

3117 RICHMOND HILL RD.

Augusta, GA 30906



MATT AITKEN

Commercial Broker

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706.288.1079 x314

**SHERMAN &
HEMSTREET**
Real Estate Company

3117 Richmond Hill Rd.

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PROPERTY OVERVIEW

The lot is available for \$30,000 and makes it a prime spot for someone looking to develop a residential home site along Richmond Hill Road.

LOCATION OVERVIEW

This land is located just along Richmond Hill Road right next to the bridge over Bobby Jones Expressway. The lot is just minutes away from retail and restaurants located along Peach Orchard Road and Windsor Spring Road.

PROPERTY HIGHLIGHTS

- Prime Residential Development Lot
- Nearby Retail and Restaurants In The Area
- Short Drive Away From Fort Gordon

OFFERING SUMMARY

Sale Price:	\$30,000
Lot Size:	0.4 Acres
Price / Acre:	\$75,000
Zoning:	R3



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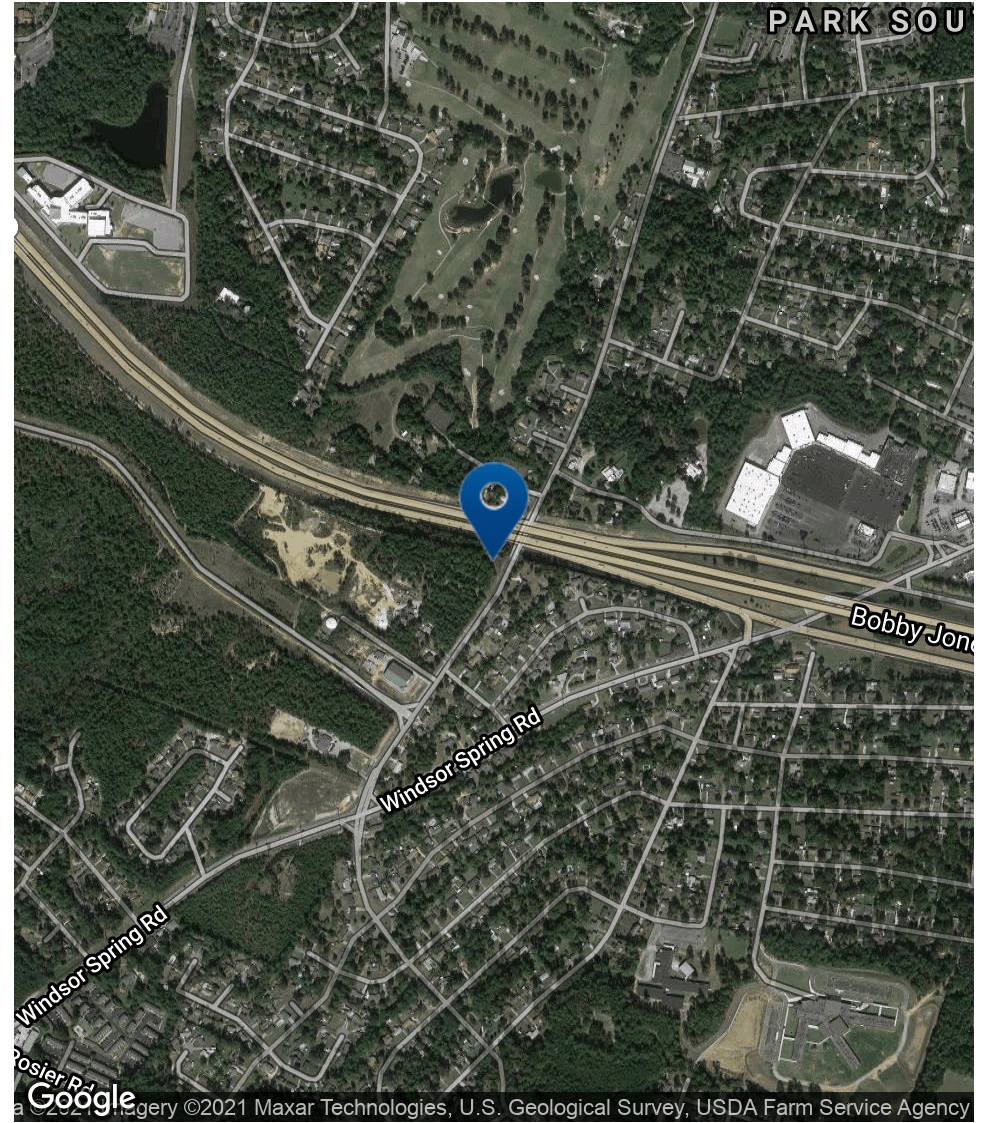
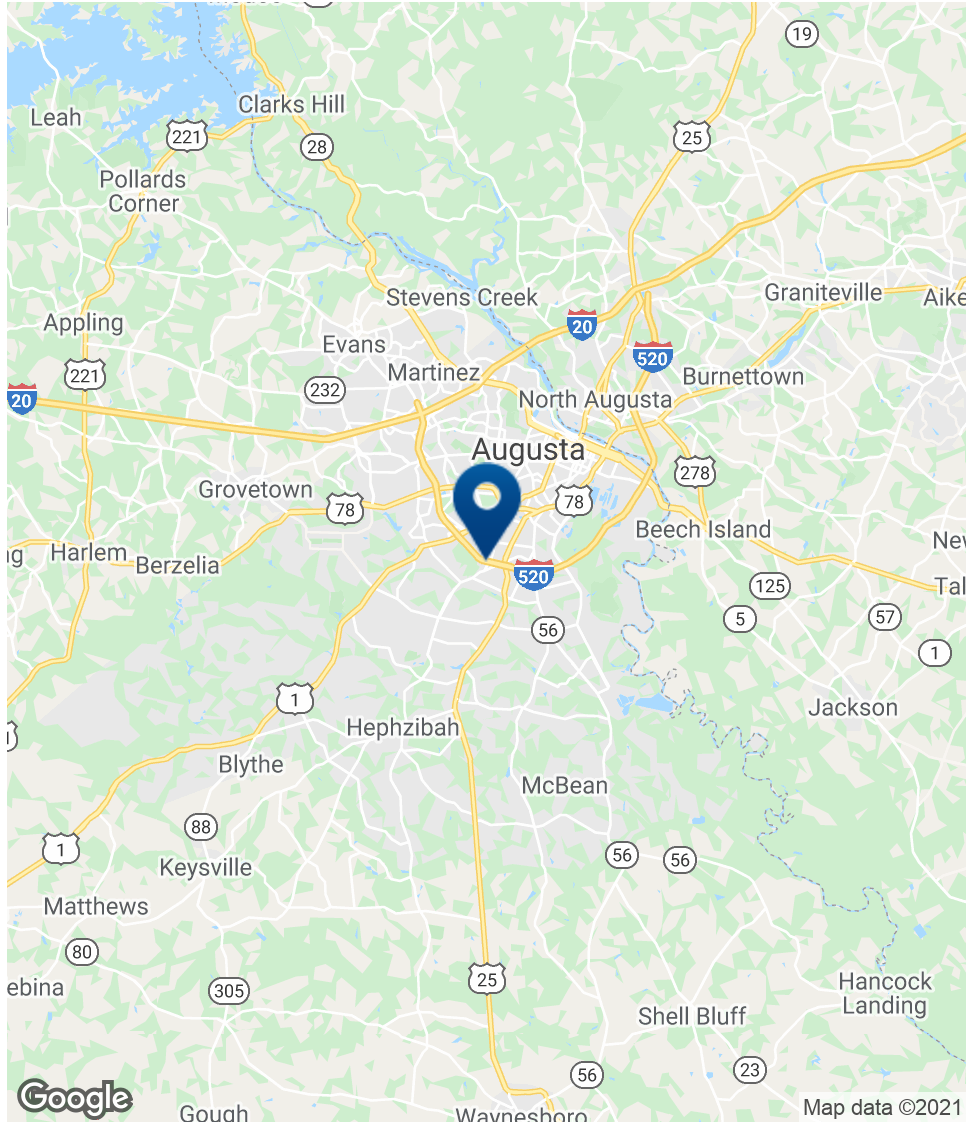
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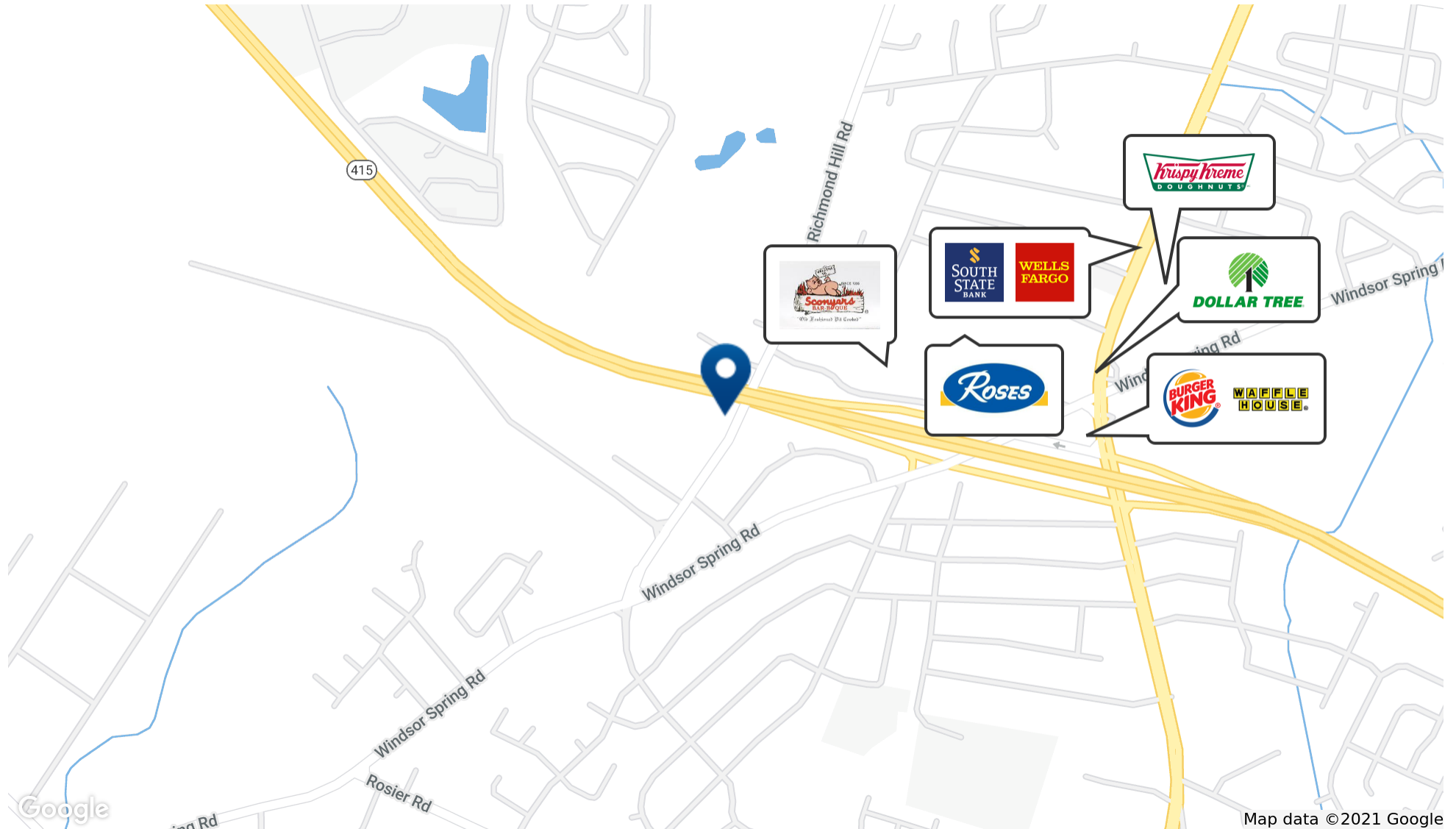
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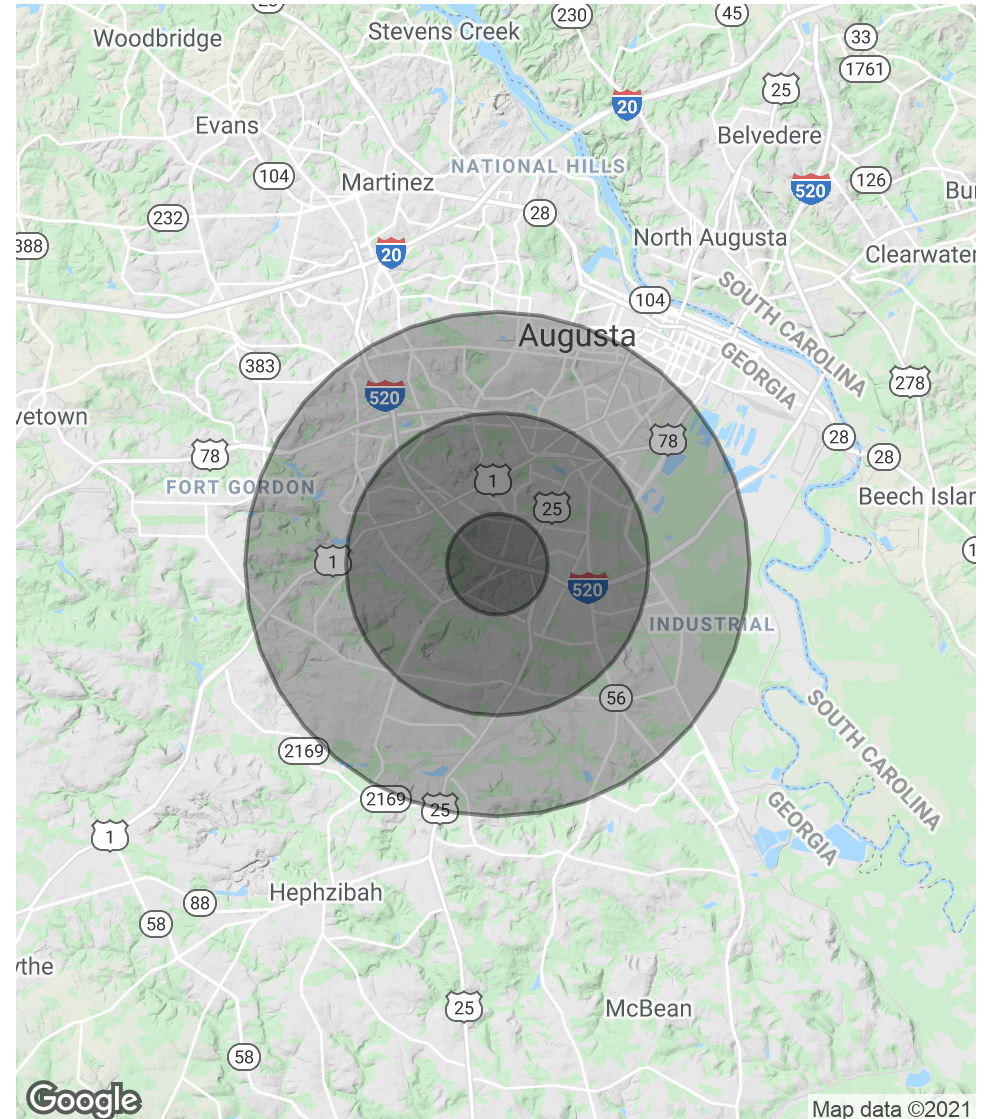
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,806	57,269	118,815
Average age	33.3	32.8	33.4
Average age (Male)	30.1	30.2	31.1
Average age (Female)	35.5	34.8	35.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,049	20,450	44,554
# of persons per HH	2.6	2.8	2.7
Average HH income	\$41,936	\$42,858	\$44,329
Average house value	\$86,531	\$84,532	\$92,267

* Demographic data derived from 2010 US Census



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PROFESSIONAL BACKGROUND

Matt Aitken is a commercial real estate agent for Sherman & Hemstreet and specializes in the Historic Business district of Augusta's downtown market. He and his family reside here and the firm moved its primary office here in 2018.

Through his community involvement and his election as District One Commissioner in (2010-2012) of downtown Augusta. This has given him a very keen understanding of the business community as well knowing the business owners. With his role in government, this has given him first hand knowledge of how the process works for commercial developments. Matt served on the Engineering Committee and was also the Ex Officio on Augusta Richmond County Planning, Zoning as well as the Aviation Board.

Matt's passion is to see Augusta's market grow and become an economically engine for this region of the state. His accomplishments with the expansion of the Augusta Convention Center has attracted great conferences including sold out Cyber events. With the new Georgia Cyber Center next door goes hand in hand and both sit on the Savannah River. With the U.S. Army Cyber Center of Excellence and the relocation of U.S. Cyber Command to Augusta own Fort Gordon and its 1.6b construction projects makes the Augusta market a good investment.

MEMBERSHIPS

Augusta Chamber of Commerce, Columbia County Chamber, North August SC Chamber. Augusta Home Builders Association.

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