

SCAN THE  
QR TO VIEW  
OUR LISTING  
ONLINE



# 4,800 SF FOR SALE

3080 GA HWY 88 | Hephzibah, GA 30815

**WIL KACOS**  
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ZONE | B2

4.12 AC



**JORDAN TROTTER**

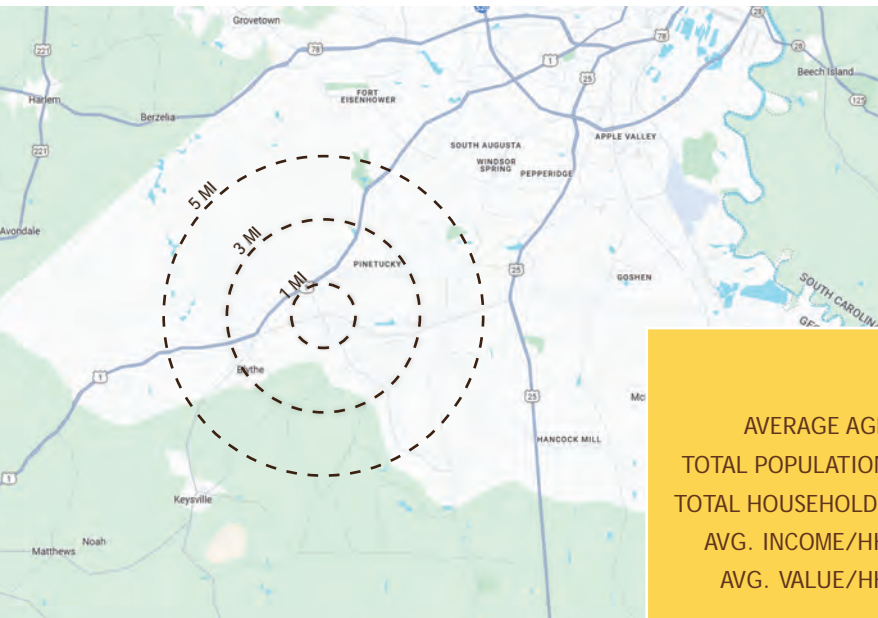
COMMERCIAL REAL ESTATE

Located at the intersection of Hwy 88 and Bath Edie Road in Hephzibah, GA. This site has full access to Hwy 88 and potential for full access to Bath Edie Road

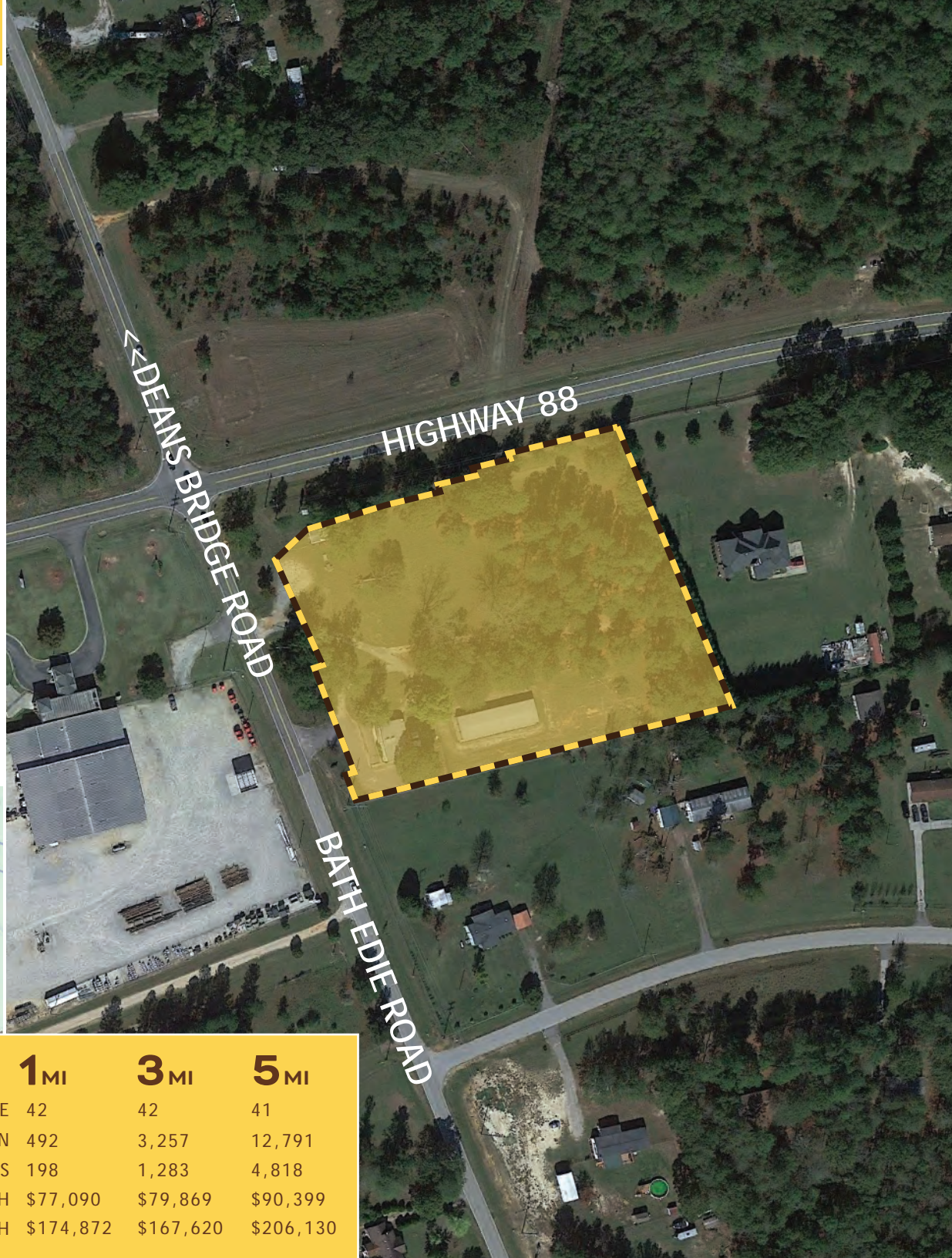
The property has an 1,800 SF restaurant/laundromat and 3,000 SF of mini-storage. Ample space to add more mini-storage or a convenience store.

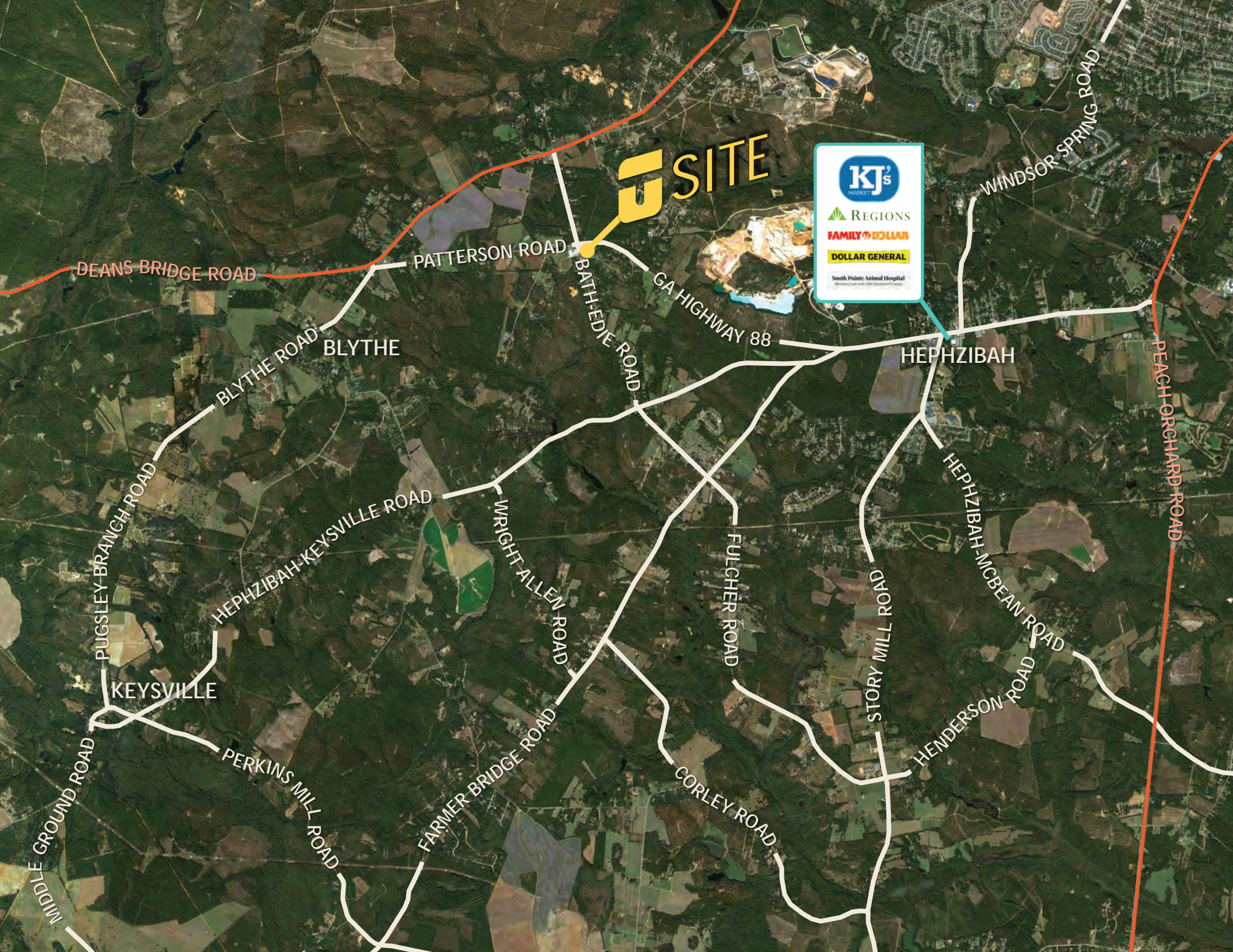


- 1,800 SF restaurant/laundromat
  - 3,000 SF of mini-storage
  - Full access to Hwy 88
- Located at the intersection of Hwy 88 and Bath Eddie Road
  - 4.12 AC



	1 MI	3 MI	5 MI
AVERAGE AGE	42	42	41
TOTAL POPULATION	492	3,257	12,791
TOTAL HOUSEHOLDS	198	1,283	4,818
AVG. INCOME/HH	\$77,090	\$79,869	\$90,399
AVG. VALUE/HH	\$174,872	\$167,620	\$206,130





**SITE**



DEANS BRIDGE ROAD

PATTERSON ROAD

BATHEDJE ROAD

GA HIGHWAY 88

WINDSOR SPRING ROAD

BLYTHE ROAD

BLYTHE

HEPHZIBAH

PEACH ORCHARD ROAD

PUGSLEY BRANCH ROAD

HEPHZIBAH-KEYSVILLE ROAD

WRIGHT ALLEN ROAD

FULCHER ROAD

HEPHZIBAH-MCBEAN ROAD

KEYSVILLE

STORY MILL ROAD

HENDERSON ROAD

MIDDLE GROUND ROAD

PERKINS MILL ROAD

FARMER BRIDGE ROAD

CORLEY ROAD

# 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

