

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



3,200 SF FOR SALE

4720 Deans Bridge Road | Blythe, GA 30805

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

ZONE | B-2

1.34 AC

PRICE | \$250,000

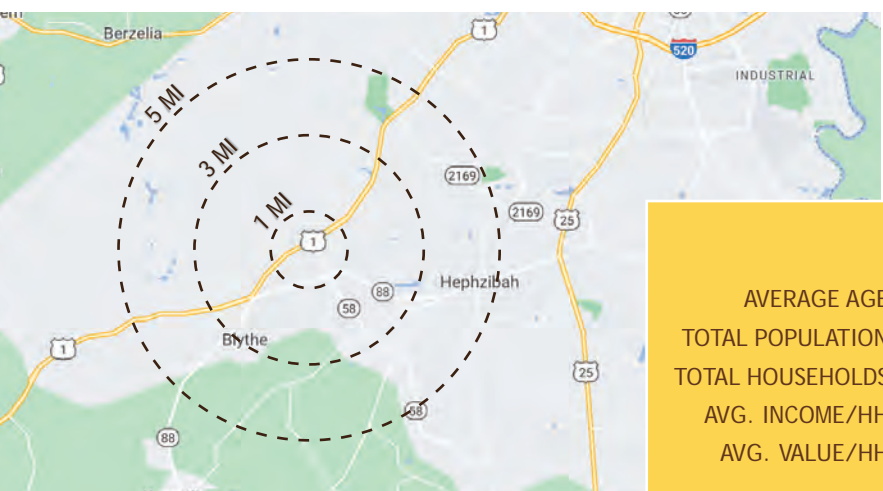


JORDAN TROTTER
COMMERCIAL REAL ESTATE

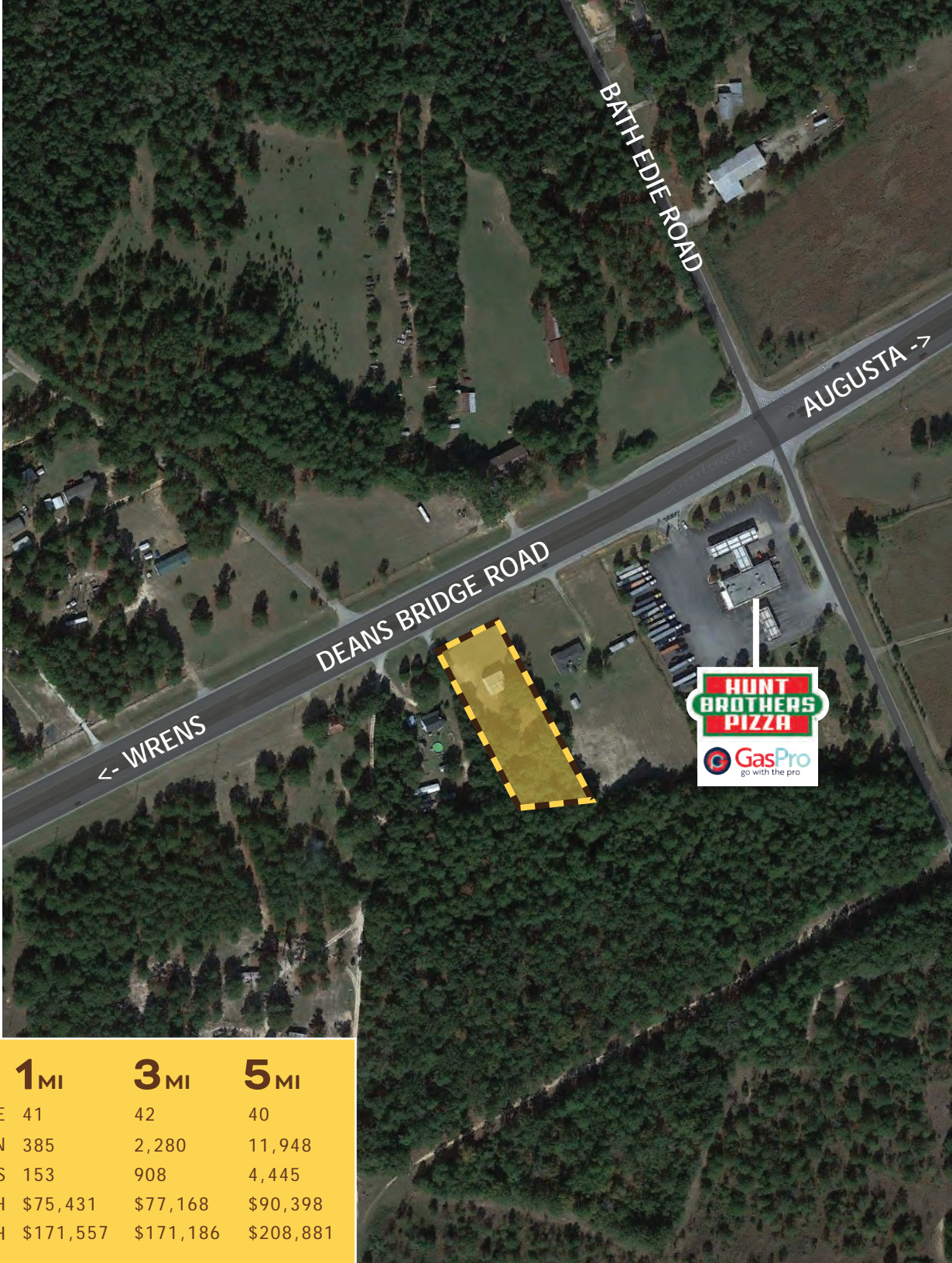
This office & warehouse space is located on Deans Bridge Road in the community of Blythe, GA. The property sits halfway in between Augusta and the city of Wrens. This stretch of Deans Bridge Road (US Hwy 1) sees an average of 12,000 VPD. The surrounding area features a mix of residential homes, large agricultural farms, and other commercial uses including: Gas Pro Travel Center, Pinetucky Gun Club, Dollar General, Blythe Recreation Center, and Jefferson Energy Cooperative. With its close proximity to Augusta, Fort Eisenhower (formerly Fort Gordon), and Wrens, this property would be a great location for retail store, hardware store, or any other general business use.

This flex space sits on 1.34 acres of commercial (B-2) zoned property. This stretch of Deans Bridge Road (Hwy 1) sees an average of 12,000 VPD. The building is two floors and offers 3,200 total square feet of usable space. The first floor features a front retail/showroom, restroom, storage area with 8'x9' roll-up door. The second floor consists of multiple offices, two full restrooms, and ample storage. There is ample outdoor space for storage or laydown yard area and the property is on septic and county water. Access is limited to right-in, right-out with a median break not far down the road.

- • •
- Ideal for Flex Warehouse use
 - Ample outdoor storage
 - 1.34 AC commercially zoned



	1 MI	3 MI	5 MI
AVERAGE AGE	41	42	40
TOTAL POPULATION	385	2,280	11,948
TOTAL HOUSEHOLDS	153	908	4,445
AVG. INCOME/HH	\$75,431	\$77,168	\$90,398
AVG. VALUE/HH	\$171,557	\$171,186	\$208,881





SITE



DOLLAR GENERAL

DEANS BRIDGE ROAD

PATTERSON ROAD

BATH-EDIE ROAD

GA HIGHWAY 88

WINDSOR SPRING ROAD

PEACH ORCHARD ROAD

HEPHZIBAH

BLYTHE ROAD

BLYTHE

PUGSLEY BRANCH ROAD

HEPHZIBAH-KEYSVILLE ROAD

WRIGHT ALLEN ROAD

FULCHER ROAD

HEPHZIBAH-MCBEAN ROAD

STORY MILL ROAD

HENDERSON ROAD

KEYSVILLE

PERKINS MILL ROAD

FARMER BRIDGE ROAD

CORLEY ROAD

MIDDLE GROUND 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

