



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

# LAND WITH OFFICE BUILDING AVAILABLE

4323 Evans to Locks Road | Evans, GA 30809

FOR SALE | \$1,050,000 | 3.94 AC | ZONE | M2 | APN | 077A011E

**RYAN MARTIN**  
ryan@jordantrotter.com  
706 • 736 • 1031



Conveniently located in downtown Evans just off North Belair Road on Evans to Locks Road, this property is within close proximity to the busy retail area of Evans, Georgia and less than a mile from Lakeside High School, Lakeside Middle School, and Blue Ridge Elementary School. This office property is situated on 3.94 AC. It offers 1,344 SF of available office space.

- Evans to Locks Road---14,000 VPD
- Great location for a contractor, mini-storage, small industrial office



# U SITE

Pecteq

SLIM CHICKENS  
**TBONZ**  
GILL & GRILL  
COLLS  
Cork & Flame

**Lowe's**  
Pizza Station  
**WAFFLE HOUSE**

ZAXBY'S  
DOLLAR TREE  
Arby's  
AspenDental  
GameStop  
Walmart

STARBUCKS COFFEE  
WING STOP  
Kroger  
TIRE PLU  
Hardee's  
IHOP  
Domino's  
DUNKIN'  
DOLLAR GENERAL  
meLow MUSHROOM

SportClips  
SALSAS  
ACE Hardware  
Botangles  
SHANE'S  
SONIC  
O'Reilly

Papa JOHN'S  
BURGER KING  
TACO BELL  
TIDAL WAVE  
KFC  
BIG LOTS  
WALGREENS  
CVS pharmacy  
FIVE GUYS  
verizon wireless

HAMASTE  
LAZIZA  
TACO BELL  
McDonald's  
Applebee's  
CIRCLE K  
Publix  
GTC  
PALM BEACH TAN

crumbl COOKIES  
PARIS NAIL BAR  
SOUTHERN  
belk  
CLUB PILATES  
OLD NAVY  
ROSS  
Tanera  
FedEx  
TRUIST  
Great Clips  
Academy  
Diablo's  
Brazilian WAX-SPA  
primp blow  
Apricot Lane  
edible  
HIBBET SPORTS  
Red Robin  
ULTA  
THE HONEY BAKED Ham  
five BELOW  
RUBY Tuesday  
Moe's  
at&t  
KOHLS  
OfficeMax  
petco

EVANS TOWN CENTER PARK

MULLINS COLONY

MULLINS CROSSING

WASHINGTON ROAD

EVANS TO LOCKS ROAD

RIVERMATCH PARKWAY

NORTH BELAIR ROAD



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## Population

	1 mi	5 mi	10 mi
Total Population	5,093	95,458	240,560
Median Age (m)	36.8	36.9	35.2
Median Age (f)	38.1	38.3	37.0

## Households & Income

	1 mi	5 mi	10 mi
Total Households	1,819	34,507	92,301
Persons per HH	2.8	2.8	2.6
Average Income	\$88,802	\$86,003	\$69,306
Average Value	\$222,124	\$241,886	\$208,650

