



GROUND LEASE

WASHINGTON ROAD DEVELOPMENT SITE

3047 Washington Road, Augusta, GA 30907

**SHERMAN &
HEMSTREET**
Real Estate Company

DAVID MORETZ, SIOR
Associate Broker
morenet@aol.com
706.951.1405

Property Summary



PROPERTY DESCRIPTION

This .72 acre site is located on Washington Road near Interstate 20 in Augusta. This area is primarily in a high traffic zone with 35,000+ cars passing daily and is the ideal site for a small retail center or restaurant.

PROPERTY HIGHLIGHTS

- .72 acre parcel available for land lease and for sale
- Zoned B2
- Nice deep lot
- Two points of ingress/egress

OFFERING SUMMARY

Lease Rate:	\$5,500 per month
Lot Size:	0.72 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,209	26,910	62,751
Total Population	6,086	49,850	126,333
Average HH Income	\$51,713	\$71,483	\$66,055



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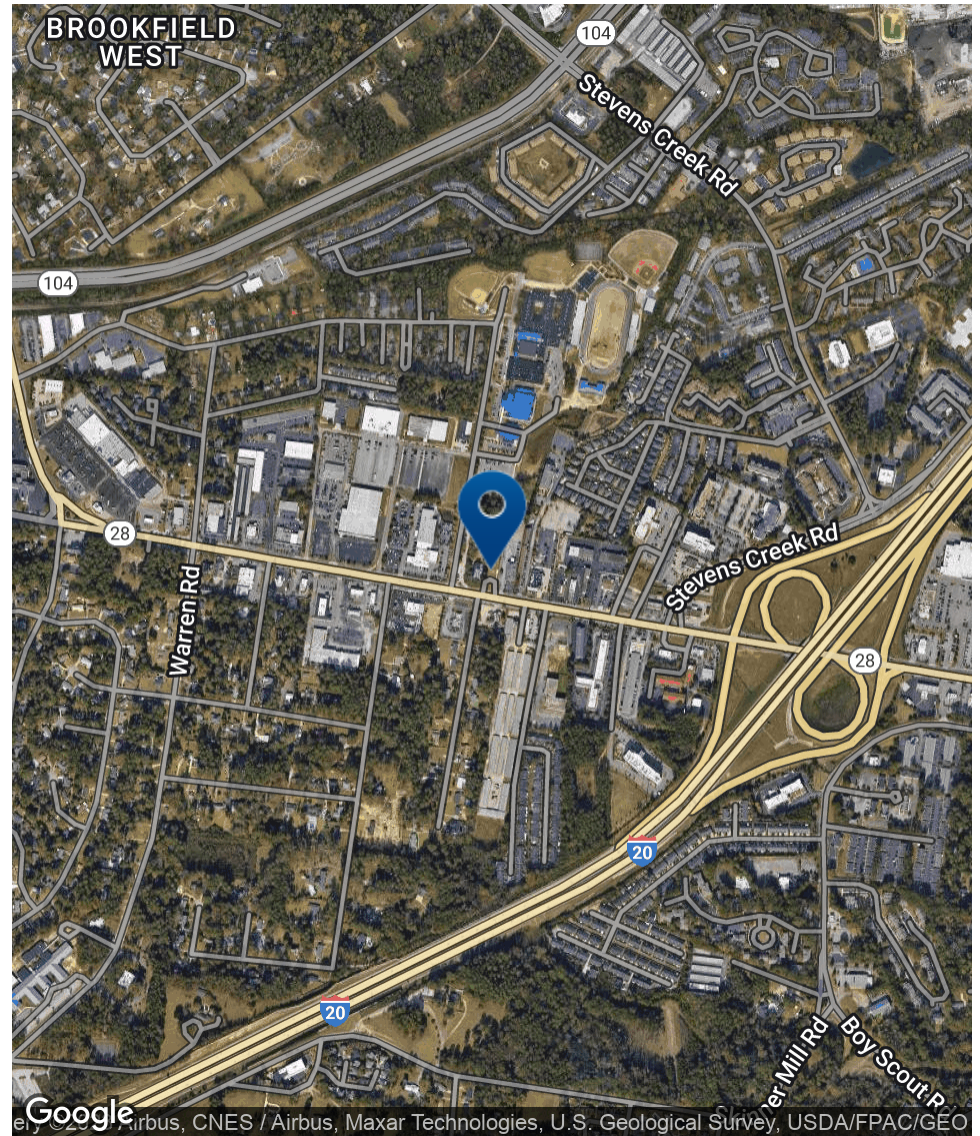
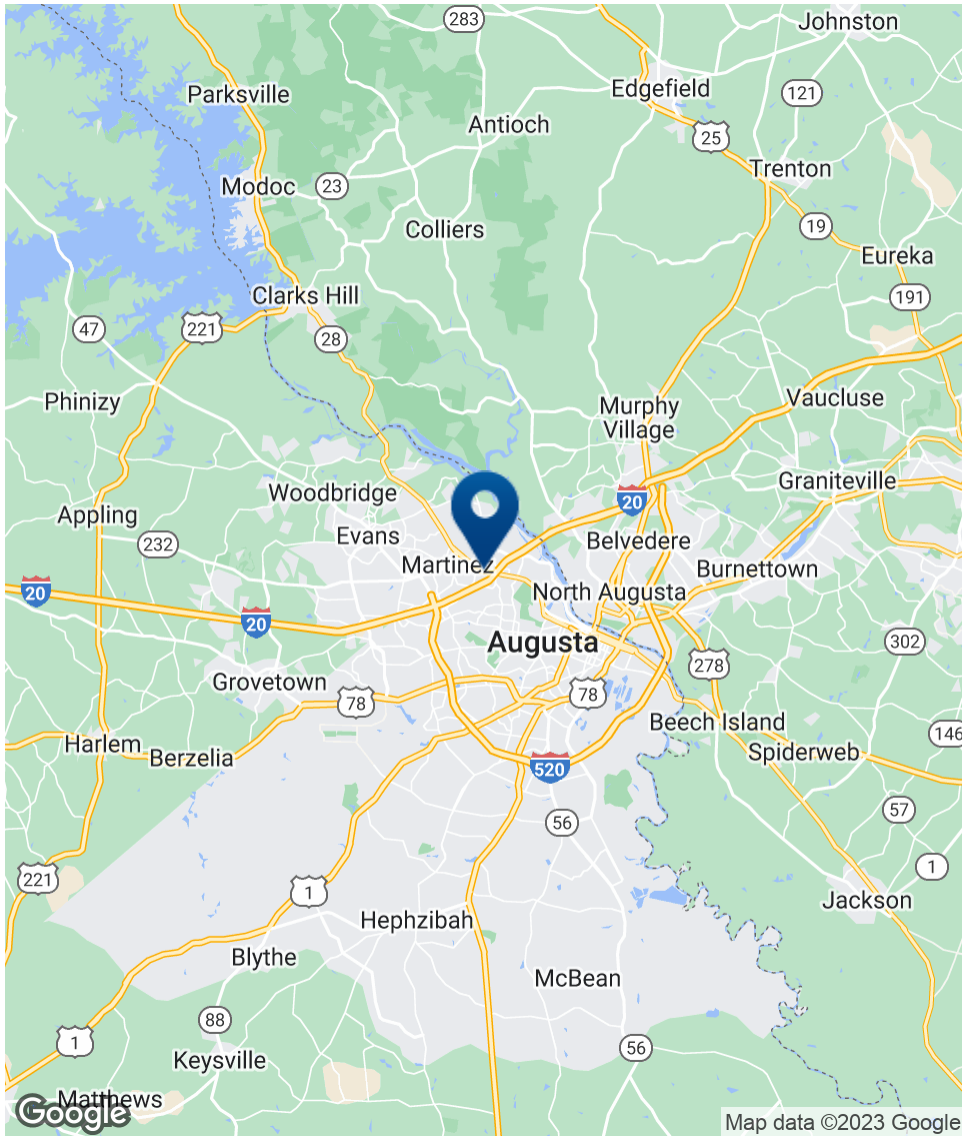
Additional Photos



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Location Map



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Retailer Map

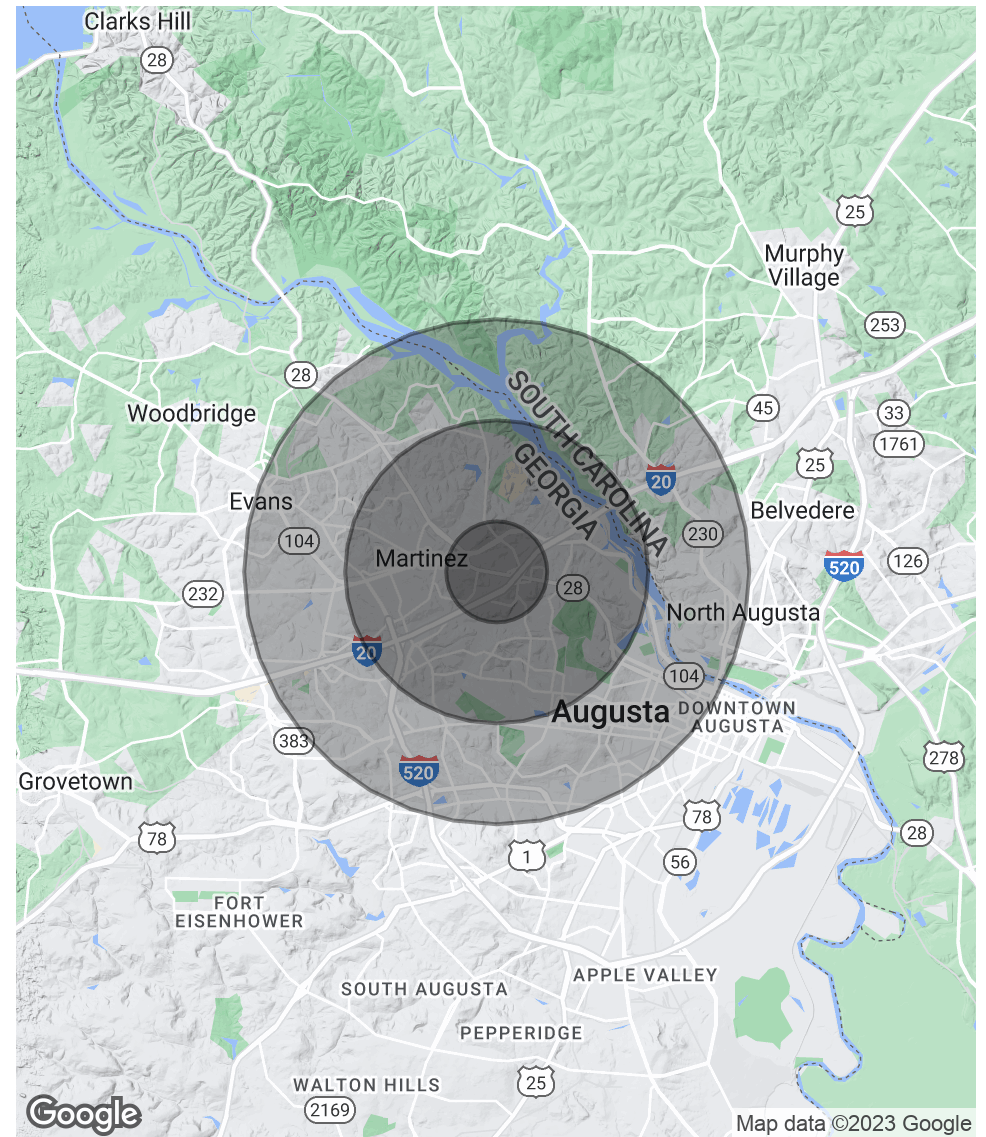


Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,086	49,850	126,333
Average Age	38.8	40.3	39.2
Average Age (Male)	39.1	40.6	37.8
Average Age (Female)	42.0	42.8	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,209	26,910	62,751
# of Persons per HH	1.4	1.9	2.0
Average HH Income	\$51,713	\$71,483	\$66,055
Average House Value	\$126,143	\$184,465	\$167,581

* Demographic data derived from 2020 ACS - US Census



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Property Contact



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GA #138581

PROFESSIONAL BACKGROUND

With over 36 years as a licensed real estate agent and Associate Broker, David has the experience to handle most all real estate transactions and consultations. David is called upon routinely by his peers around the country to perform site surveys and assessments to meet stated objectives and needs.

Prior to entering the real estate industry, David worked as Director, Special Projects, for Congressman D. Douglas Barnard, Jr., 10th District of Georgia.

Moretz has a BBA degree in Economics and Finance from Augusta College.

In his spare time he enjoys tennis, working his yard and shop, politics and travelling with wife, Julie. *David and Julie have three children,(now grown) except for the youngest who died 5 years after having a heart transplant. (forever 14)

EDUCATION

BBA Augusta College Economics and Finance

MEMBERSHIPS

SIOR, Society of Industrial and Office Realtors

Leadership Augusta

Leadership Georgia

Sherman & Hemstreet Real Estate Company

4316 Washington Road
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