

FOR SALE DEVELOPMENT OPPORTUNITY

2522 Reynolds Industrial Road, Augusta, GA 30907



2522 Reynolds Industrial

CONNIE WILSON, CCIM

Sr. VP, Associate Broker

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706.722.8334 x202

**SHERMAN &
HEMSTREET**
Real Estate Company

Development Opportunity

2522 Reynolds Industrial Road, Augusta, GA 30907



PROPERTY DESCRIPTION

Incredible investment opportunity just off I-20 and River Watch Parkway, and just 1.5 miles from the Savannah River and the South Carolina line. 3.13 acres with two existing buildings. Larger is a welding shop with slightly smaller being home to a local compressed air company in a long term lease with property owner.

PROPERTY HIGHLIGHTS

- Two buildings - 6,200 SF & 4,800 SF
- 4,800 SF is income-producing long term Tenant
- Income off trailer parking in back of lot
- Exit 198 - Just off I-20 & Riverwatch Parkway
- 3.13 acres with two buildings
- Entire property leveled w/ gravel - great development site

OFFERING SUMMARY

Sale Price:	\$1,250,000
Number of Units:	2
Lot Size:	3.13 Acres
Building Size:	11,000 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,924	21,149	59,082
Total Population	5,159	39,600	116,742
Average HH Income	\$44,089	\$73,802	\$67,071

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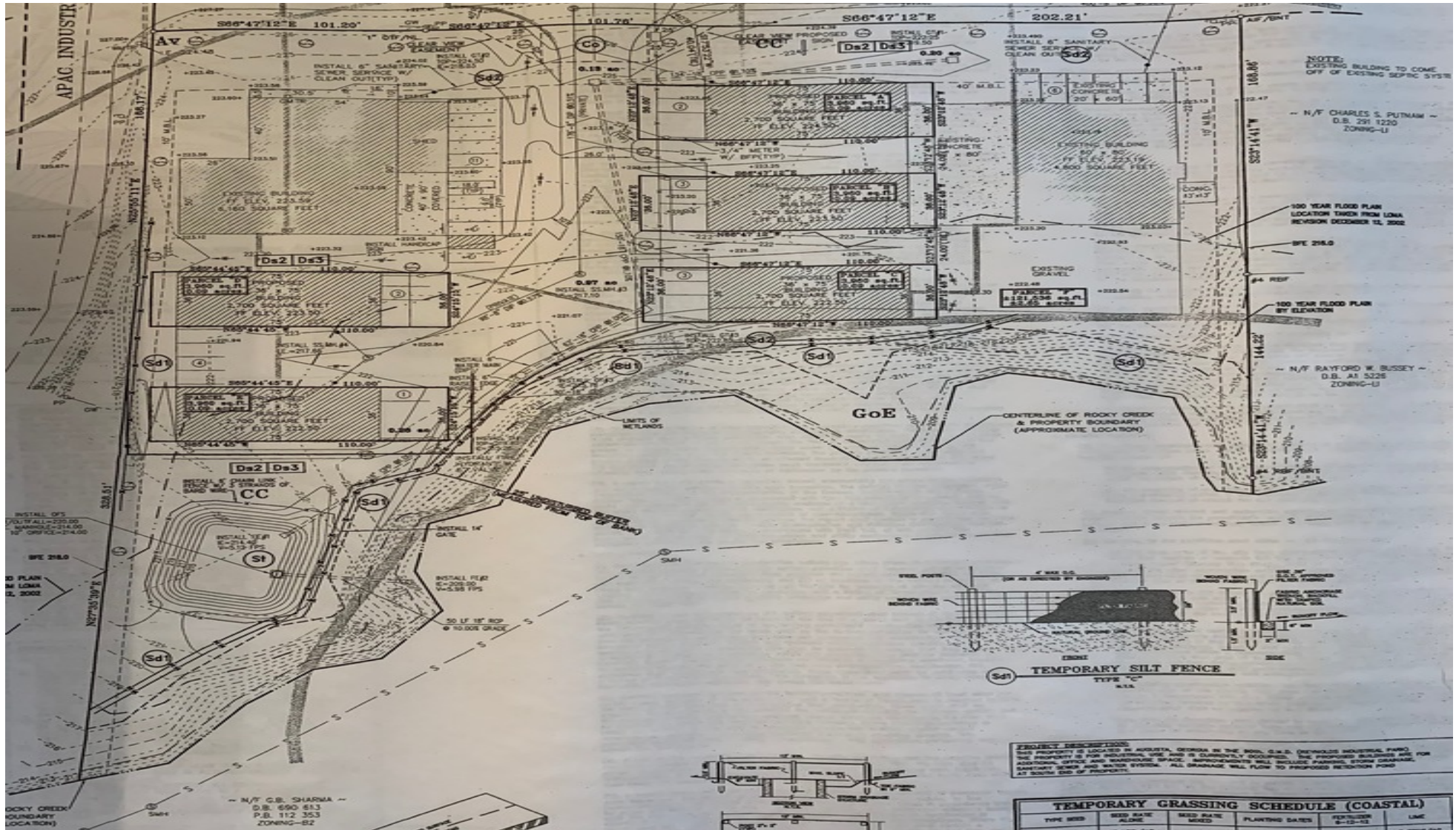
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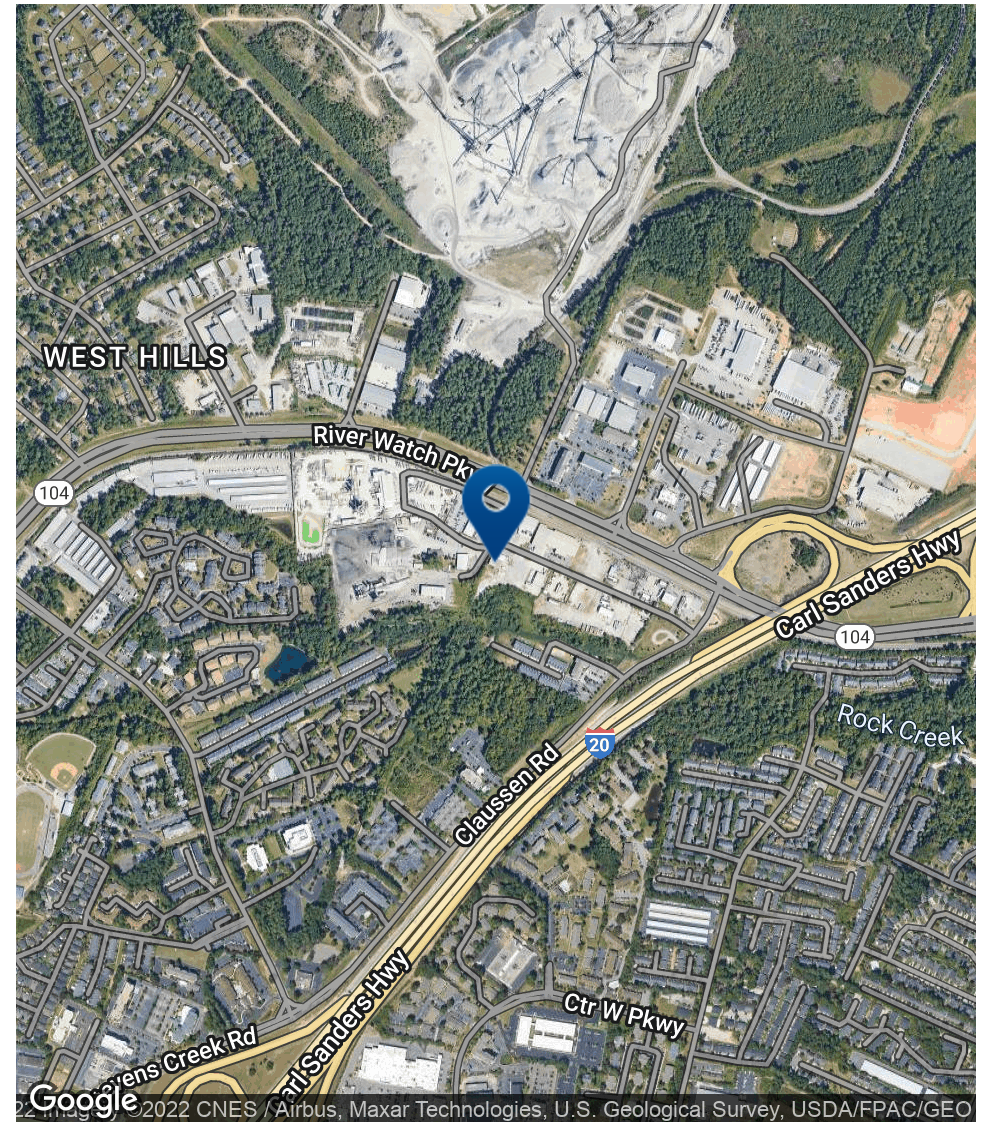
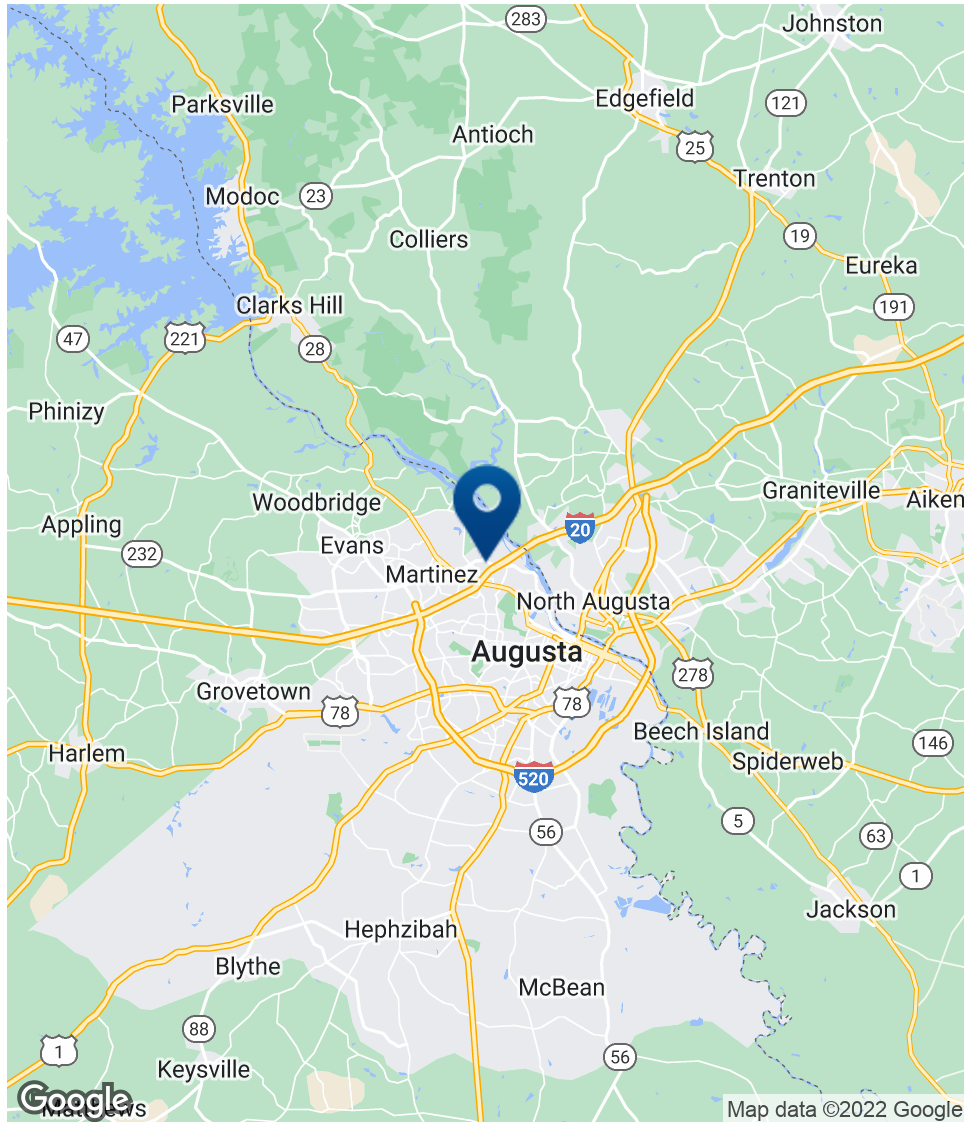
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PROFESSIONAL BACKGROUND

Connie Wilson joined Sherman & Hemstreet Real Estate Company in 2012. Connie has been active in commercial real estate since 2005, specializing in commercial, industrial and investment sales, as well as industrial, office, and retail leasing.

Connie is licensed as an Associate Broker in both Georgia and South Carolina and is a member of the Greater Augusta Association of Realtors and the National Association of Realtors. She earned the CCIM designation in 2010 and is a candidate for the CPM (Certified Property Manager) designation.

Connie and her family have lived in the Augusta area since 1991 and she considers this home. Connie is married with two daughters.

MEMBERSHIPS

CCIM

IREM

Sherman & Hemstreet Real Estate Company

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