

FOR LEASE

2930 MILLEDGEVILLE  
ROAD

Augusta, GA 30901

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**CONNIE WILSON, CCIM**

Sr. VP, Associate Broker

[cwilson@shermanandhemstreet.com](mailto:cwilson@shermanandhemstreet.com)

706.722.8334 x202

# Property Summary



## PROPERTY DESCRIPTION

Centrally located 10.67 AC lot that is about 85% cleared, level and has a solid gravel base over the front 2-3 acres. Perfect for warehouse/flex space, laydown yard for construction of any kind, perfect location for any light industrial application, or a parking lot for cars or tractor trailers. There is a small creek in the very back of the parcel, see attached wetlands study done just a year ago by Seller. This Property is ready for development, and the Seller is motivated.

## PROPERTY HIGHLIGHTS

- 670' of Frontage
- Traffic Count: 4,960
- Easy Access to I-520 & I20
- Zoned LI - Light Industrial

## OFFERING SUMMARY

Lease Rate:	\$0.35 SF/yr (MG)
Available SF:	5 Acres
Lot Size:	10.67 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,959	28,838	66,041
Total Population	7,562	61,255	137,938
Average HH Income	\$40,021	\$45,662	\$47,440



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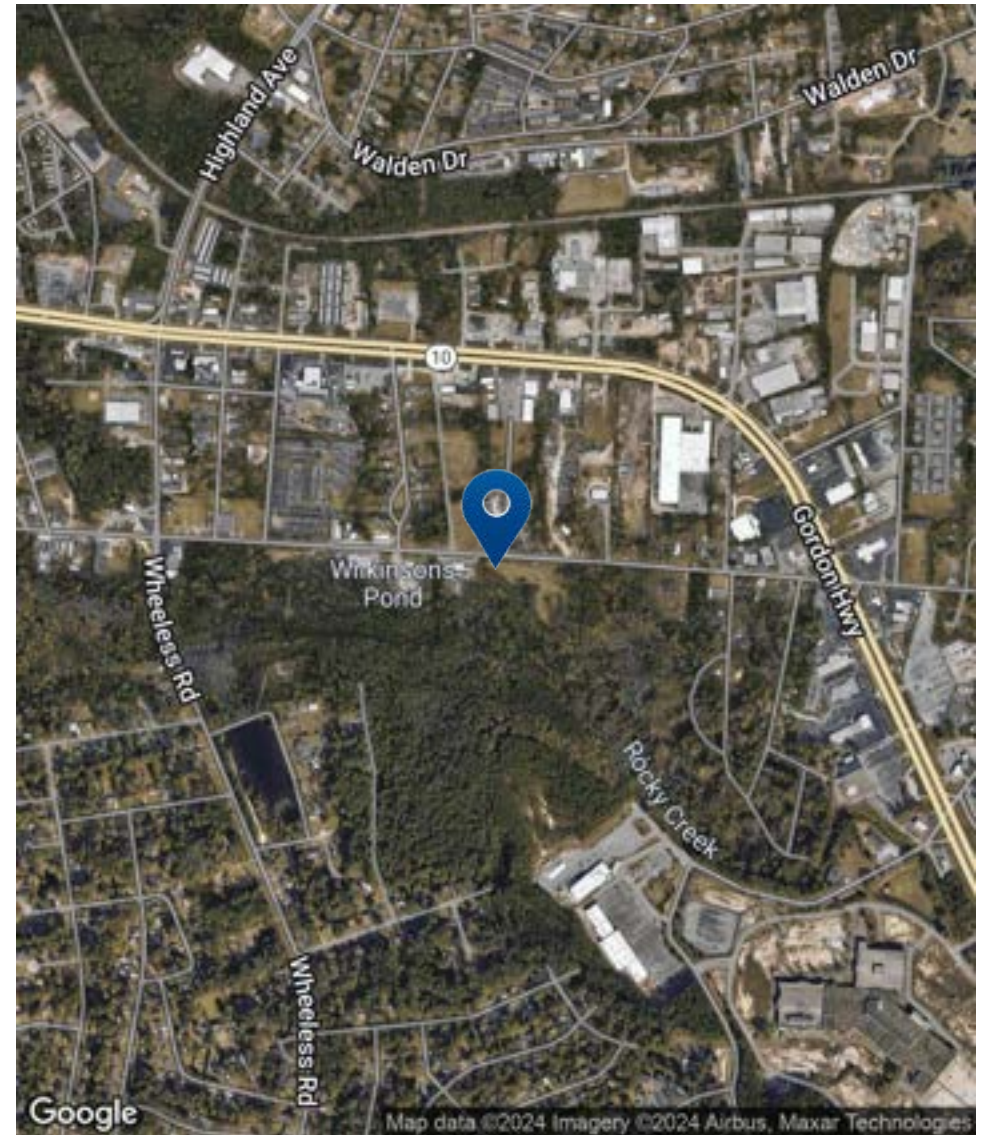
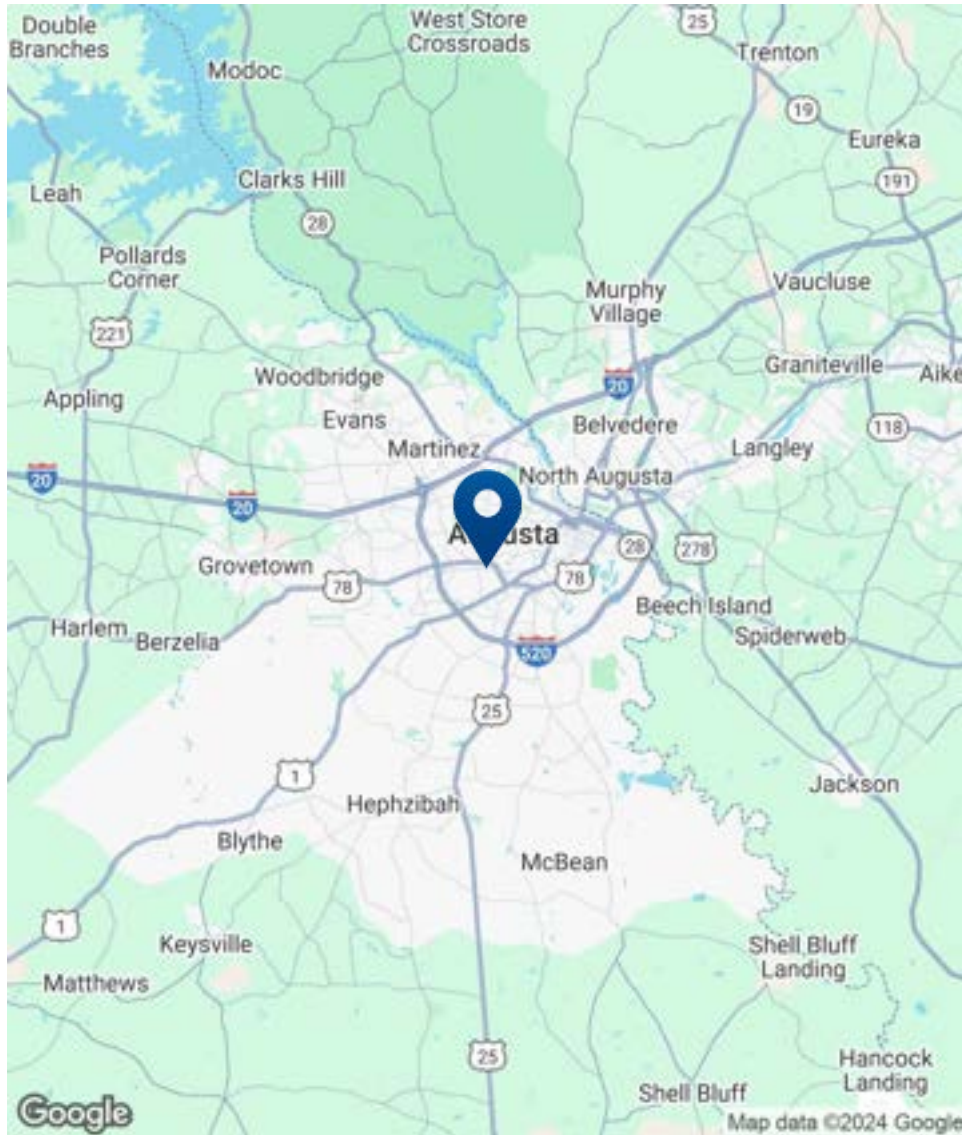
# Additional Photos



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# Location Map



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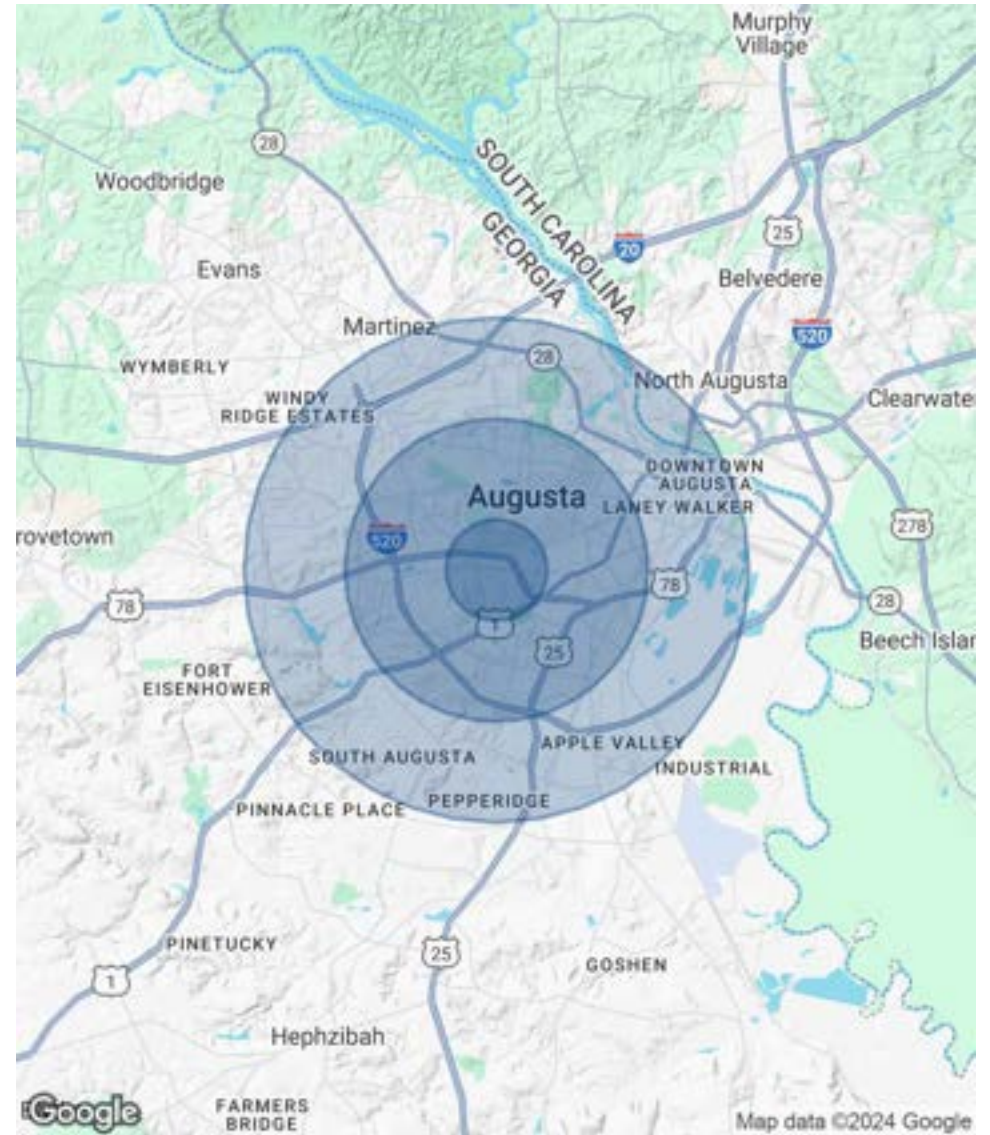
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,562	61,255	137,938
Average Age	32.6	35.5	36.5
Average Age (Male)	29.2	33.3	34.4
Average Age (Female)	34.3	38.6	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,959	28,838	66,041
# of Persons per HH	2.6	2.1	2.1
Average HH Income	\$40,021	\$45,662	\$47,440
Average House Value	\$70,772	\$114,271	\$117,090

2020 American Community Survey (ACS)



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