

2 OUTPARCELS AVAILABLE

00 Evans to Locks Road | Evans, GA 30908

FOR SALE

1.56 AC

APN | 077A011H, 077A011C

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COMMERCIAL REAL ESTATE

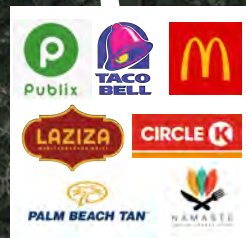


Highlights

These parcels are located in the heart of Evans, GA. They are situated at the corner of North Belair Road and Evans to Locks Road. Columbia County is one of the 9 fastest growing counties in Georgia and among the top 100 fastest-growing counties in the U.S. Columbia County has strong household incomes, a growing population, and a AAA credit rating. Major Industries in Columbia County include: Club Car, John Deere, Augusta Sportswear, Serta Mattress, Pollard Lumber, US Battery, Amazon, and Mulherin Lumber.

2 outparcels, 0.86 Acres, and 0.70 Acres (up to 1.56 AC). These parcels are outparcels for the Evans Village Shopping Center that includes Cork and Flame, Fuji Asian, Luxury Nails, and Fresh Cuts. Other nearby retailers include Home Depot, Lowes, Cracker Barrel, Walgreens, Applebee's, and the Georgia Theater Company.

- Located at the corner of Evans to Locks Road and N. Belair Road
- Great visibility
- Evans to Locks Road VPD - 13,700
- North Belair Road VPD - 22,200



Demographics

Population 0.5 mi | 1 mi | 1.5 mi

Total Population	1,513	6,084	13,459
Median Age (m)	47.8	41.2	40.5
Median Age (f)	42.4	42.4	42.9

Households & Income 0.5 mi | 1 mi | 1.5 mi

Total Households	710	2,614	5,592
Persons per HH	2.1	2.3	2.4
Average Income	\$107,547	\$105,223	\$99,863
Average Value	\$260,008	\$245,328	\$230,181

