



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

# PARCEL AVAILABLE

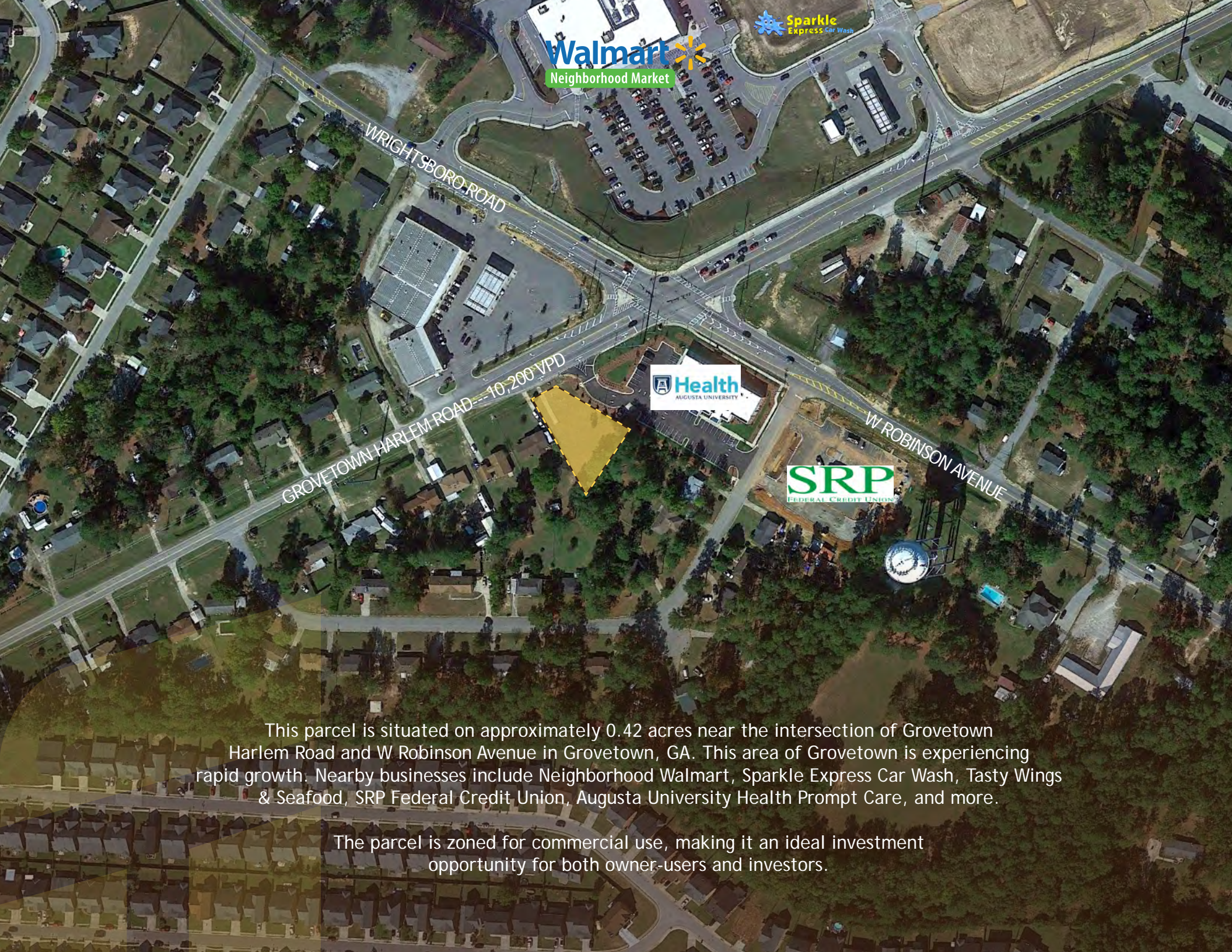
103 Harlem Grovetown Road | Grovetown, GA 30813

FOR SALE

0.418 AC

APN | G05 047

**CHARLIE DAVIS**  
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**Walmart**  
Neighborhood Market

**Sparkle**  
Express Car Wash

WRIGHTSBORO ROAD

GROVETOWN HARLEM ROAD  
10,200 VPD

**Health**  
AUGUSTA UNIVERSITY

**SRP**  
FEDERAL CREDIT UNION

W ROBINSON AVENUE

This parcel is situated on approximately 0.42 acres near the intersection of Grovetown Harlem Road and W Robinson Avenue in Grovetown, GA. This area of Grovetown is experiencing rapid growth. Nearby businesses include Neighborhood Walmart, Sparkle Express Car Wash, Tasty Wings & Seafood, SRP Federal Credit Union, Augusta University Health Prompt Care, and more.

The parcel is zoned for commercial use, making it an ideal investment opportunity for both owner-users and investors.



GROVETOWN HIGH SCHOOL



COLUMBIA COUNTY EXHIBITION CENTER



WRIGHTSBORO ROAD

HORIZON SOUTH PARKWAY

GROVETOWN

**JSITE**



LIBERTY PARK

GORDON HIGHWAY

FORT EISENHOWER

WEST ROBINSON AVENUE



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150

### Population 1 mi 3 mi 5 mi

Total Population	8,697	34,633	82,618
Median Age (m)	33.0	34.0	34.0
Median Age (f)	35.0	35.0	36.0

### Households & Income 1 mi 3 mi 5 mi

Total Households	3,145	11,678	26,617
Persons per HH	2.8	3.0	3.1
Average Income	\$86,277	\$100,129	\$105,342
Average Value	\$277,247	\$284,443	\$280,576

