

SCAN THE
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THIS LISTING
ONLINE



3,200 SF FOR SALE

114 E Robinson Avenue | Grovetown, GA 30813

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ZONE | NEIGHBORHOOD COMMERCIAL

1.13 AC

PRICE | \$550,000



JORDAN TROTTER
COMMERCIAL REAL ESTATE

GROVETOWN, COLUMBIA COUNTY

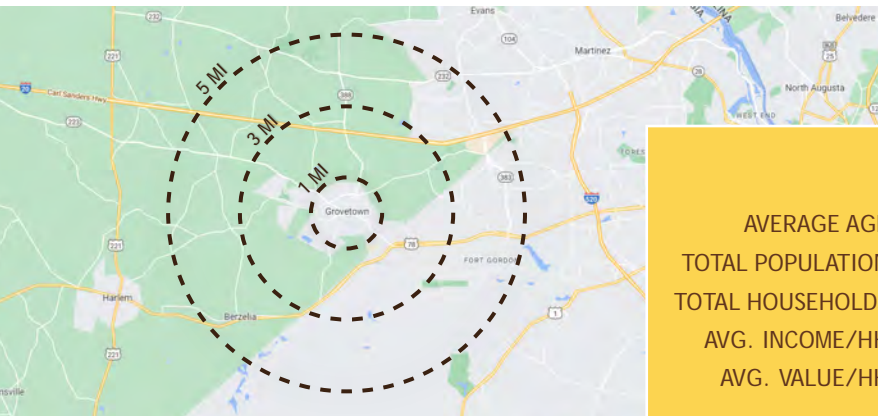
This property is located within the city limits of Grovetown, GA at the southwest corner of the signalized intersection of East Robinson Avenue and Johns Street. East Robinson Avenue is the main thoroughfare between the CSRA's largest employer, Fort Eisenhower, and Grovetown. This location sees an average of 14,600 VPD. The surrounding area features a large mix of residential neighborhoods, commercial, and municipal. These include the Grovetown Municipal Court, Library, City Hall, the Columbia County Tax Commissioner's Office, Grovetown Elementary School, Anytime Fitness, and Pelican's SnoBalls.

This 3,200 square foot building sits on 1.13 acres of commercially zoned property with great visibility and access on a signalized corner. The building features approximately 1,200 SF of retail showroom space and approximately 2,000 SF of warehouse space. The retail showroom space features a sales counter, restroom, and office space while the warehouse features a separate office and ground level roll-up door with access to the laydown yard area. Neighborhood Commercial zoning in Grovetown allows for many uses including convenience stores, professional offices, and retail offices.

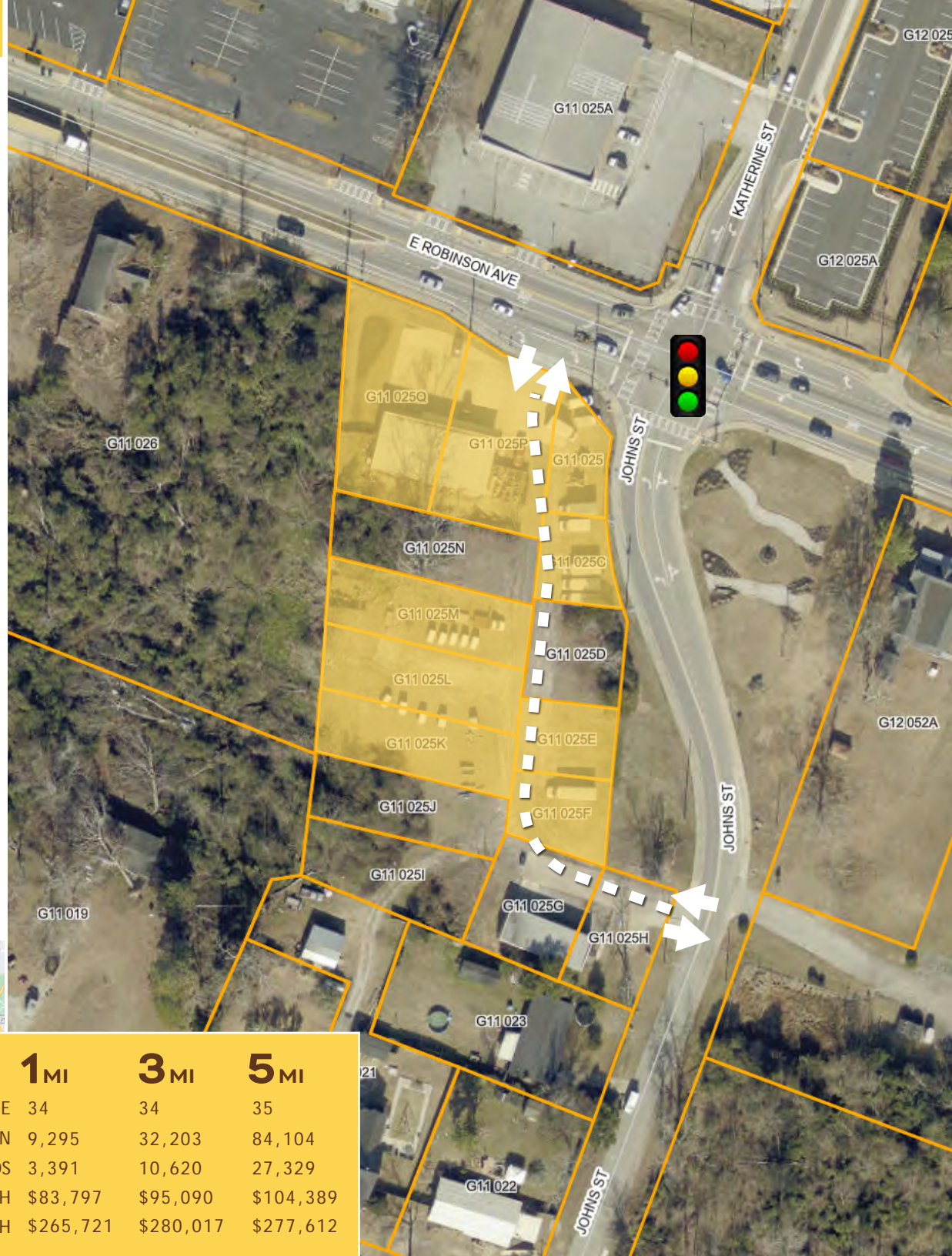
The current business is still in operation, call for showings!



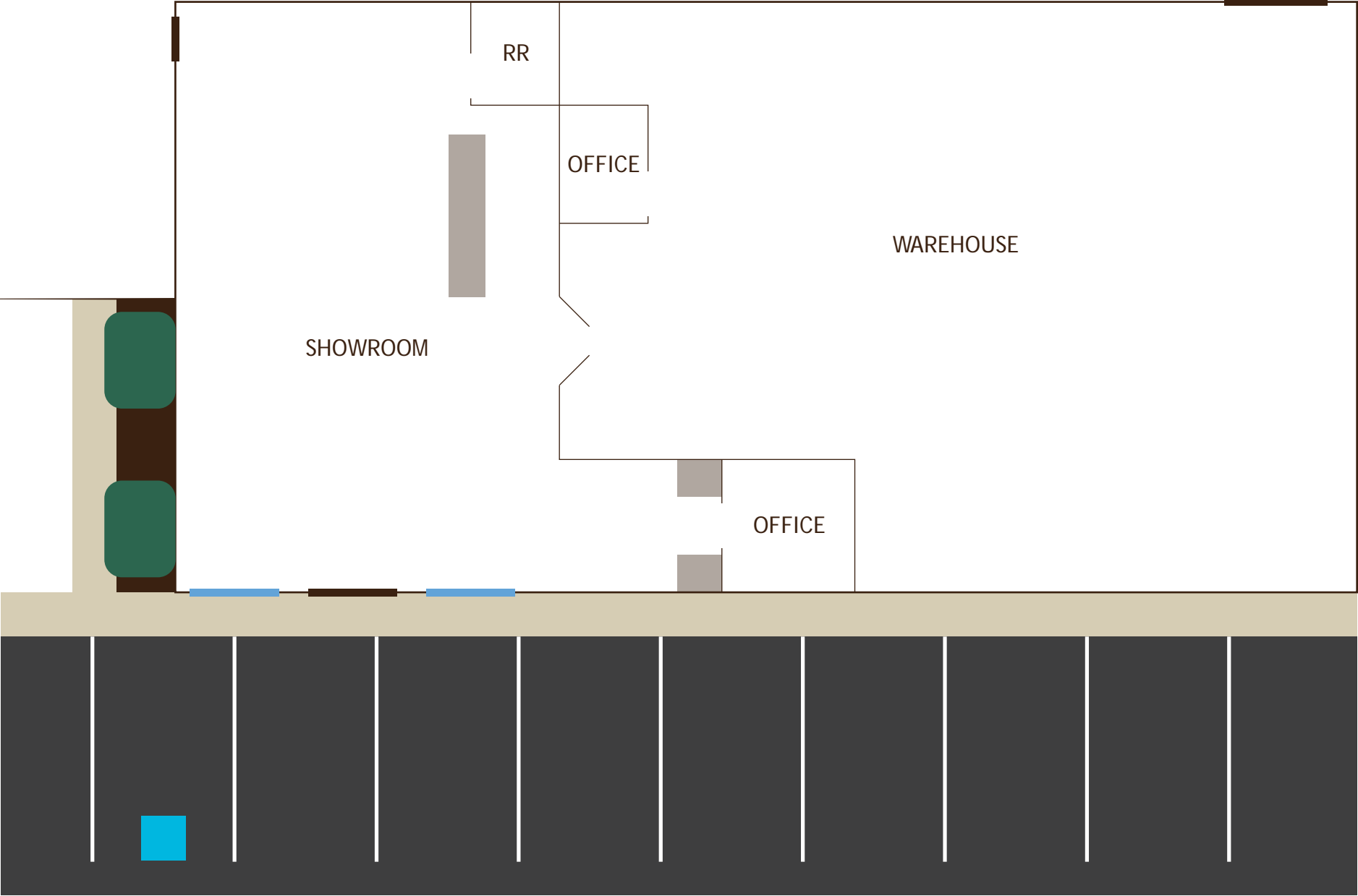
- Corner Property
- Access and Visibility
- Central Location in Grovetown
- Average of 14,600 VPD



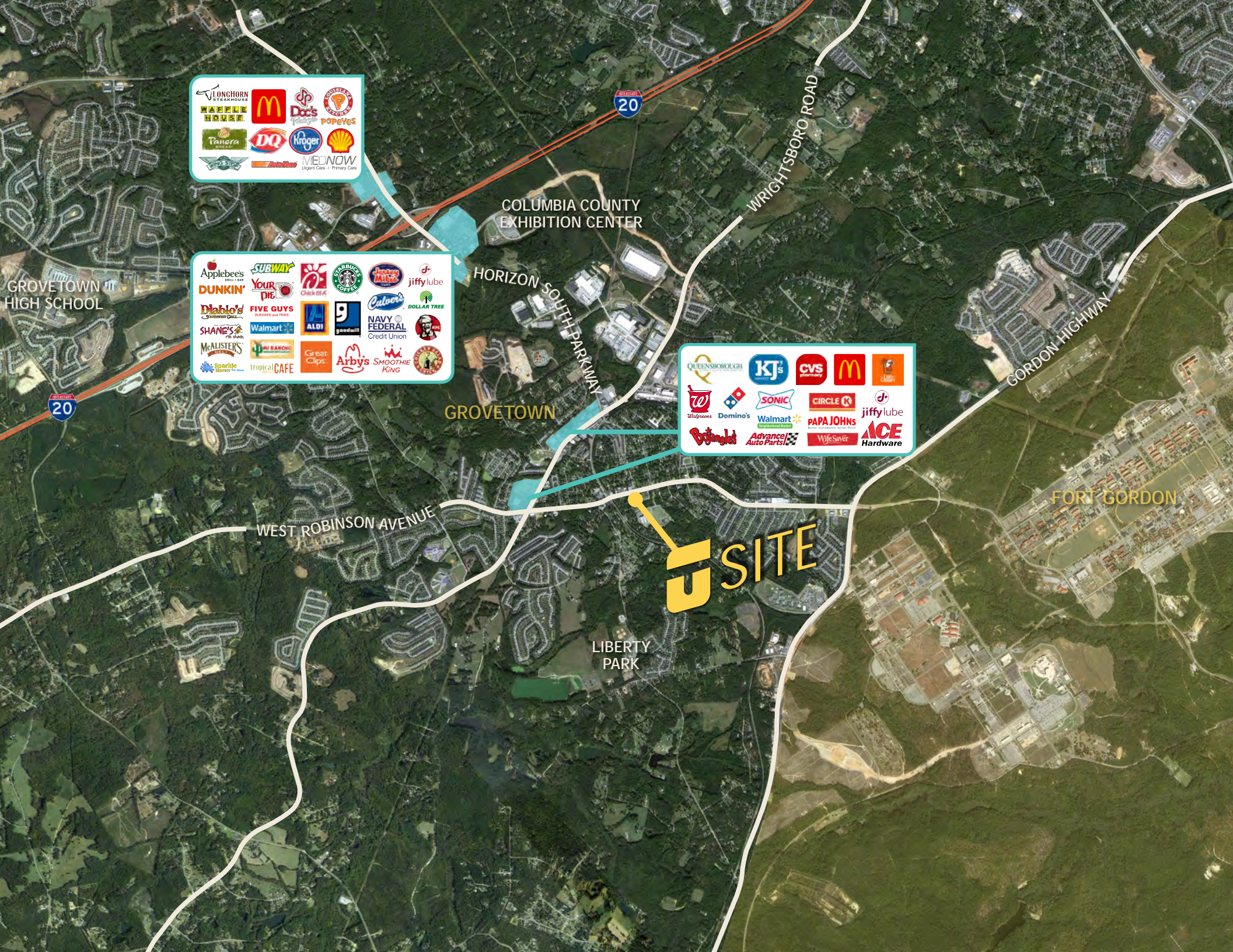
	1 MI	3 MI	5 MI
AVERAGE AGE	34	34	35
TOTAL POPULATION	9,295	32,203	84,104
TOTAL HOUSEHOLDS	3,391	10,620	27,329
AVG. INCOME/HH	\$83,797	\$95,090	\$104,389
AVG. VALUE/HH	\$265,721	\$280,017	\$277,612



FLOOR PLAN







Callout box 1 (top left):

- Longhorn Steakhouse
- McDonald's
- Doritos
- Popeyes
- Panera
- DQ
- Kroger
- Shell
- Autos
- MEDNOW Urgent Care • Primary Care

Callout box 2 (middle left):

- Applebee's
- Dunkin'
- Subway
- Your Pie
- Five Guys
- Walmart
- Shane's
- McAlister's
- Spartite
- tropicalCafe
- Starbucks
- Check-It-All
- Albi
- Goodwill
- Navy Federal Credit Union
- Arbys
- Smoothie King
- jiffy lube
- Dollar Tree
- CVS

Callout box 3 (middle right):

- Queensborough
- KJ's
- CVS
- McDonald's
- Walgreens
- Domino's
- Sonic
- Walmart
- Circle K
- jiffy lube
- Papa John's
- Advance Auto Parts
- WifeSaver
- ACE Hardware

GROVETOWN HIGH SCHOOL

COLUMBIA COUNTY EXHIBITION CENTER

HORIZON SOUTH PARKWAY

GROVETOWN

WEST ROBINSON AVENUE

LIBERTY PARK

U SITE

FORT GORDON

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 Eisenhower

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 Eisenhower, 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

