

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



1,519 SF ON 1.17 AC FOR SALE

2654 Barton Chapel Road | Augusta, GA 30906

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ZONE | R-1A

YEAR BUILT | 1963

PRICE | \$225,000



JORDAN TROTTER
COMMERCIAL REAL ESTATE

This property is located on Barton Chapel Road near the intersection with Deans Bridge Road on the southside of Augusta.

This property is 1.17 acres with a 1,519 square foot ranch house on it. The house could easily be converted to office or retail, but will require rezoning. The house is in a commercial area. The traffic count on Barton Chapel Road is 16,400 VPD.

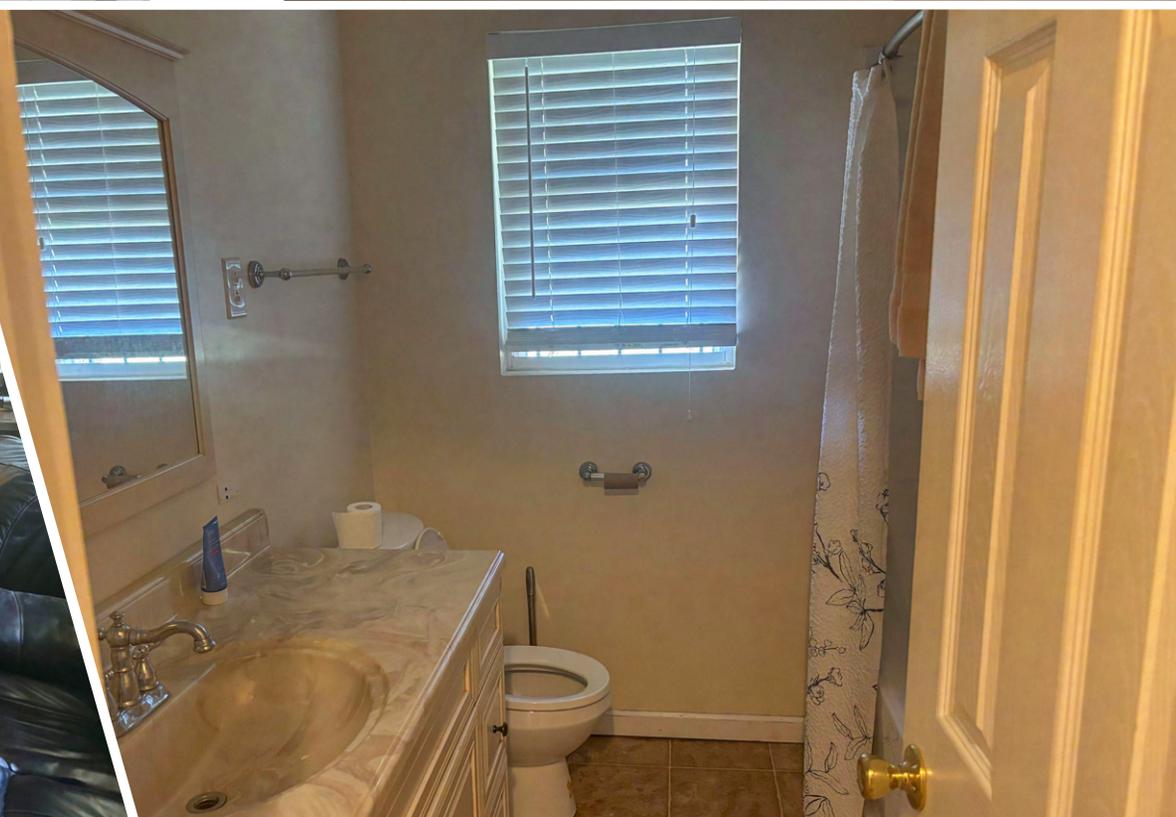


- 1.17 acre
- 1,519 square foot ranch house
- 16,400 VPD
- Office or retail use



	1 MI	3 MI	5 MI
AVERAGE AGE	38	38	38
TOTAL POPULATION	6,506	47,573	127,304
TOTAL HOUSEHOLDS	2,303	17,929	48,699
AVG. INCOME/HH	\$55,653	\$64,015	\$74,298
AVG. VALUE/HH	\$129,255	\$160,757	\$203,781





GORDON HIGHWAY

GameStop
POWER TO THE PLAYERS

Waffle House

Walmart

Pizza Hut

Krystal

FAMILY DOLLAR

POPEYES

DOLLAR TREE

BURGER KING

IGA



DEANS BRIDGE ROAD

FORT EISENHOWER

U SITE

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

