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RETAIL INVESTMENT PROPERTY

1649 Gordon Highway | Augusta, GA 30906

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ZONE | B-2

31,927 SF ON 1.38 AC

PRICE | \$999,000



JORDAN TROTTER
COMMERCIAL REAL ESTATE

This property is located at the intersection of Gordon Highway and Deans Bridge Road.

This is a high traffic, high visibility location in Augusta, GA

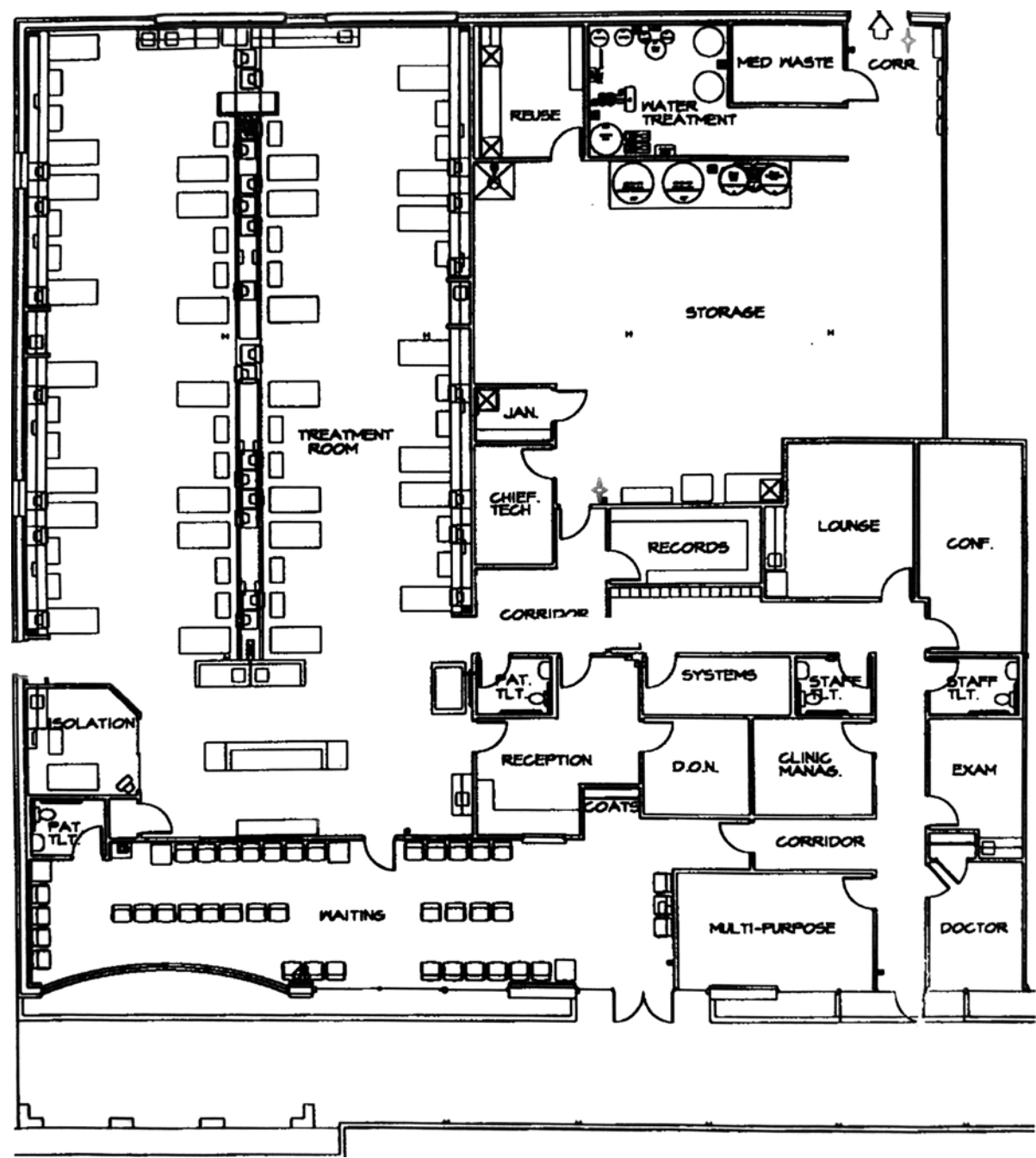
This 31,927 SF investment property is a multi-tenant building with approximately 10,000 SF unoccupied. The remaining 21,927 SF is currently income producing.



- **The 21,927 SF income producing space offers 2 dock-high doors**
- **Gordon Highway---19,900 VPD**
- **Deans Bridge Road---15,300 VPD**



FLOOR PLAN







1 MI **3 MI** **5 MI**

TOTAL POPULATION

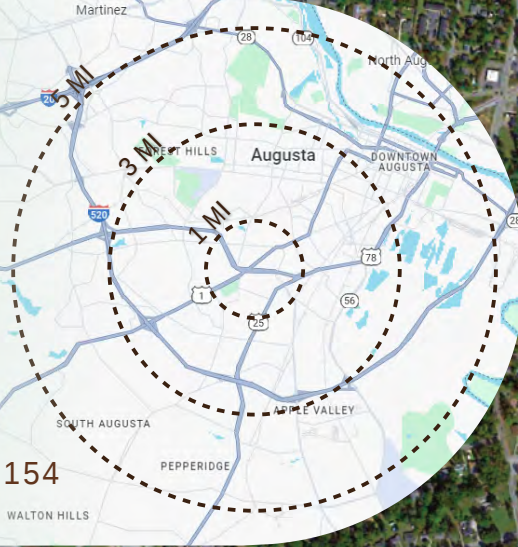
7,562 55,061 126,760

TOTAL HOUSEHOLDS

3,204 24,914 58,830

AVERAGE HOUSEHOLD INCOME

\$30,471 \$40,743 \$47,154



GORDON HIGHWAY

DEANS BRIDGE ROAD

SITE

RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Gordon

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Gordon, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

