

0.99± AC LAND AVAILABLE FOR SALE, BUILD TO SUIT, OR GROUND LEASE

AUGUSTA, GA MSA | 505 North Main St., Wrens, GA



PROPERTY FEATURES

- Monument signage available
- High visibility on major arterial road
- 12,800± VPD on N Main Street
- Zoning: C-3 commercial zoning, Jefferson County
- Site frontage: 204' with full access; Site depth: 206'
- Utilities: stormwater capacity available and stubbed to site; water and sewer available adjacent to site
- **Land area: 0.99 Acres**
- Available for sale, groundlease or BTS

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	7 MILES
POPULATION	1,658	3,394	4,687	5,854
HOUSEHOLDS	693	1,367	1,882	2,359
AVERAGE HH SIZE	2.39	2.48	2.49	2.48
AVERAGE HH INCOME	\$60,583	\$60,456	\$61,977	\$63,021

JOIN AREA RETAILERS

ingles



DOLLAR GENERAL



O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE



SUBWAY



For more information, contact:

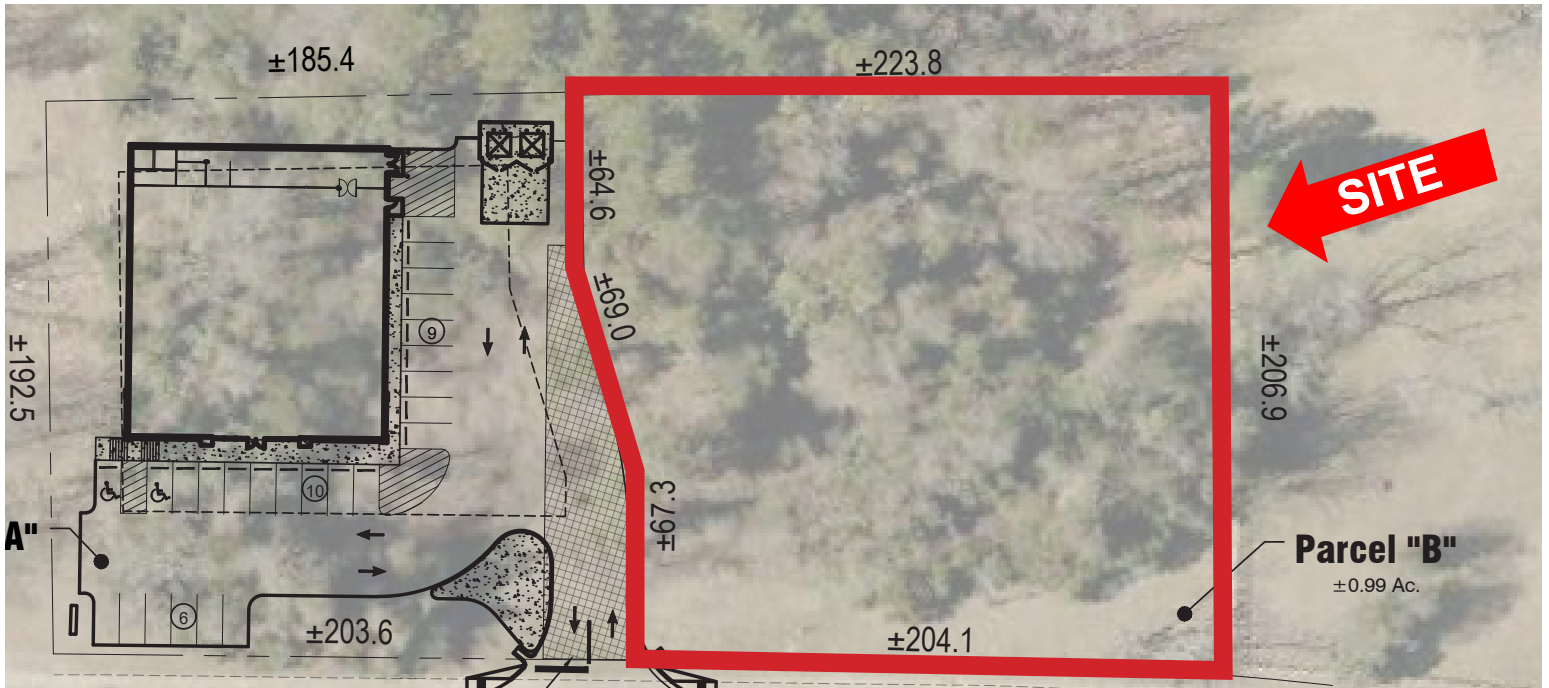
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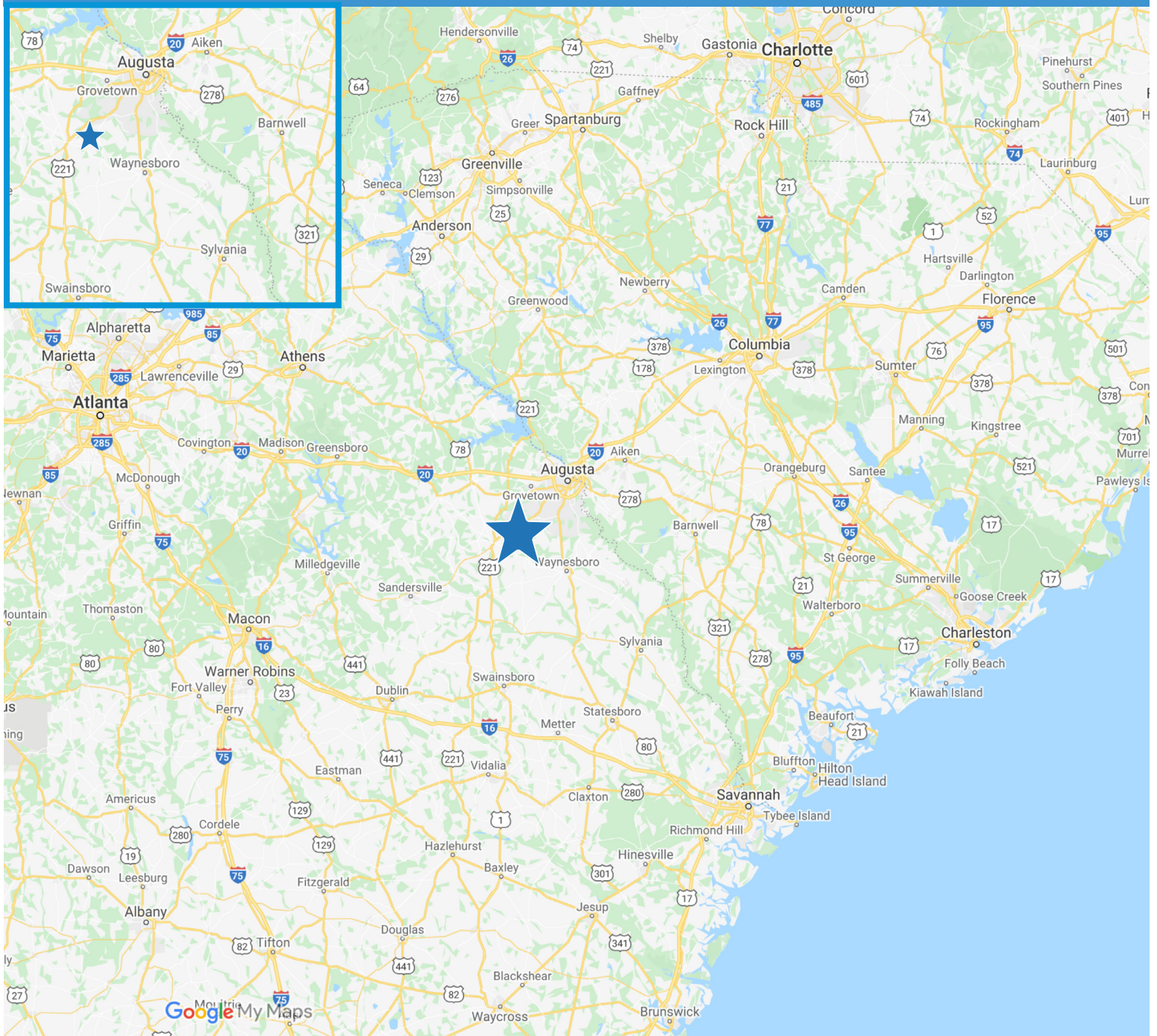
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