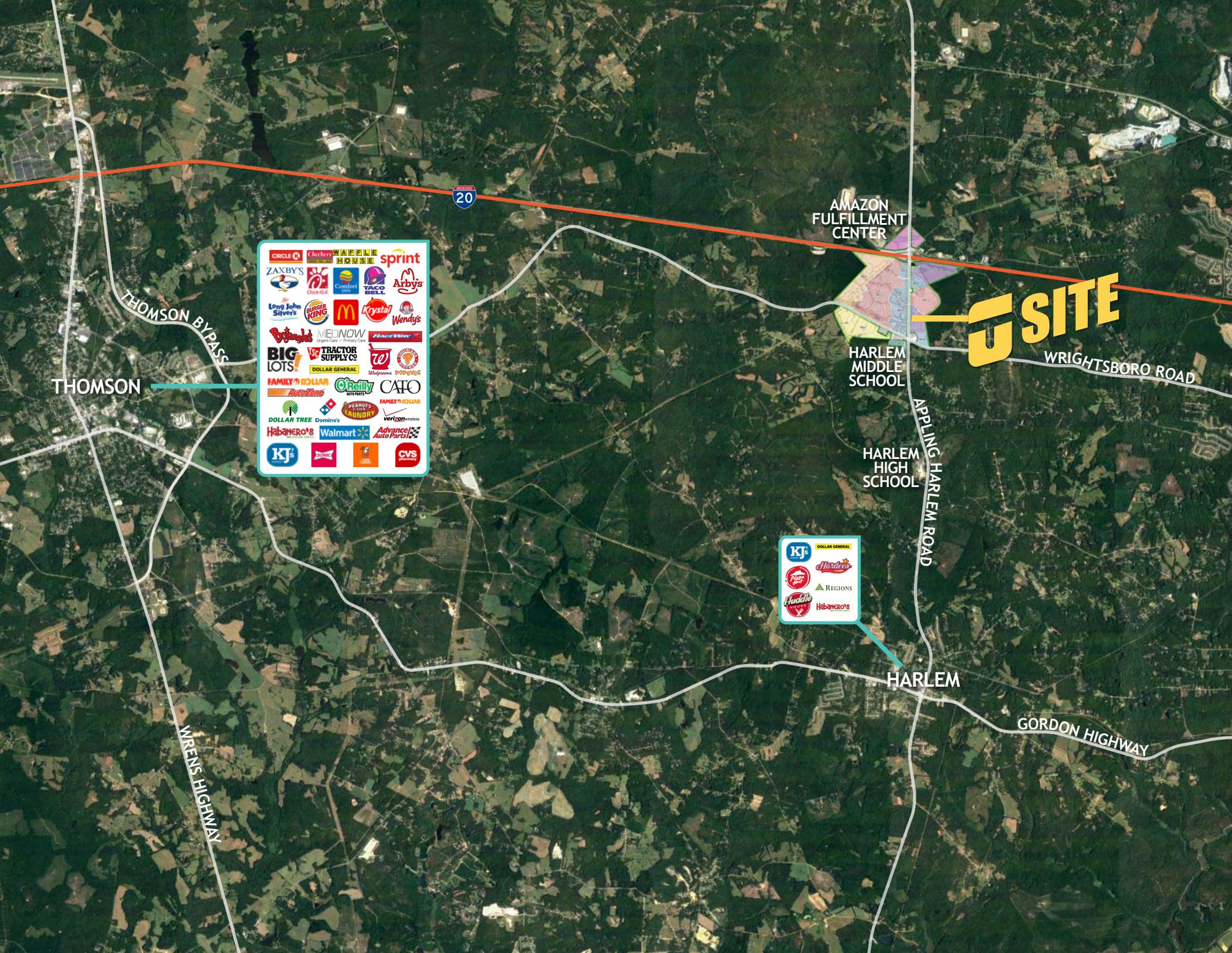
HARLEM
WINE & SPIRITS

Jersey Mike's
SUBS

Aava's

NAIL-SALON





20

AMAZON
FULFILLMENT
CENTER

U SITE

WRIGHTSBORO ROAD

HARLEM
MIDDLE
SCHOOL

APPLING HARLEM ROAD

HARLEM
HIGH
SCHOOL

HARLEM

GORDON HIGHWAY

THOMSON

THOMSON BYPASS

WRENS HIGHWAY

CIRCLE K	Checkers	WALDEN HOME	sprint
ZAXBY'S	Check Rite	COMFORT DEN	TACO BELL
Arby's	Long John Silver's	BURGER KING	McDonald's
Krystal	Wendy's	MediNow	Urgent Care - Primary Care
TRACTOR SUPPLY CO.	DOLLAR GENERAL	Walmart	Walmart
FAMILY DOLLAR	AutoZone	O'Reilly	CATO
DOLLAR TREE	Dominic's	PLANTY'S LAUNDRY	FAMILY DOLLAR
Habanero's	Walmart	Advance Auto Parts	CVS
KJ's	SONIC	CVS	CVS

KJ's	DOLLAR GENERAL
Pizza Hut	Hardee's
Huddle	REGIONS
Habanero's	Habanero's

RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Eisenhower, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

