

INDUSTRIAL SHOWROOM & WAREHOUSE



FOR SALE

**1809 GORDON
HIGHWAY**
AUGUSTA, GA 30904



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ASKING PRICE
\$1,600,000.00

**BLANCHARD
AND
CALHOUN**
REAL ESTATE CO.
COMMERCIAL



STORAGE RENTALS OF AMERICA



UPS CUSTOMER CENTER

THOMAS CONCRETE

BEVERAGE SOUTH - AUGUSTA

PIEDMONT LANDSCAPE MANAGEMENT



BOBBY JONES

GORDON HIGHWAY

CLASSIC COLLISION

WOODHAVEN APARTMENTS

AMERICA'S REMANUFACTURING

THE CREEKS AT AUGUSTA

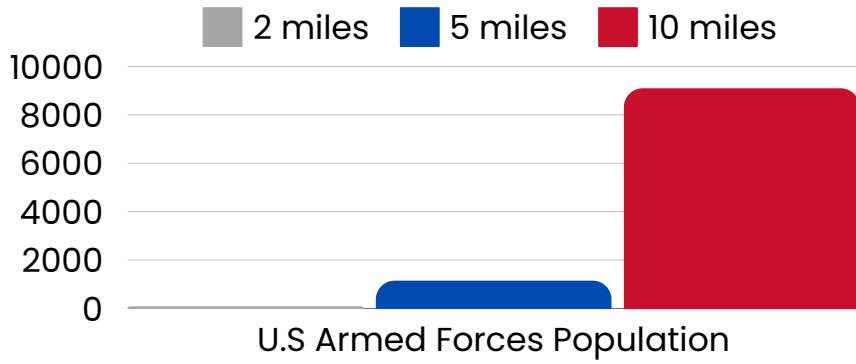
A. C. PROCTOR'S PAINT & BODY SHOP

SNIDE'S TOWING AND AUTOWORKS

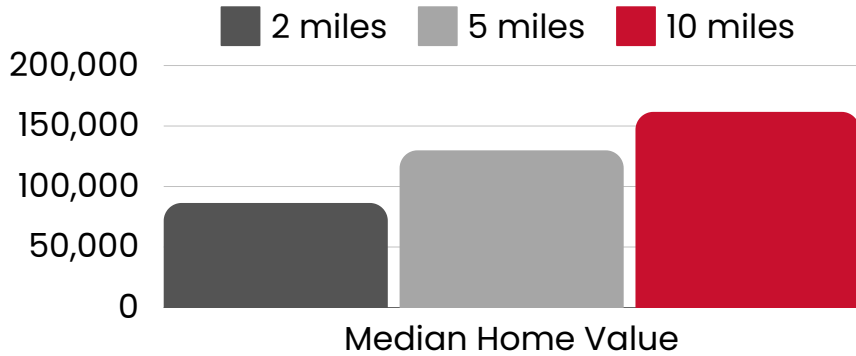
WHEELLESS ROAD

MILLEDGEVILLE ROAD

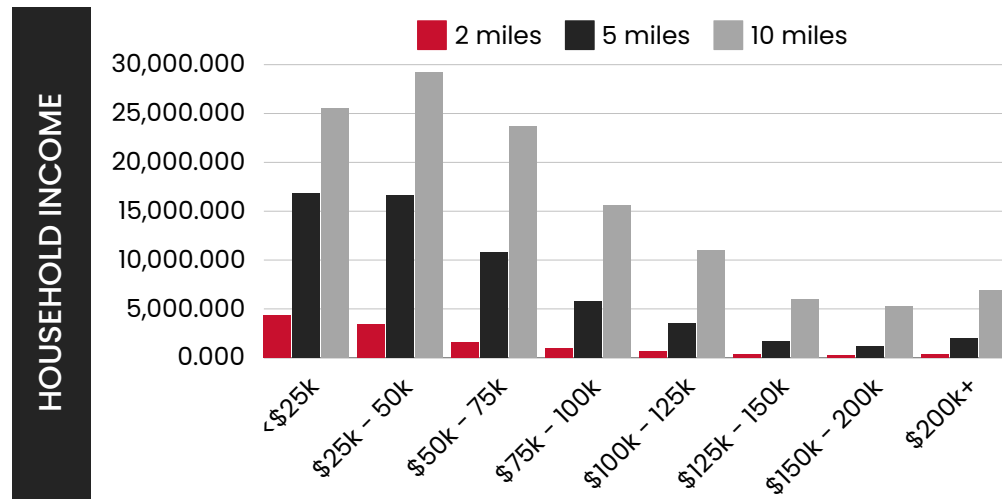
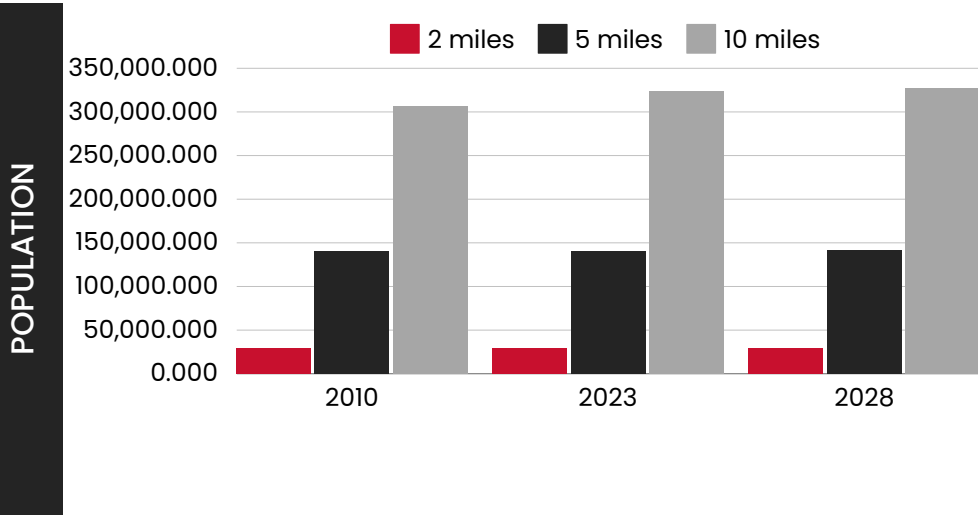
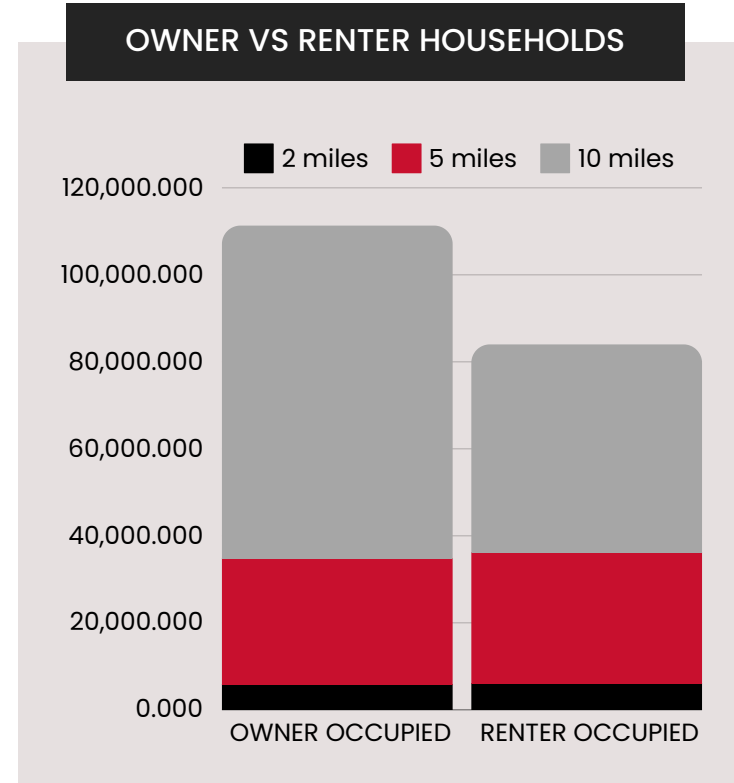
<p>GORDON HWY +25,000 VEHICLES PER DAY</p>	<p>BOBBY JONES EXPRESSWAY +82,000 VEHICLES PER DAY</p>	<p>WHEELLESS ROAD +16,000 VEHICLES PER DAY</p>	<p>DEANS BRIDGE ROAD +18,000 VEHICLES PER DAY</p>
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MEDIAN AGE
2,5, 10 MILES OUT
36.5



MEDIAN YEAR BUILT
2,5,10 MILES OUT
1971



	2 MILES			5 MILES			10 MILES		
	EMPLOYEES	BUSINESSES	EMPLOYEES PER BUSINESS	EMPLOYEES	BUSINESSES	EMPLOYEES PER BUSINESS	EMPLOYEES	BUSINESSES	EMPLOYEES PER BUSINESS
SERVICES-PRODUCING	41,552	3,532	12	99,544	9,891	10	148,967	15,439	10
Trade Transportation	1,771	220	8	14,854	1,355	11	28,547	2,247	13
Information	218	24	9	2,151	140	15	3,311	225	15
Financial Activities	748	168	4	6,915	1,142	6	10,638	1,867	6
Professional & Business	1,026	170	6	8,517	1,053	8	13,001	1,757	7
Education & Health	34,618	2,599	13	46,606	4,274	11	60,339	6,042	10
Leisure & Hospitality	1,584	121	13	11,390	718	16	17,887	1,183	15
other Services	1,148	212	5	5,580	1,009	6	8,934	1,71	5
Public Administration	439	18	24	3,531	200	18	6,310	347	18
GOODS-PRODUCING	919	88	10	6,030	528	11	14,294	1,150	12
Natural Resources & Mining	0	0	-	10	4	3	53	12	4
Construction	389	61	6	2,949	371	8	5,873	845	7
Manufacturing	530	27	20	3,071	153	20	8,368	293	29
TOTAL	42,471	3,620	12	105,574	10,419	10	163,261	16,589	10

PROPERTY HIGHLIGHTS

1809 Gordon Highway, Augusta, GA 30904

- Tax Parcel ID: 070-2-019-00-0
- Asking Price: \$1,600,000.00



Blanchard and Calhoun Real Estate is pleased to exclusively offer 1809 Gordon Highway for sale. Located on the old “Miracle Mile” stretch, this property offers an excellent opportunity for retail, warehouse and separate flex space use for investors, or end-users. Sitting on 1.95 Acres and offering 230 Feet of Frontage, the property boasts the current “America’s Factory Outlet” showroom with 17,000 Square feet of industrial showroom space, along with 5 roll-up doors along the side that is entirely climate controlled, and a small laydown yard behind Building “A”. Building “B” is a 10,000 Square Foot flex/warehouse steel building with 8 roll-up doors and XX of clear height. The property is accessible with 2 curb cuts on Gordon Highway and a large curb cut on Wilco Avenue. The surface parking area can accommodate 50+ vehicles on site with additional room to grow. Gordon Highway is main thoroughfare in Augusta-Richmond County and is home to many industrial, retail, manufacturing, and a variety of other mixed-use tenants with traffic counts exceeding 25,000 Per Day. Did we mention you get to smell those delicious Arby’s Curly Fries??



LIGHT
INDUSTRIAL
ZONING

3
CURB CUTS

15
ROLL-UP
DOORS

14' - 16'
CLEAR
HEIGHT

+25K
VPD

27K
USABLE
SQFT

50+
PARKINGS
SPACES

230
FEET OF
FRONTAGE



1.95
ACRES

230
FEET OF
FRONTAGE

50+
PARKINGS
SPACES

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**CHECK OUT
OUR OTHER
LISTINGS**

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