

# FOR SALE

# 3306 OLD MCDUFFIE ROAD

3306 Old McDuffie Road, Augusta, GA 30906



**CONNIE WILSON, CCIM**

Sr. VP, Associate Broker

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706.722.8334 x202

**SHERMAN &  
HEMSTREET**  
Real Estate Company

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## PROPERTY DESCRIPTION

Ideal corner lot with frontage down both Barton Chapel and Old McDuffie roads. Perfect location to develop a small strip center or gas station. Property is located In between Deans Bridge and Gordon highway making it perfect distance for a smaller business both the local traffic and the daily commuters passing from home to work.

## PROPERTY HIGHLIGHTS

- Good frontage on both Barton Chapel & Old McDuffie
- Great location for strip center, gas station or convenience store
- Corner location with good drainage
- Established hardwood trees on back of property

## OFFERING SUMMARY

Sale Price:	\$96,000
Lot Size:	1.57 Acres

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,713	14,739	46,116
Total Population	5,107	40,754	120,992
Average HH Income	\$38,626	\$44,710	\$52,174

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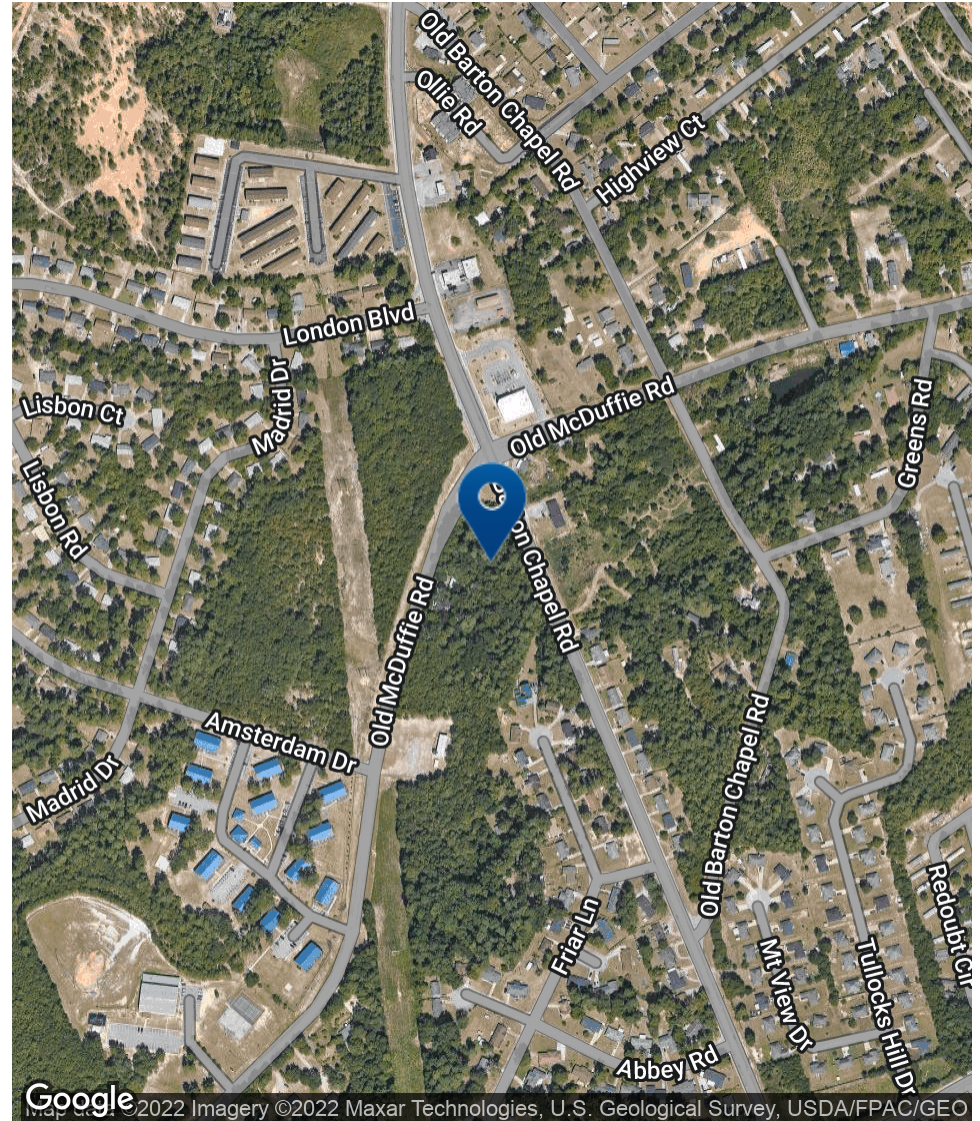
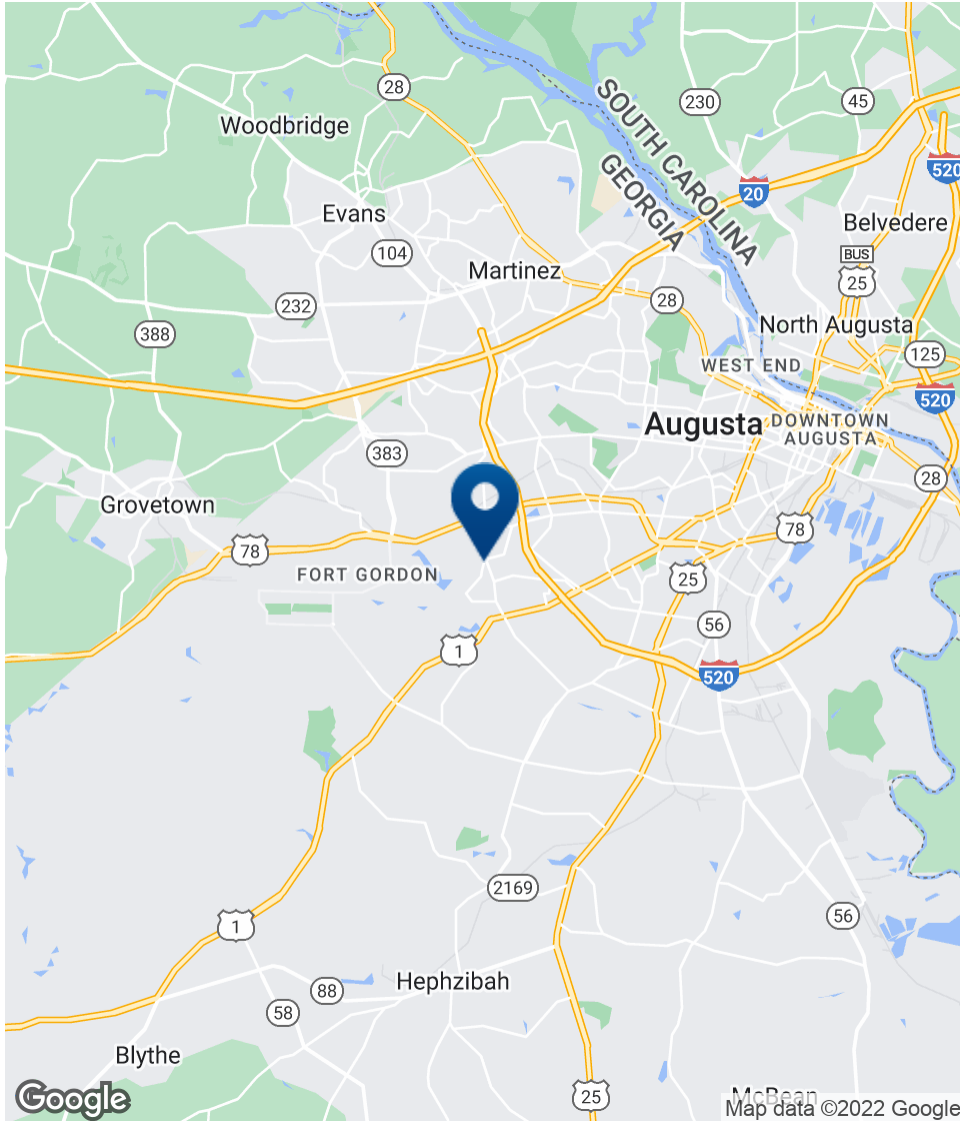
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