

# OUTPARCEL AVAILABLE

0 Evans to Locks Road | Evans, GA 30809

FOR SALE

1.145 AC

APN | 077A011J

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# Highlights

This parcel is located in the heart of Evans, GA. It is situated on an out-parcel of Evans Town park and is located at the corner of Evans Town Center and Evans to Locks Road. Columbia County is one of the 9 fastest growing counties in Georgia and among the top 100 fastest-growing counties in the U.S. Columbia County has strong household incomes, a growing population, and a AAA credit rating. Major Industries in Columbia County include: Club Car, John Deere, Augusta Sportswear, Serta Mattress, Pollard Lumber, US Battery, Amazon, and Mulherin Lumber.

This 1.145 AC property is an outparcel for the Evans Village Shopping Center that includes Cork and Flame, Fuji Asian, Luxury Nails, and Fresh Cuts. Other nearby retailers include Home Depot, Lowes, Cracker Barrel, Walgreens, Applebee's, and the Georgia Theater Company.

- Evans to Locks Road VPD, 13,700
- Corner lot
- Great visibility



**SITE**

NORTH BELAIR ROAD  
 WASHINGTON ROAD  
 RIVERWATCH PARKWAY



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# Demographics

## Population 0.5 mi | 1 mi | 1.5 mi

Total Population	1,513	6,084	13,459
Median Age (m)	47.8	41.2	40.5
Median Age (f)	42.4	42.4	42.9

## Households & Income 0.5 mi | 1 mi | 1.5 mi

Total Households	710	2,614	5,592
Persons per HH	2.1	2.3	2.4
Average Income	\$107,547	\$105,223	\$99,863
Average Value	\$260,008	\$245,328	\$230,181

