

TRACT OF LAND AVAILABLE

3596 Windsor Spring Road - A | Hephzibah, GA 30815

\$650,000

3.25 AC

APN | 142-0-074-02-0

TRIPP WILSON

tripp@jordantrotter.com
706•736•1031



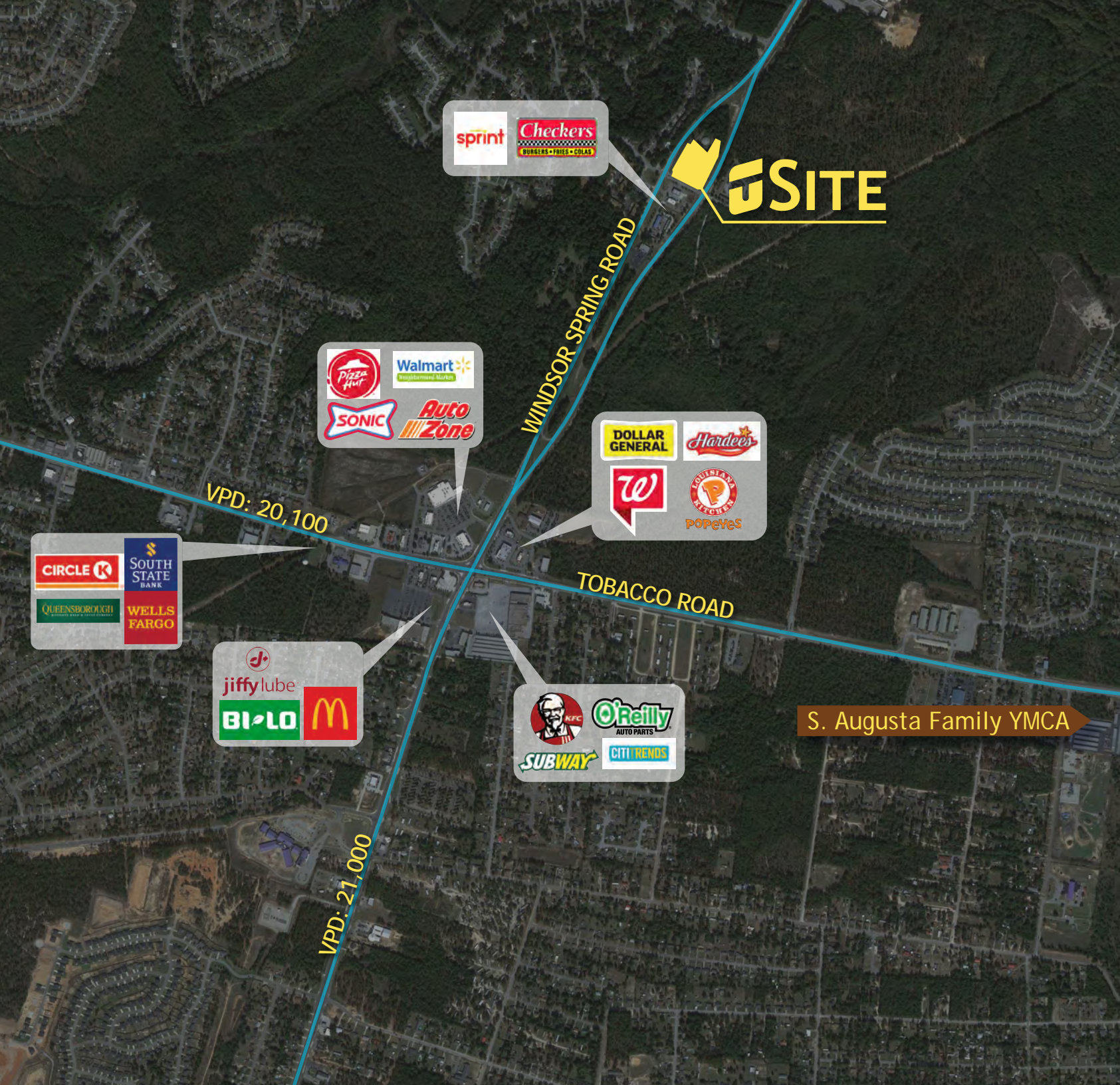
JORDAN TROTTER
COMMERCIAL REAL ESTATE



Highlights

This 3.25 acre tract of land is located in the median of Windsor Spring Road that sees around 21,000 vehicles per day, right at the lighted intersection with Crosscreek Road. The property is conveniently situated between Bobby Jones Expressway and Tobacco Road. The land is close to a Sprint Foods convenience store and would make a great location for a restaurant, convenience store or other retail concept.

- 3.25 acres
- Windsor Spring Rod VPD: 21,000
- Convenient to Bobby Jones Expressway and Tobacco Road



JORDAN TROTTER
COMMERCIAL REAL ESTATE

Demographics

Population 1 mi | 3 mi | 5 mi

Total Population	6,182	51,413	99,277
Median Age (m)	24.5	28.7	30.5
Median Age (f)	33.5	35.0	35.4

Households & Income 1 mi | 3 mi | 5 mi

Total Households	2,092	18,050	35,082
Persons per HH	3.0	2.8	2.8
Average Income	\$50,504	\$48,9770	\$46,345
Average Value	\$89,831	\$104,935	\$104,391

