



FOR SALE

RETAIL DEVELOPMENT SITE

3634 Wrightsboro Rd, Augusta, GA 30909

Property Summary



PROPERTY DESCRIPTION

Subject property is a 1.39 acre lot that is zoned B2 on Wrightsboro Rd. The site has secondary frontage on Old Wrightsboro Rd. Site is cleared and ready for development. B2 zoning allows for multiple use options including all types of office, commercial and residential uses, and mixed-use developments. Site has all utilities available.

PROPERTY HIGHLIGHTS

- B-2 Zoning
- All utilities available
- Cleared and ready for development
- Great location near 1M sf of retail
- Close to Fort Eisenhower and the Augusta Mall
- Only minutes from I-520 and I-20

LOCATION DESCRIPTION

Property is located on Wrightsboro Rd headed towards Jimmie Dyess Pkwy from I:520. Site has double frontage on Wrightsboro Rd and Old Wrightsboro Rd with the entrance on Old Wrightsboro Rd next to the laundromat. The property is minutes from I-520 as well as Fort Eisenhower, Belair Rd, Augusta Exchange and the Augusta Mall.

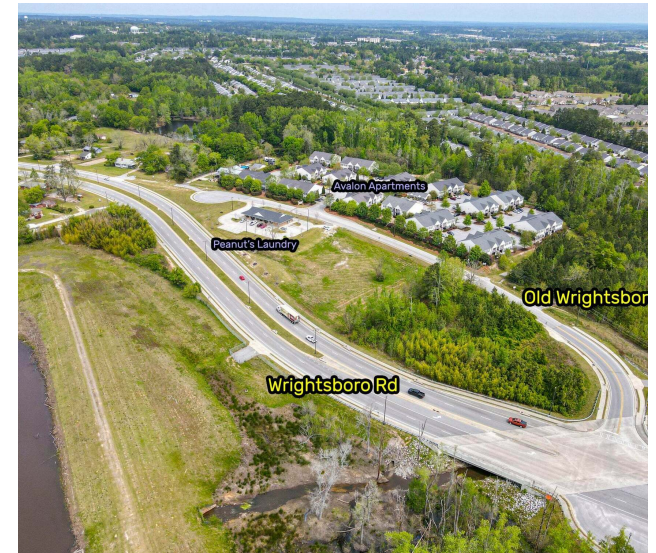
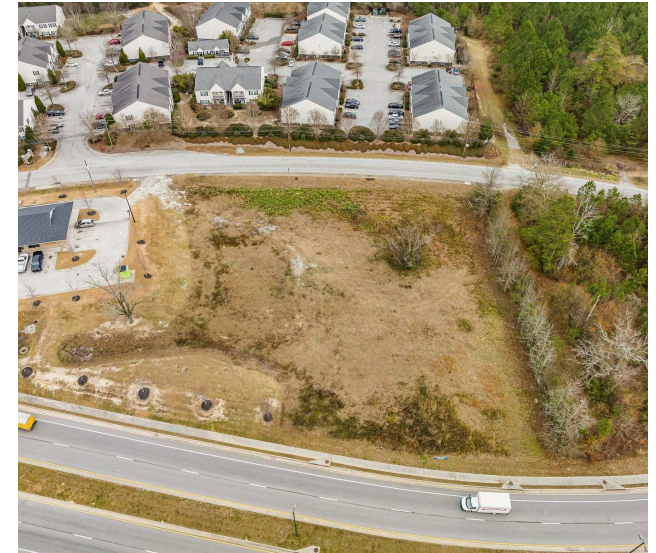
OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	1.39 Acres



JOE EDGE, SIOR, CCIM
 President & Broker
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Additional Photos



**SHERMAN &
HEMSTREET**
Real Estate Company

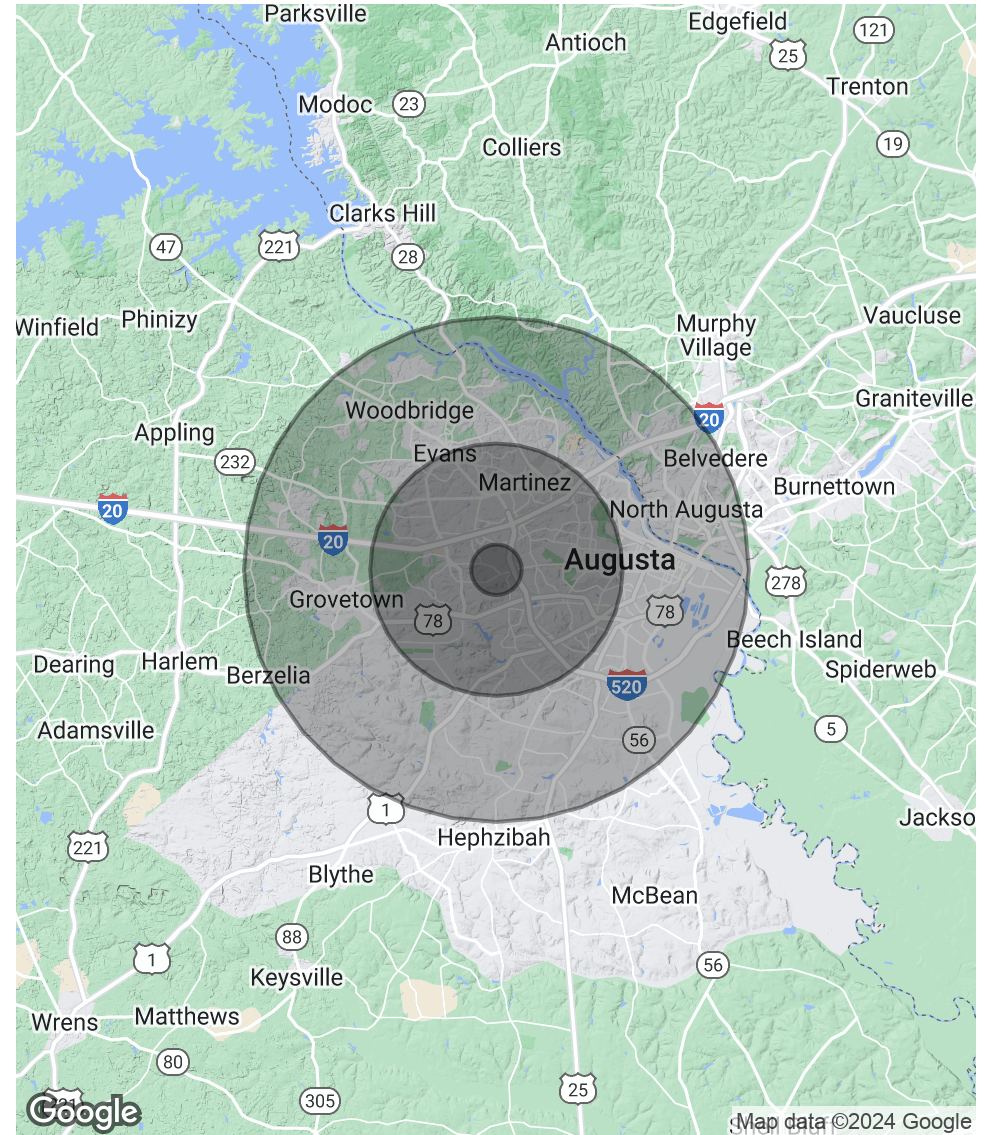
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,429	138,773	343,923
Average Age	35.2	37.1	36.9
Average Age (Male)	36.9	35.6	35.9
Average Age (Female)	36.8	39.6	38.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,749	63,132	145,945
# of Persons per HH	1.6	2.2	2.4
Average HH Income	\$44,356	\$58,983	\$63,495
Average House Value	\$100,182	\$150,095	\$161,123

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to www.ccim.com or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

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