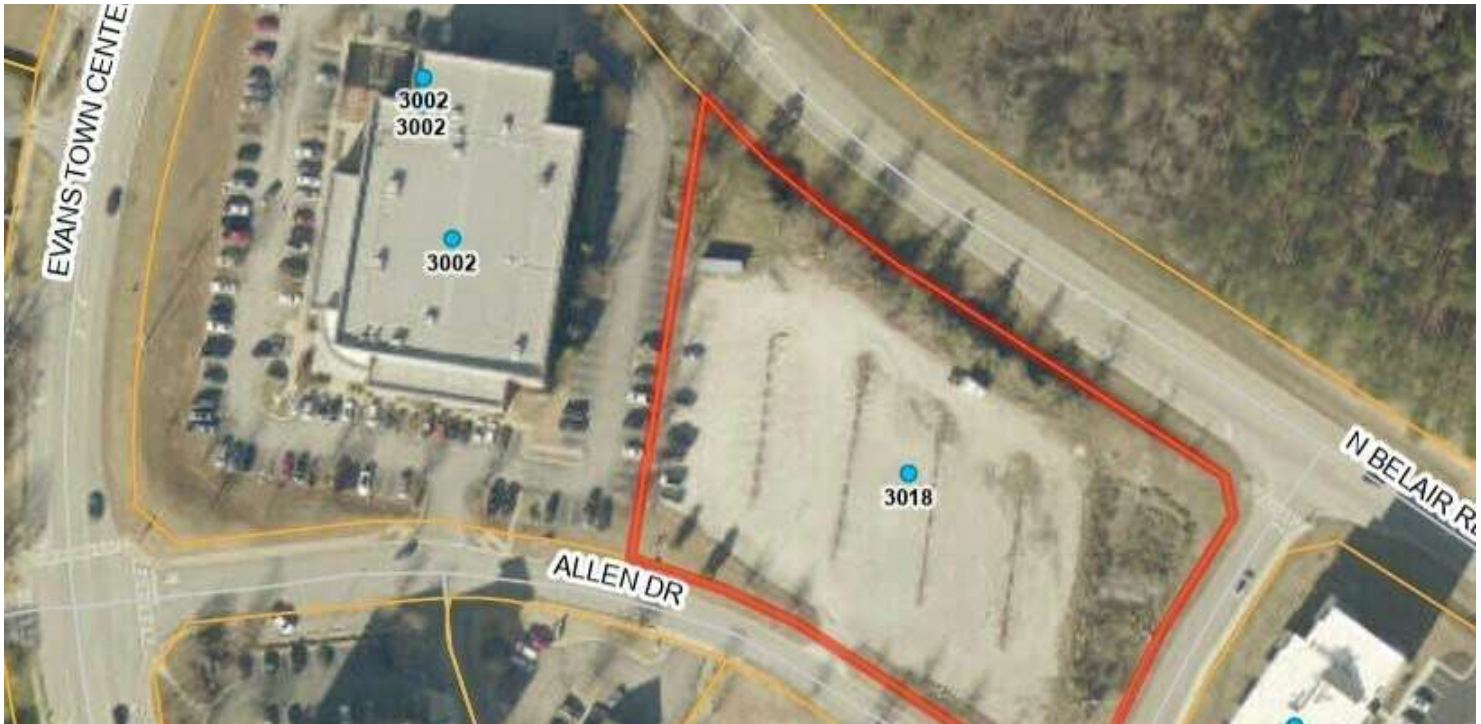


# 3018 ALLEN DR

Evans, GA 30809

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

This is the perfect town center location for a restaurant, office building or bank. The property has already been cleared and water and sewer lines are on site. Storm water lines also connect the property to a regional storm pond. Most of the site development has already been completed. This property is situated between a 300 unit luxury apartment complex, a 50,000 square foot state of the art fitness facility, a county courthouse building and other office buildings. This corner location also provides exposure to North Belair Road Traffic, and is within close proximity to the Columbia County Government Complex. The Columbia County Performing Art Center and Lady A Amphitheater are also within a block of this site.

### PROPERTY HIGHLIGHTS

- Property development mostly completed
- Perfect location next to Performing Arts Center and Columbia Country Government Complex
- Great exposure along North Belair Road
- Directly Across from 300 Unit Luxury Apartment Complex

### OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	2 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	88	346	1,860
Total Population	213	865	4,609
Average HH Income	\$131,236	\$124,246	\$136,833

For More Information:

**Donald Lawrence**

Broker

706.825.4376

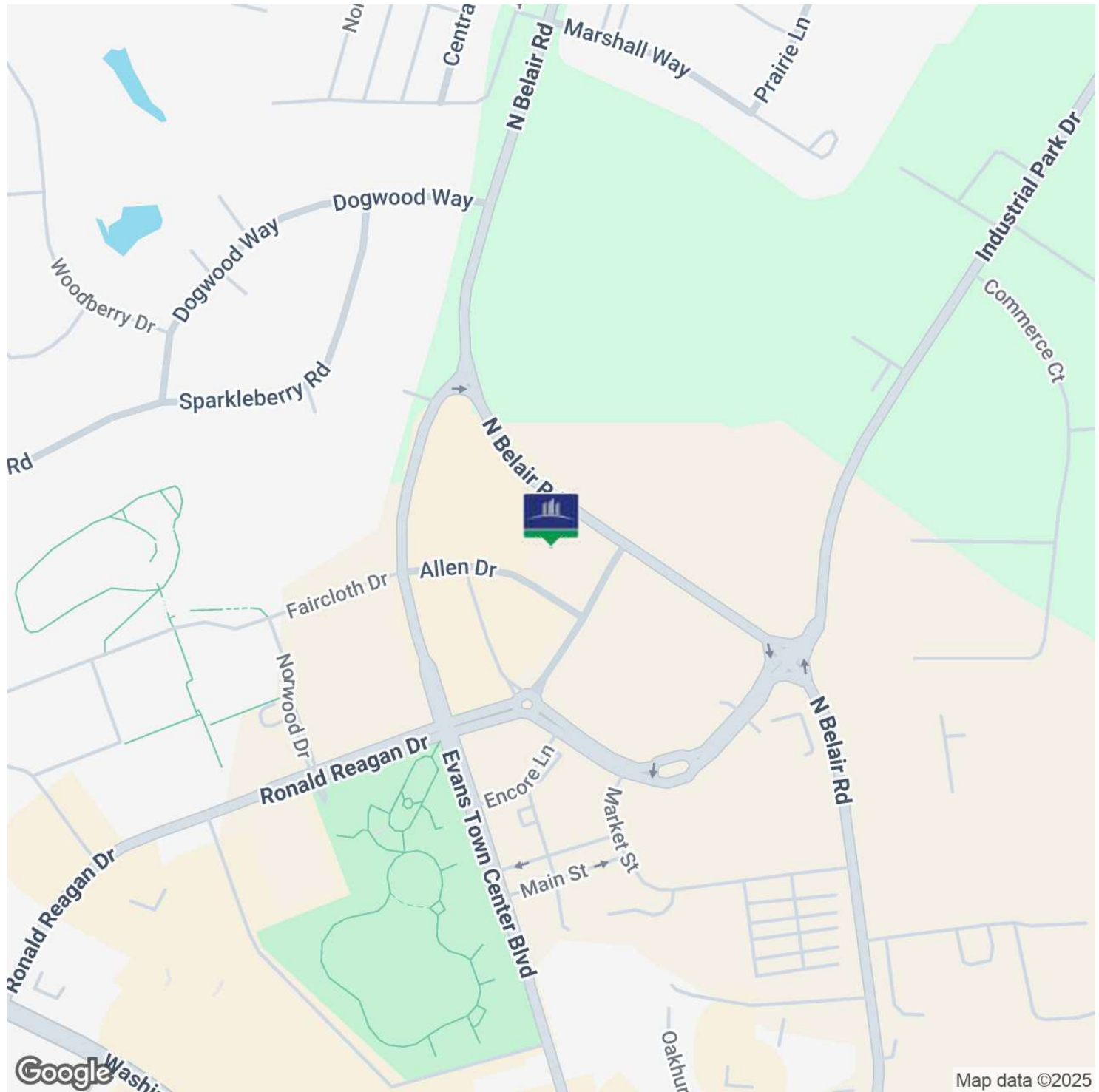
don@dclawrence.net



# 3018 ALLEN DR

Evans, GA 30809

## LOCATION MAP



For More Information:

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# 3018 ALLEN DR

Evans, GA 30809

## ADDITIONAL PHOTOS



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# 3018 ALLEN DR

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## ADDITIONAL PHOTOS



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# 3018 ALLEN DR

Evans, GA 30809

**D.C. LAWRENCE**  
REAL ESTATE

## ADDITIONAL PHOTOS



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# 3018 ALLEN DR

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## RETAILER MAP



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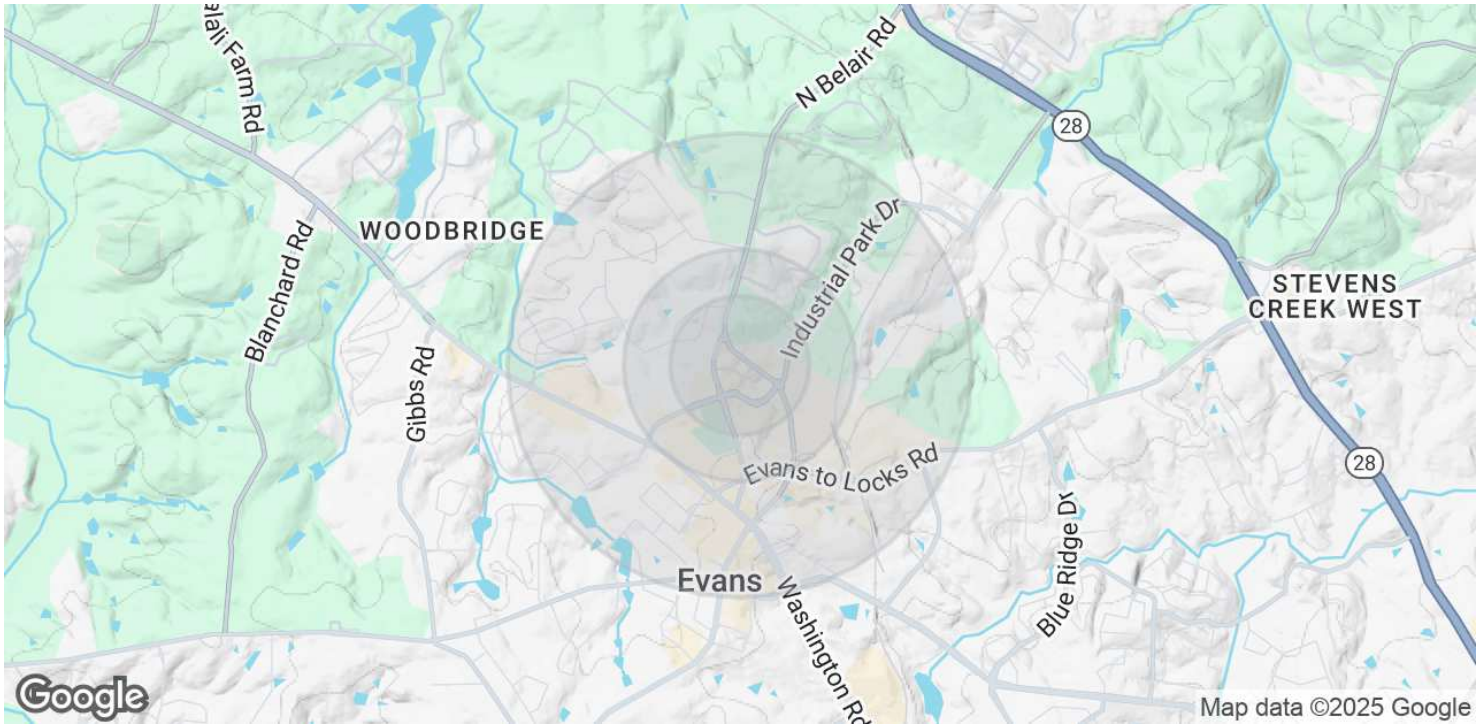




# 3018 ALLEN DR

Evans, GA 30809

## DEMOGRAPHICS MAP & REPORT



### POPULATION

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Population	213	865	4,609
Average Age	43	44	43
Average Age (Male)	42	43	42
Average Age (Female)	44	44	44

### HOUSEHOLDS & INCOME

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Households	88	346	1,860
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$131,236	\$124,246	\$136,833
Average House Value	\$337,646	\$339,110	\$353,763

Demographics data derived from AlphaMap

For More Information:

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