



FREESTANDING RETAIL SPACE AVAILABLE

1721 Gordon Highway | Augusta, GA 30904

FOR SALE

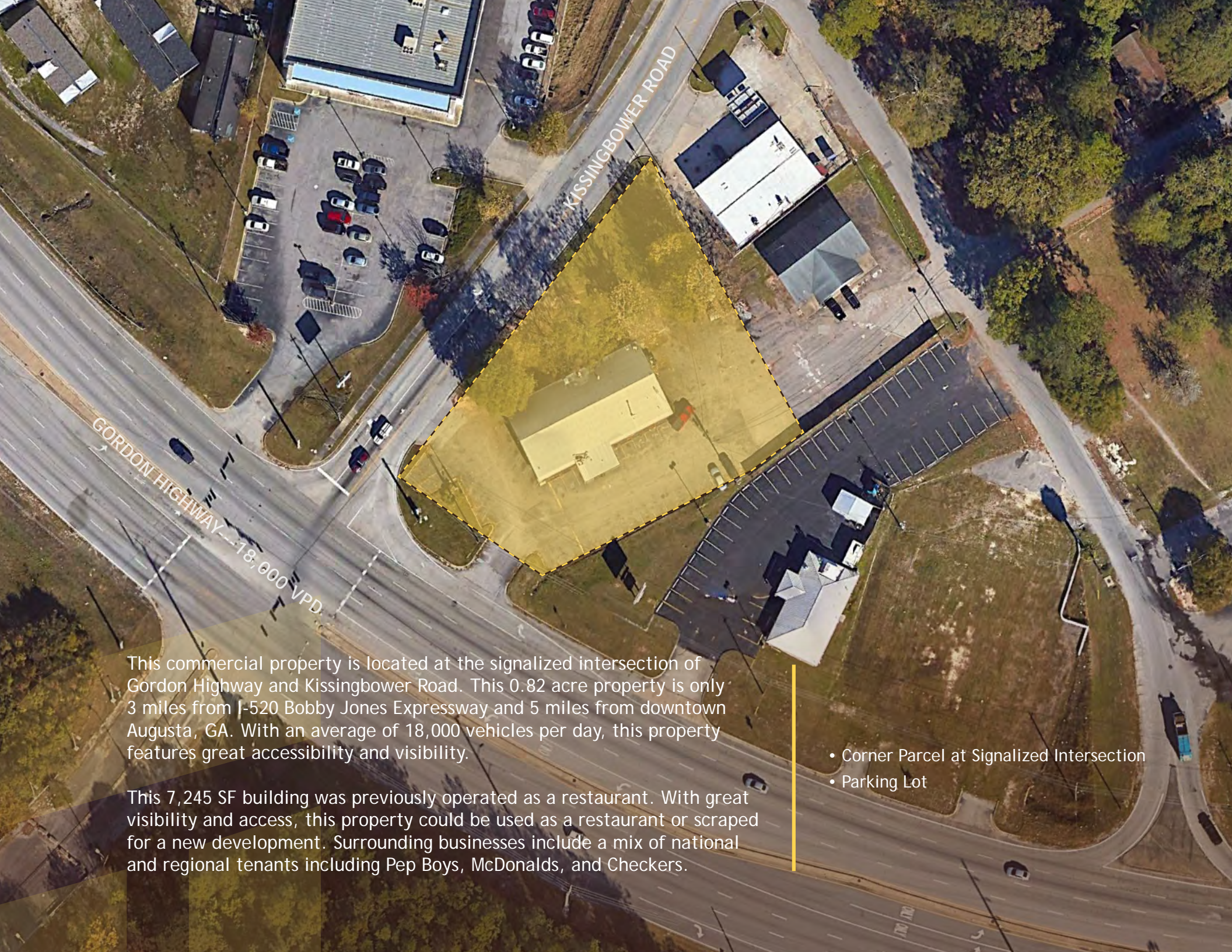
7,245 SF ON 0.82 AC

APN 086-1-009-00-0

ROBERT MCCRARY
robert@jordantrotter.com
706 • 736 • 1031

RYAN MARTIN
ryan@jordantrotter.com
706 • 736 • 1031





GORDON HIGHWAY
18,000 VPD

KISSINGBOWER ROAD

This commercial property is located at the signalized intersection of Gordon Highway and Kissingbower Road. This 0.82 acre property is only 3 miles from I-520 Bobby Jones Expressway and 5 miles from downtown Augusta, GA. With an average of 18,000 vehicles per day, this property features great accessibility and visibility.

This 7,245 SF building was previously operated as a restaurant. With great visibility and access, this property could be used as a restaurant or scraped for a new development. Surrounding businesses include a mix of national and regional tenants including Pep Boys, McDonalds, and Checkers.

- Corner Parcel at Signalized Intersection
- Parking Lot



Arby's

DOLLAR GENERAL

Rainbow

Roses

GORDON HIGHWAY

KISSINGER POWER ROAD

DEANS BRIDGE ROAD

CITI TRENDS

U-HAUL

HIBBETT SPORTS

Checkers
BURGERS • FRIES • COLAS

HARVEYS

BURGER KING

Pep Boys

McDonald's

Waffle House

DOLLAR TREE

Capriotti's

FAMILY DOLLAR

LIBERTY TAX

SITE



JORDAN TROTTER
COMMERCIAL REAL ESTATE

Population

Total Population
Median Age

1 mi	3 mi	5 mi
6,858	54,030	129,130
38	40	40

Households & Income

Total Households
Persons per HH
Average Income
Average Value

1 mi	3 mi	5 mi
2,954	22,538	54,664
2.3	2.4	2.4
\$42,435	\$62,094	\$70,620
\$120,948	\$183,487	\$209,575

