



BELAIR VILLAGE OUTPARCEL

365 South Belair Road | Augusta, GA 30907


JORDAN TROTTER
COMMERCIAL REAL ESTATE

GROUND LEASE

0.95 AC


APN | 074C111B

CHARLIE DAVIS
charlie@jordantrotter.com
706 • 736 • 1031

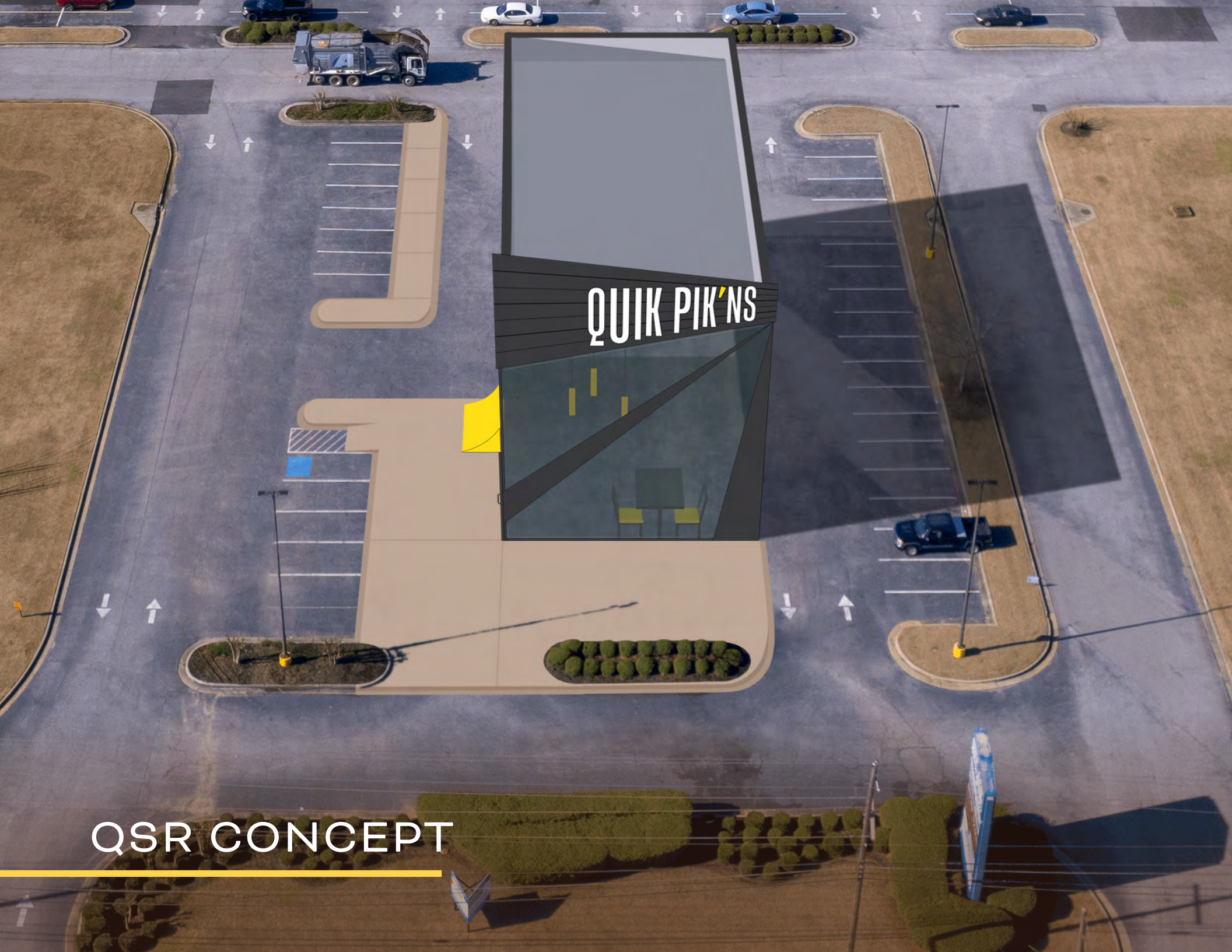
Belair Village is conveniently located at the Columbia and Richmond County line. It is situated near I-20 on the main thoroughfare to Fort Gordon (The area's largest employer is the U.S. Army Cyber Center of Excellence and Ft. Gordon). This area is a busy travel hub with retail, convenience stores, hotels and restaurants nearby.

Belair Village is a 52,100-square foot shopping center anchored by Food Lion. The mix of tenants includes local and national users. Current tenants include: Nail Tek, Family Dollar, Great Clips, Sun Kwong, I-20 Tobacco, and Household Rentals. This center offers a 0.95 AC outparcel fronting Belair Road.

- Located at signalized intersection Old Belair Road and Belair Road
- Great mix of national and local retailers
- Pylon sign
- Easy accessibility via entrances along both South Belair Road and Old Belair Road
- Belair Road VPD - 31,775



0.95 AC
AVAILABLE



QUIK PIK'NS

QSR CONCEPT



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SOUTH BELAIR ROAD

120 TOBACCO & VAPE

FAMILY DOLLAR

HOUSEHOLD
RENTALS AND SALES

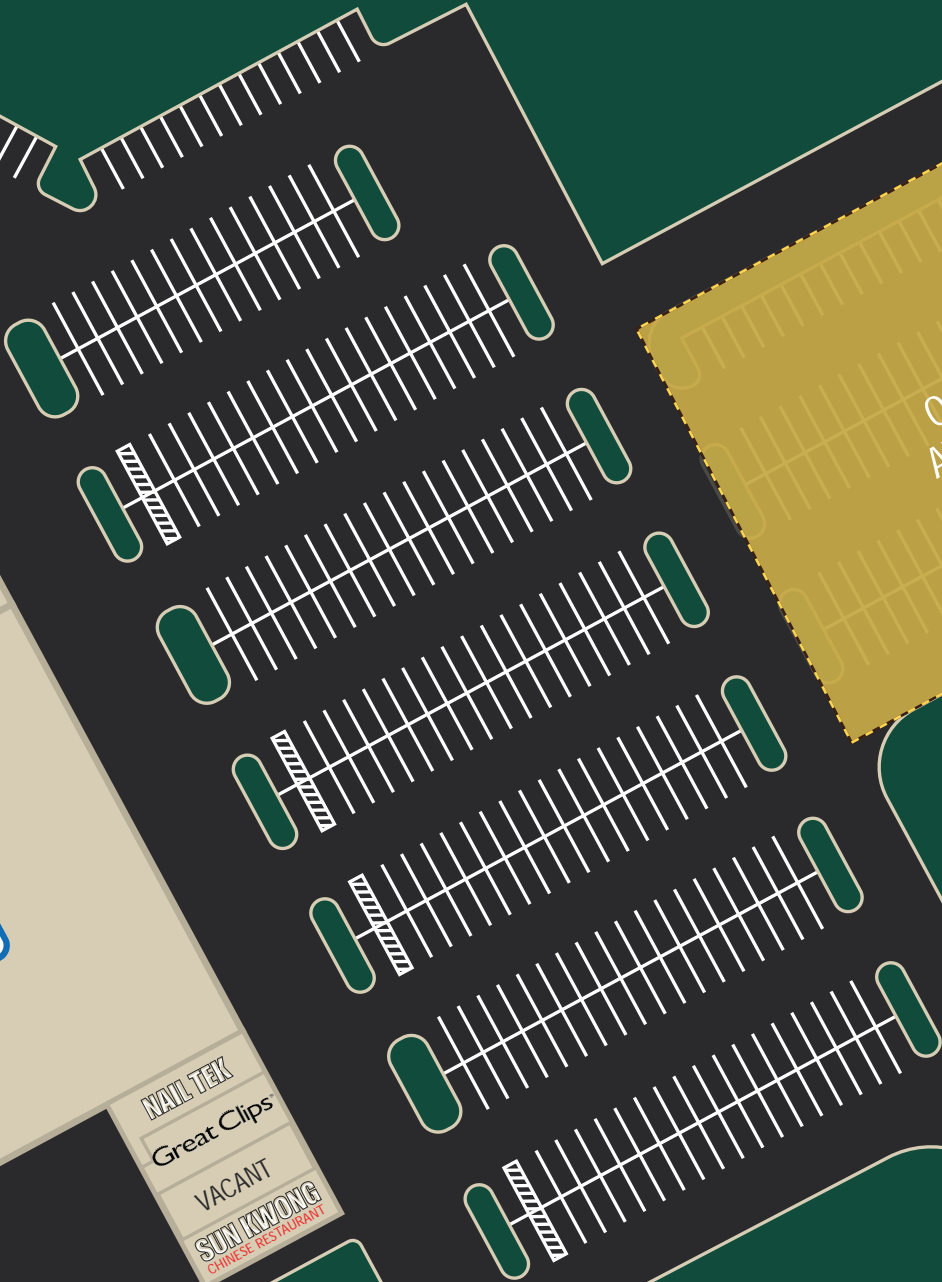
FOOD LION

NAVI TEK

Great Clips

VACANT

SUN KWONG
CHINESE RESTAURANT



0.95 AC
AVAILABLE

SOUTHOLD BELAIR ROAD

jiffy lube



5 SITE



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Population **1 mi** **5 mi** **10 mi**

Total Population	49	3,052	14,408
Median Age (m)	37.5	31.5	36.8
Median Age (f)	42.4	31.5	42.3

Households & Income **1 mi** **5 mi** **10 mi**

Total Households	19	884	5,256
Persons per HH	2.6	3.5	2.7
Average Income	\$38,767	\$30,203	\$31,377
Average Value	\$73,129	\$71,601	\$87,248

