



Freestanding retail/flex building in central Augusta

- High visibility with over ±17,900 VPD
- Pylon signage opportunity
- 152 feet of road frontage
- Existing drive-thru lane
- Land at rear of property for expansion and/or parking
- Large open showroom

Get more information

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Property overview

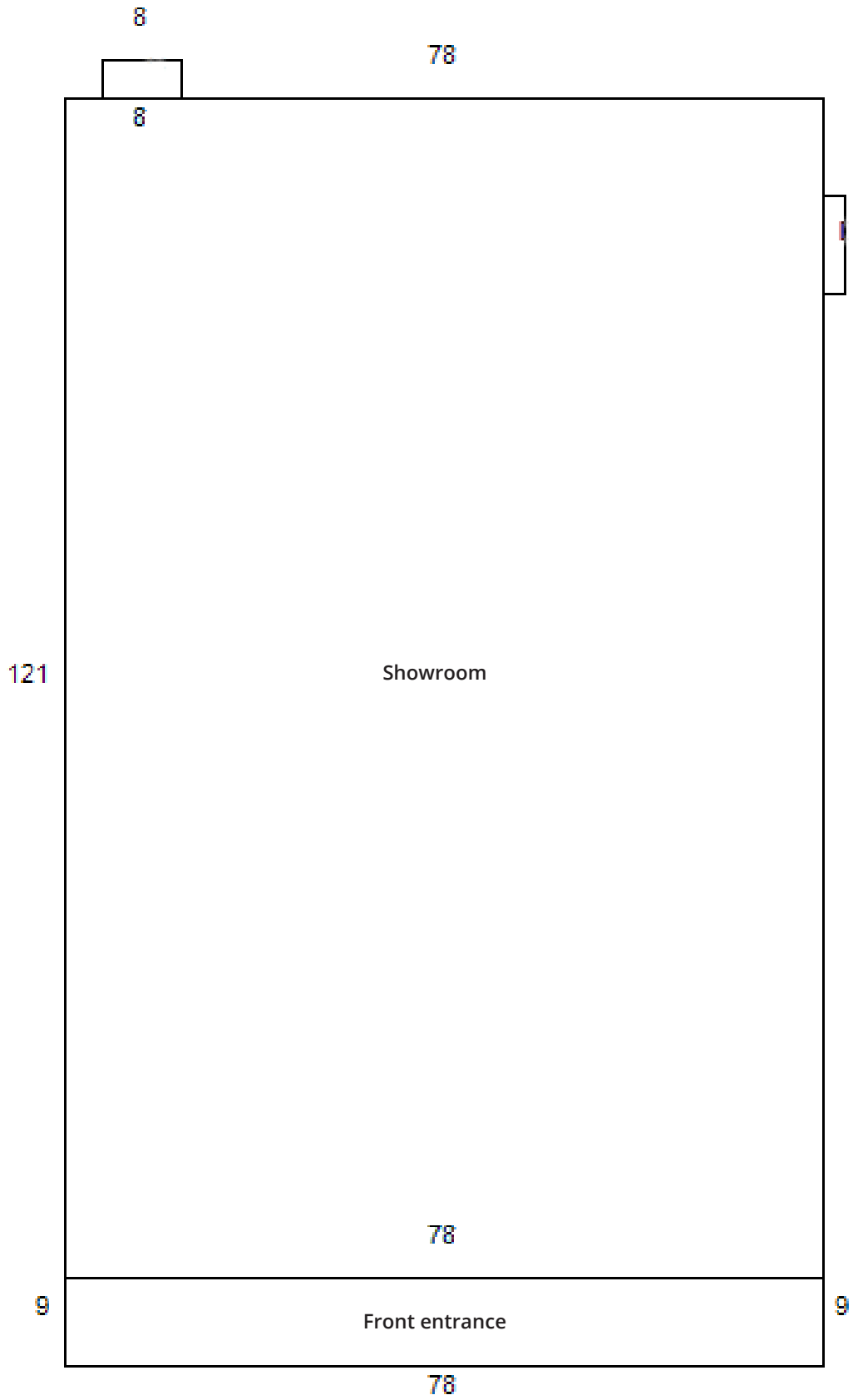
Freestanding retail/flex building in a central Augusta location at a signalized intersection between two established shopping centers. The property features a pylon sign, open floor plan, and existing drive-thru, offering strong flexibility for a range of retail and flex users. Recently delivered in vanilla box condition, the space is well positioned for an efficient tenant build-out.

Offering summary

Sale price	\$1,179,375
Lease rate	\$11.00/sf/year (NNN)
Building size	±9,438 sf
Lot size	±1.41 acres
TMS	086-2-153-02-0
Year built	1996
County	Richmond
Municipality	Augusta
Zoning	B-2 (General Business)
Parking	26 spaces on-site



Floorplan



Photos



Location

1633 Gordon Hwy



Demographics	3 miles	5 miles	10 miles
Total population	51,546	122,566	312,704
Average age	37.8	37.8	38
Total households	21,839	52,587	127,224
Average HH income	\$62,362	\$72,375	\$88,967

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