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5,236 SF FORMER CHURCH FOR SALE

2020 Highland Avenue | Augusta, GA 30904

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ZONE | R-1A

1.79 AC

PRICE | \$400,000



JORDAN TROTTER
COMMERCIAL REAL ESTATE

Located at the intersection of Damascus Road and Highland Avenue, this turn-key church offers great proximity to Gordon Highway and Wrightsboro Road. This building has direct access to the traffic signal along Damascus Road and Highland Avenue. Only 1.5 miles from Food Lion and the Daniel Village Shopping Center.

This turn-key church offers is a great expansion opportunity for any growing parish in town. The layout includes dedicated worship area, office space, commercial kitchen, dining or luncheon area, and storage space. All furniture, fixtures and equipment are available in the sale.



- 5,236 square feet
- 1.79 acres
- Traffic signal access
- Turn-key church







WRIGHTSBORO ROAD

DANIEL FIELD



DAMASCUS ROAD

HIGHLAND AVENUE

U SITE

GORDON HIGHWAY

1 MI 3 MI 5 MI

TOTAL POPULATION
6,720 61,757 138,164

TOTAL HOUSEHOLDS
2,668 24,510 56,048

AVERAGE HOUSEHOLD INCOME
\$55,414 \$76,948 \$73,499



RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Gordon

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Gordon, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

