

For Lease

Victoria Station

4478 Columbia Road, Augusta, GA 30907



Property Summary

- Less than a mile and a half from Interstate 20 (\pm 78,000 VPD)
- Sitting on a signalized hard corner of two of Columbia county's major thoroughfares with a new 25' Monument sign along Belair Road
- True trade area of nearly 19 miles, driven by superb co-tenants, Harbor Freight, Savvy Home, McDonalds and Wells Fargo
- High growth market, as Columbia County is one of the top ten fastest growing counties in the U.S.
- Growth bolstered by four primary drivers, a renowned healthcare system, nationally-recognized cybersecurity center, a Department of Energy site specializing in nuclear materials, and power generating plant that will eventually supply power to over 500,000 Georgia homes and businesses

Property Overview

| | |
|----------------|--|
| Available SF: | 9,250 SF |
| Lot Size: | 7.14 acres |
| Building Size: | 49,853 SF |
| Parking Ratio: | 4.72 / SF |
| Zoning: | General Commercial (C2) |
| Cross Streets: | Columbia Road (18.7 K VPD) Belair Road (36.5 K VPD) |

Contact

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Placer.ai Ranking

Ranking Overview

- Harbor Freight Tools
 4480 Columbia Rd, Martinez... # 3324
- McDonald's
 4478 Columbia Rd, Martin... # 10285
- Wells Fargo
 101 S Belair Rd, Martinez, GA 30907

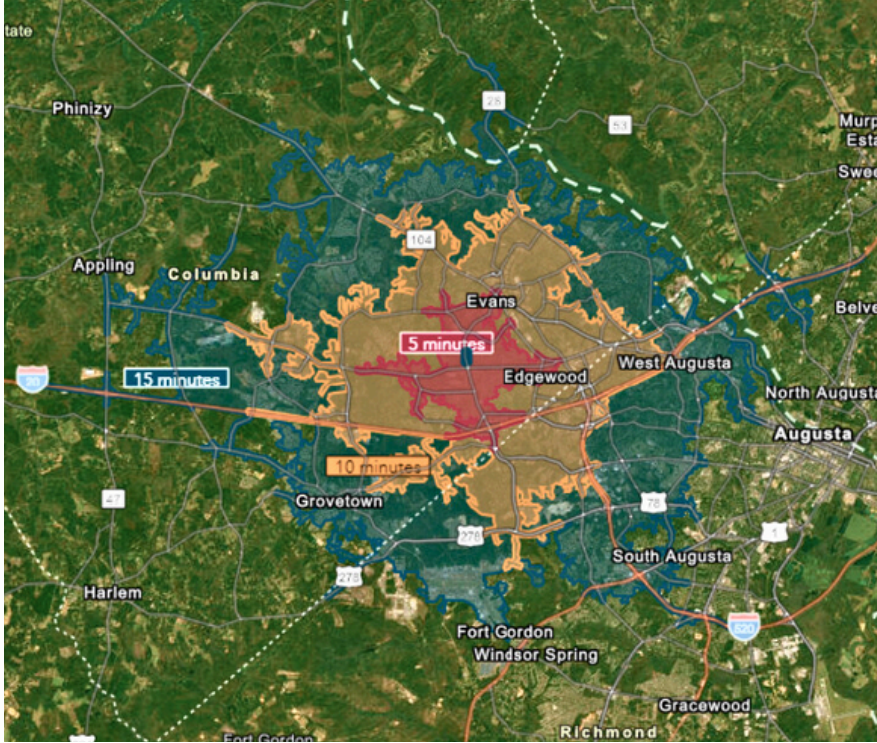


Category: Home Improvements & Furnishings | Visits | Aug 1st, 2023 - Jul 31st, 2024
 Data provided by Placer Labs Inc. (www.placer.ai)



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2024 Total Population

| | |
|---------|---------|
| 5 Min. | 20,221 |
| 10 min. | 73,863 |
| 15 min. | 203,546 |



2024 Households

| | |
|---------|--------|
| 5 Min. | 7,738 |
| 10 min. | 29,554 |
| 15 min. | 79,729 |



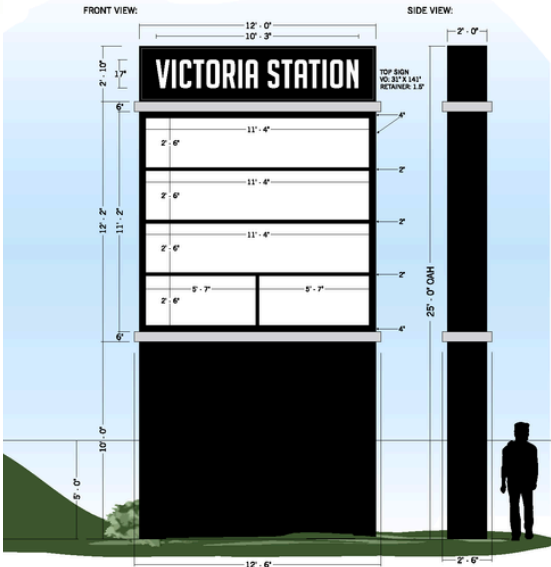
2024 Employed Population

| | |
|---------|--------|
| 5 Min. | 9,604 |
| 10 min. | 33,477 |
| 15 min. | 89,892 |



2024 Average Household Income

| | |
|---------|-----------|
| 5 Min. | \$100,716 |
| 10 min. | \$105,489 |
| 15 min. | \$110,809 |



Meybohm

COMMERCIAL

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