

PARCEL OF LAND FOR SALE

2486 Tobacco Road | Hephzibah, GA 30815

\$110,000 APN | 129-0-003-01-0 4.61 AC

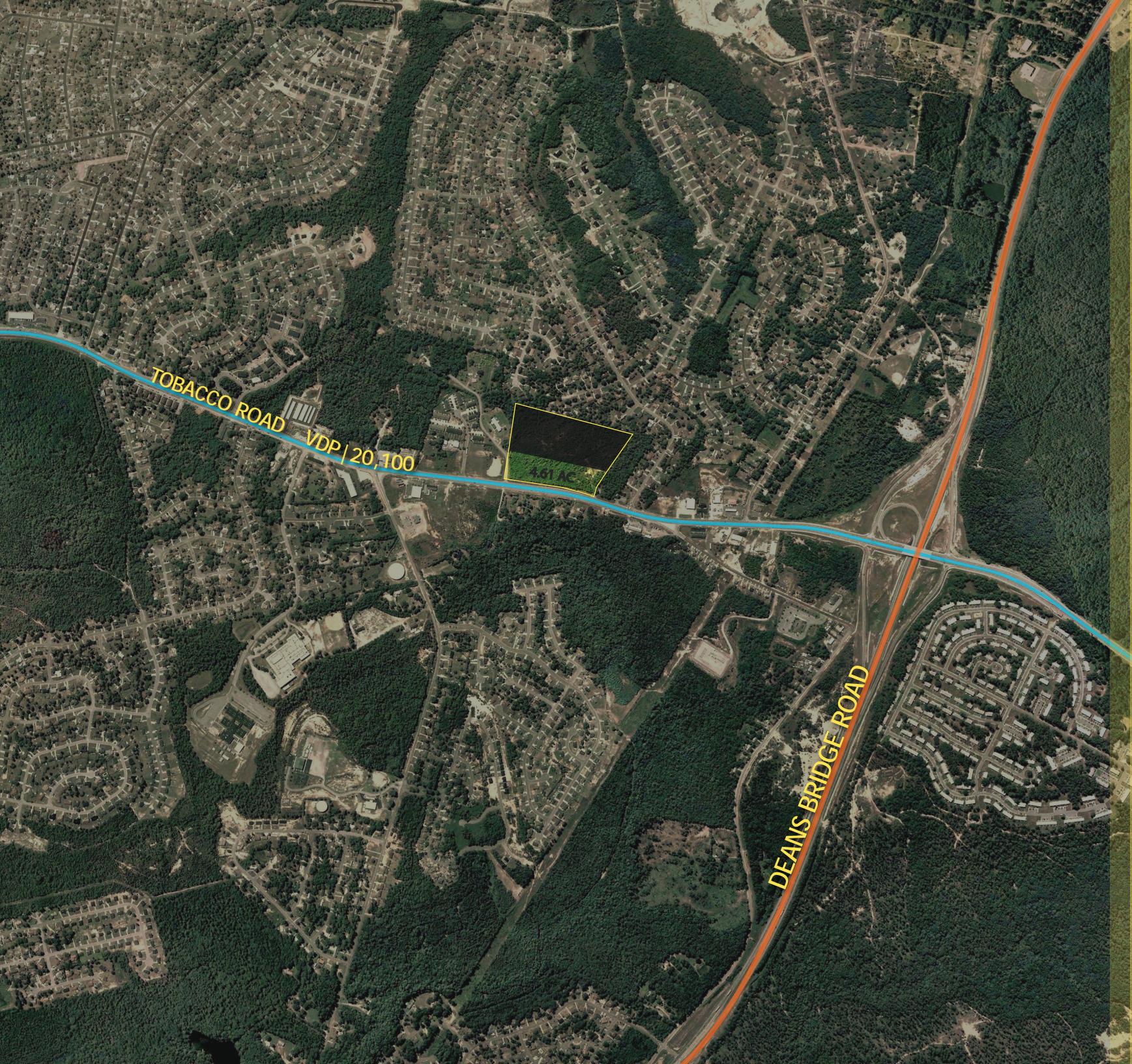
WIL KACOS

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Highlights

Approximately 4.5 acres of commercial land located 0.8 miles from Fort Gordon Gate #5 with 875' fronting on Tobacco Rd. This site is a perfect site for a small retail center, convenience store, or QSR. Approximately 12 acres of residential land adjoining behind.

- 0.8 miles from Fort Gordon Gate #5
- Several large residential developments in the immediate vicinity
- 875' frontage on Tobacco Road
- 20,100 VPD



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aSITE

TOBACCO ROAD VPD/20,100

WINDSOR SPRING ROAD

DEANS BRIDGE ROAD

Pinnacle Plaza

Fort Gordon



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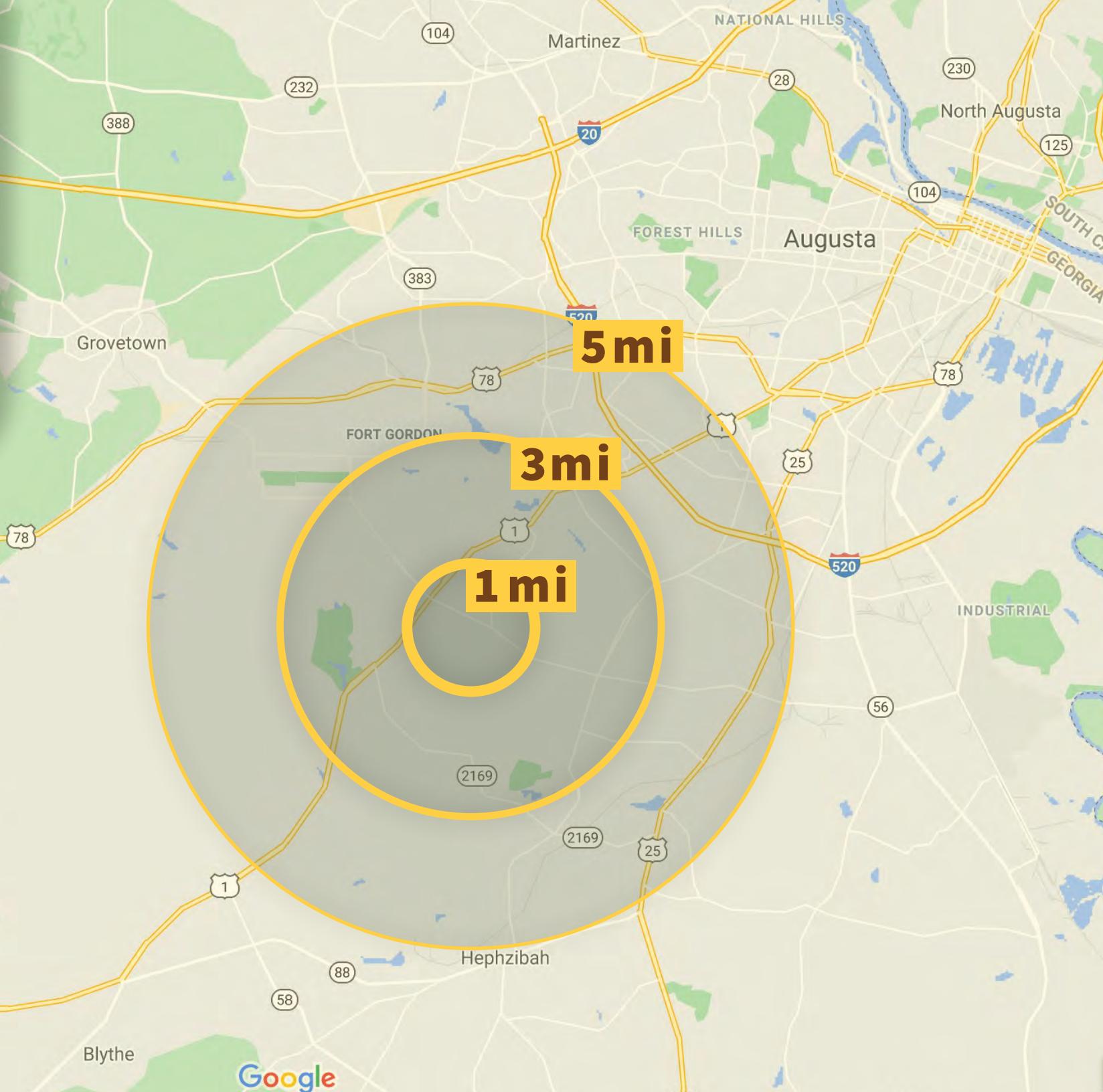
Demographics

Population **1 mi | 3 mi | 5 mi**

Total Population	4,344	29,491	24,606
Median Age (m)	32.2	30.2	29.6
Median Age (f)	38.5	35.6	35.0

Households & Income **1 mi | 3 mi | 5 mi**

Total Households	1,584	10,180	24,606
Persons per HH	2.7	2.9	2.9
Average Income	\$56,587	\$53,924	\$49,438
Average Value	\$130,202	\$120,007	\$105,950



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