

4730 COLUMBIA RD

GROVETOWN, GA 30813

Land
For Sale



Jonathan Crawford

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Jordan Dyche

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Property Address: 4730 Columbia Rd, Grovetown, GA 30813

Property Type: Land

List Price: \$1,200,000

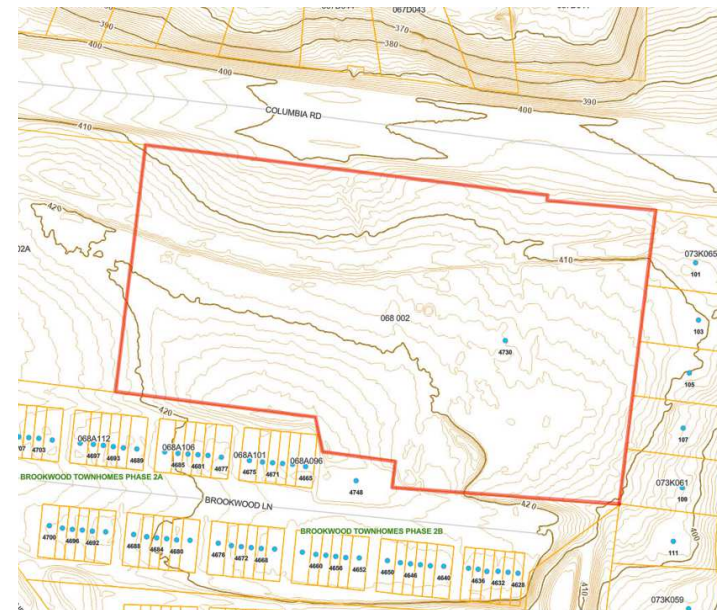
APN: 068 002

Lot Size: 7.41 AC

Zoning: C-C (Community- Commercial)

PROPERTY OVERVIEW

The property is situated just off the intersection of Columbia Road and S. Old Belair Road, with shared access from S. Old Belair Road. It experiences a strong traffic count of 20,000 AADT and offers substantial frontage on Columbia Road. As a key corridor for local residents commuting to work or downtown Evans, this location is ideal for a variety of retail or professional uses. Potential development opportunities include a multi-tenant strip center, daycare facility, or medical/office space.



SALE HIGHLIGHTS

- Positioned just off the intersection of Columbia Road and S. Old Belair Road
- Excellent frontage on Columbia Road with 20,000 AADT
- Convenient entry via shared access from S. Old Belair Road
- Heavily traveled corridor connecting local residents to work and downtown Evans
- Ideal for a multi-tenant strip center, daycare, medical office, or professional space

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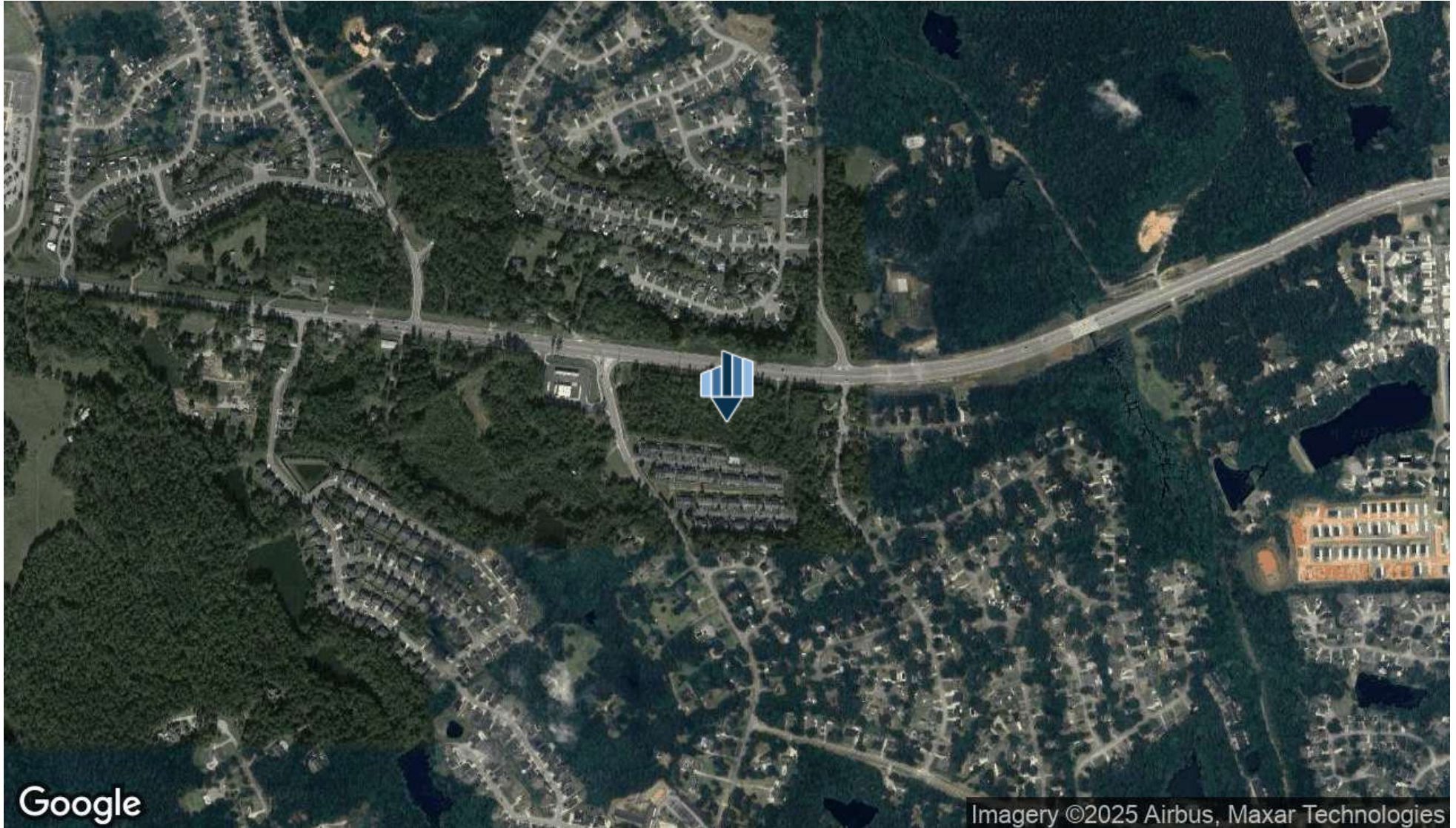
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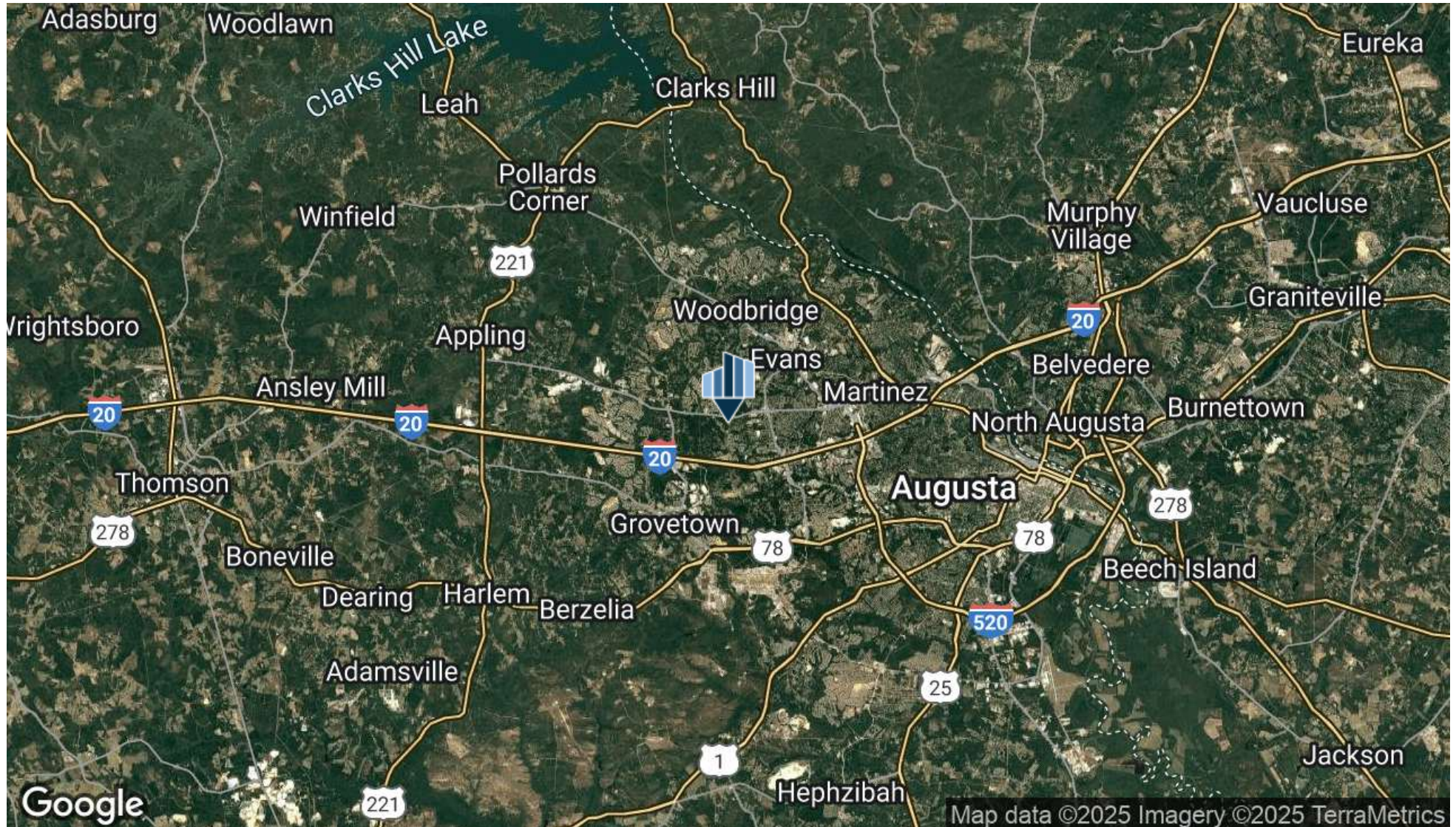
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Regional Map



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Zoning Map



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Utility Map



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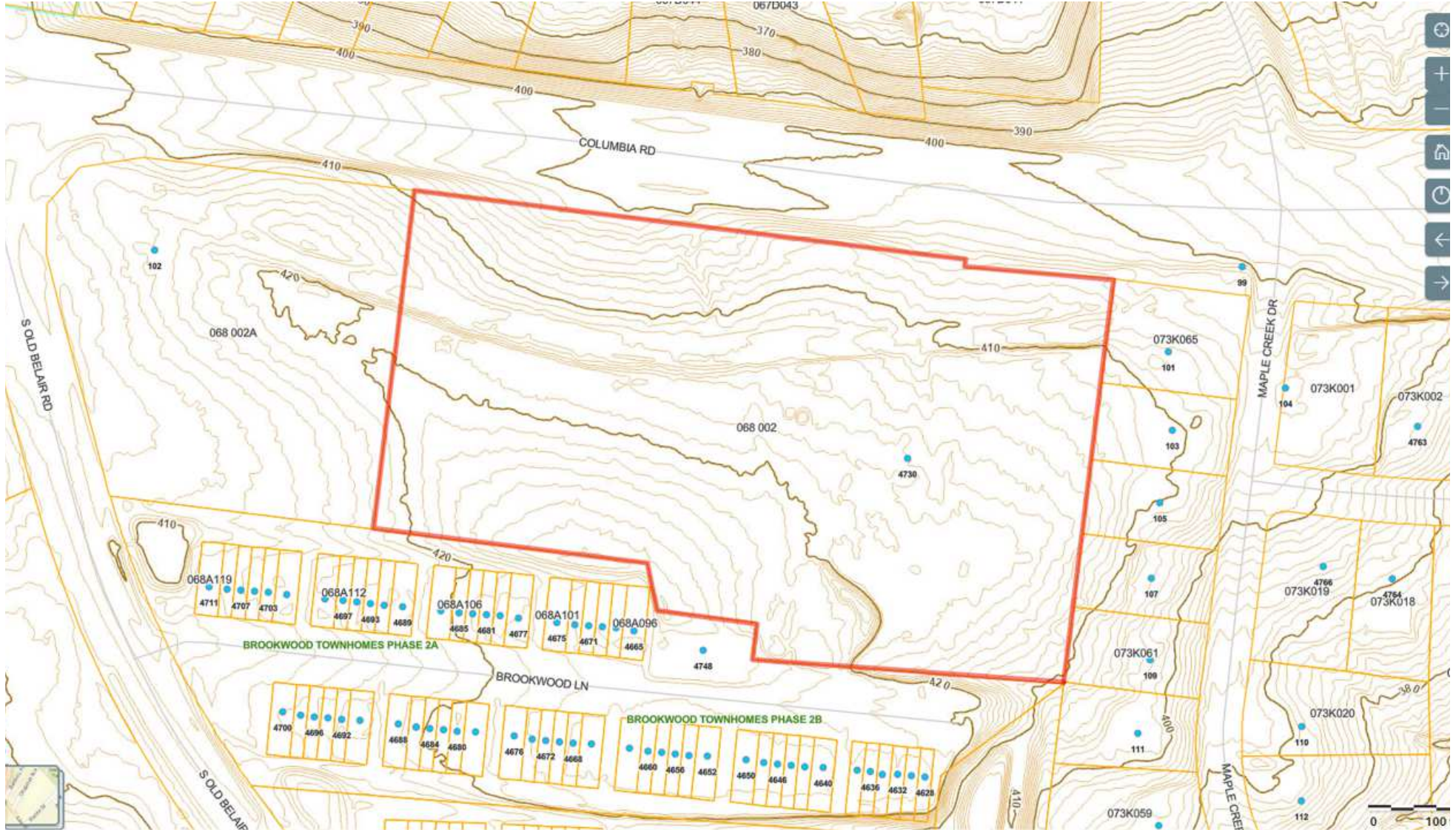
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Topography



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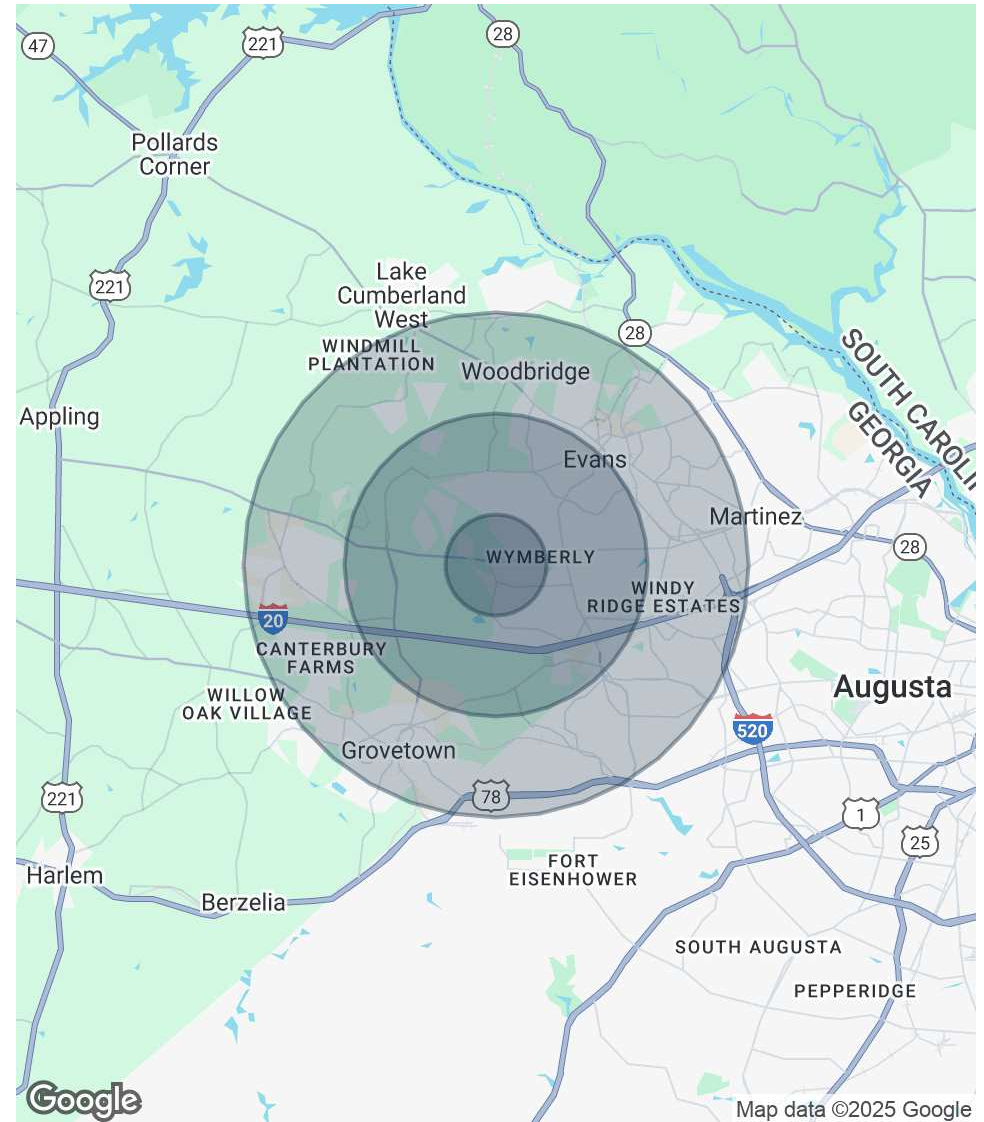
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,849	41,730	126,102
Average Age	40	40	38
Average Age (Male)	38	39	37
Average Age (Female)	41	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,139	15,582	47,126
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$110,805	\$110,976	\$110,283
Average House Value	\$306,105	\$282,884	\$284,862

Demographics data derived from AlphaMap

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