



SALE

New Savannah Warehouse

1219 NEW SAVANNAH RD
Augusta, GA 30901

PRESENTED BY:

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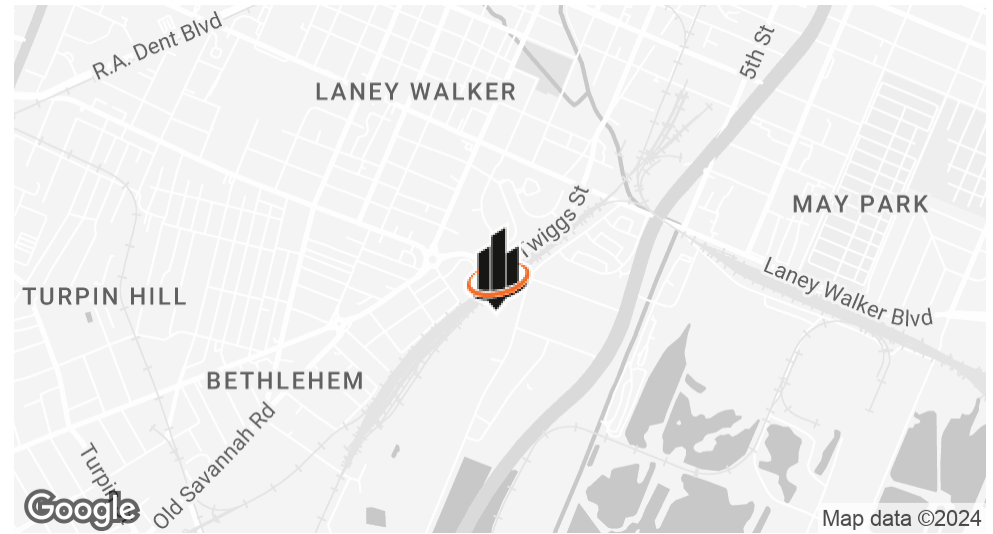
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,162,000
NUMBER OF UNITS:	2
LOT SIZE:	3.9 Acres
BUILDING SIZE:	33,200 SF

PROPERTY DESCRIPTION

Explore a compelling investment opportunity with this 33,200 SF property. With two units, built in 1964 and zoned HI, the site boasts 100% occupancy, making it an appealing option for industrial and manufacturing investment. Situated in the thriving Augusta area, the well-maintained, perimeter-fenced facility is a prime, net-leased warehouse property. Its below-market rents offer a stable income stream, while strategic positioning and a proven track record ensure excellent long-term potential. This fully occupied property represents a rare chance for investors to secure a strong, reliable asset in a sought-after location for industrial and manufacturing use.

PROPERTY HIGHLIGHTS

- - Zoned HI
- - Perimeter fenced

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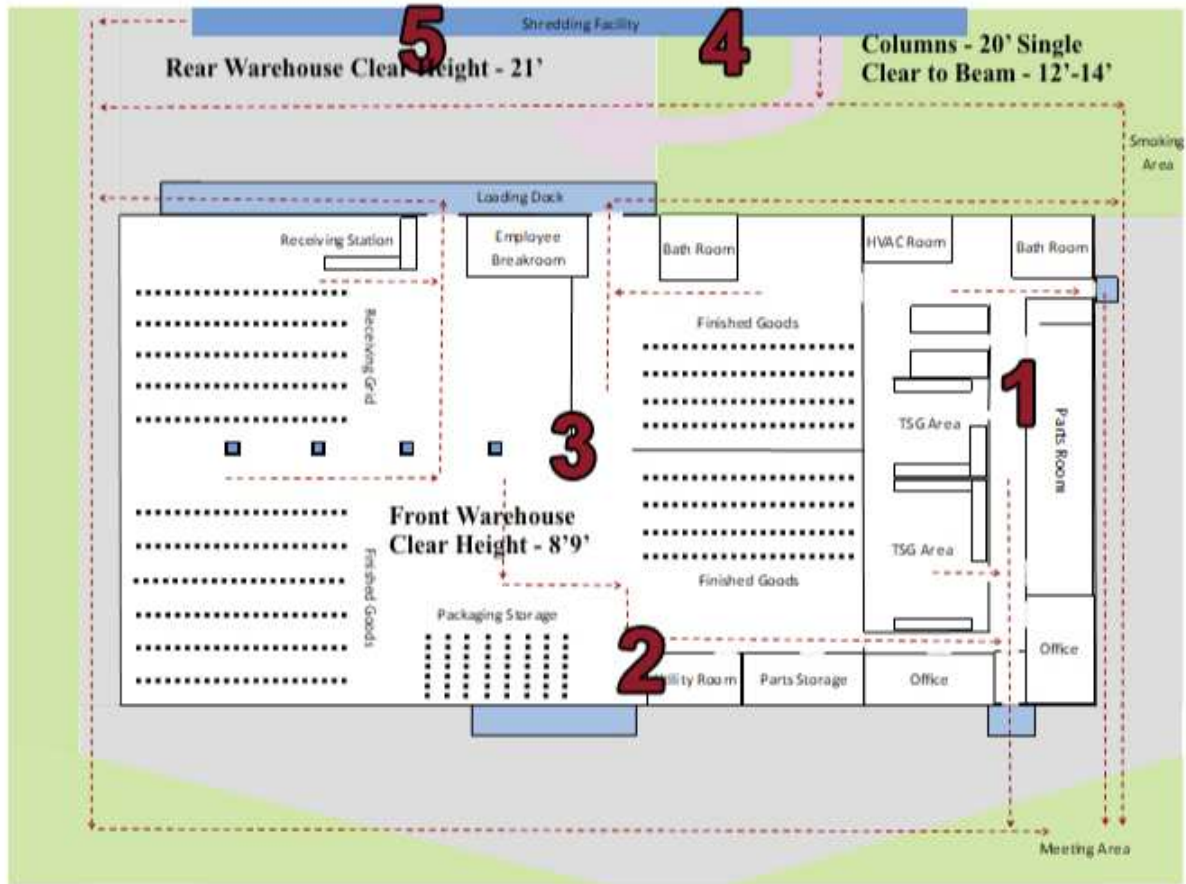
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ADDITIONAL PHOTOS



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FLOOR PLANS

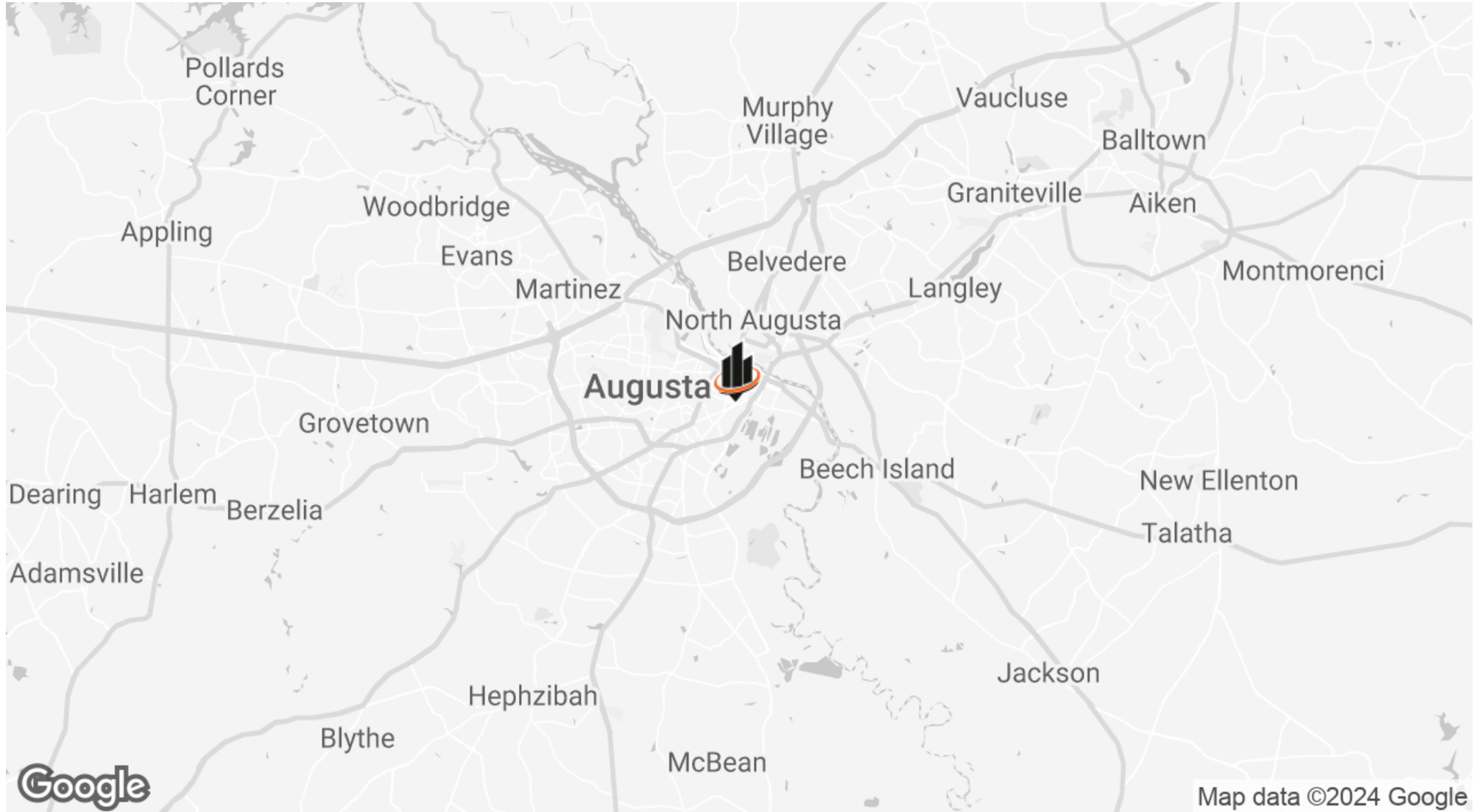


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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

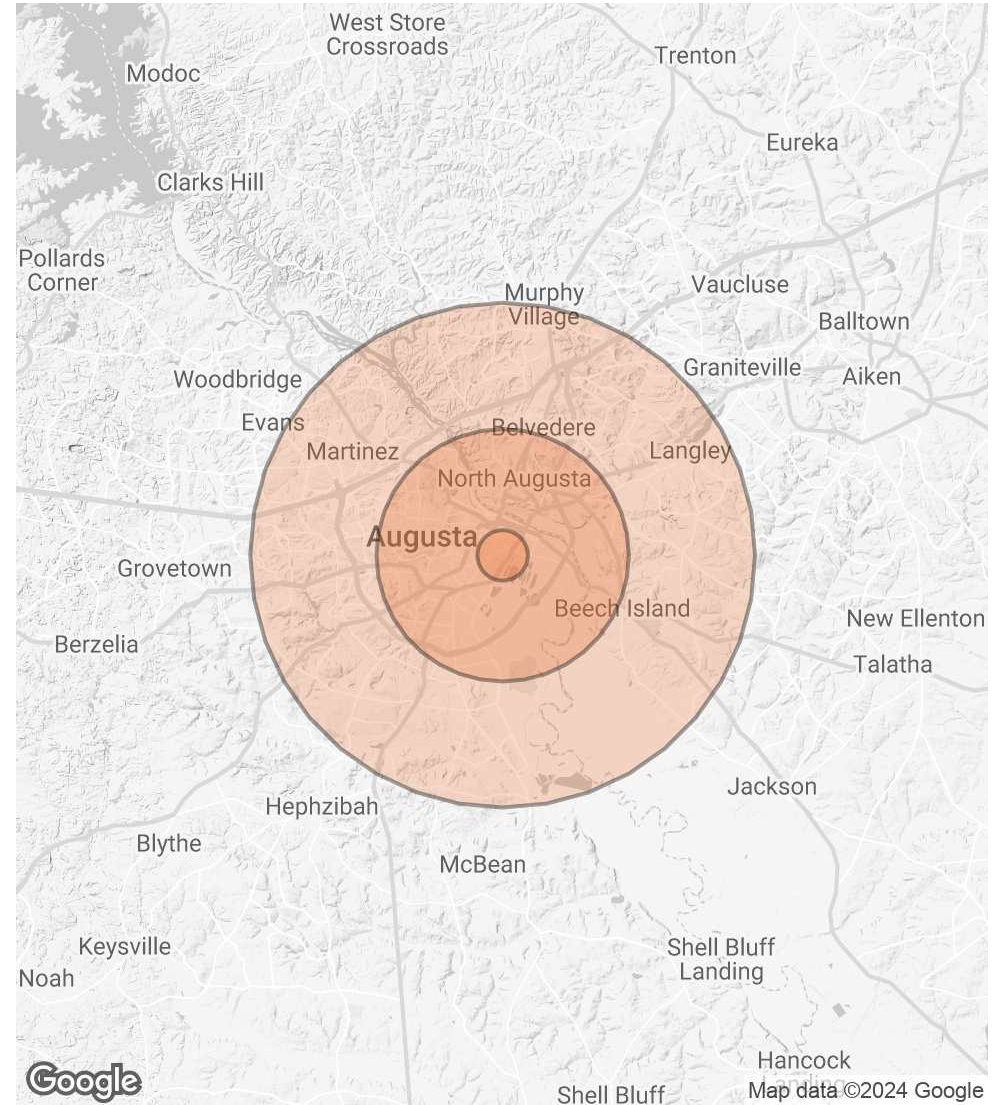
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,885	97,896	278,729
AVERAGE AGE	45.4	36.2	37.4
AVERAGE AGE (MALE)	42.6	34.2	36.0
AVERAGE AGE (FEMALE)	45.4	38.9	39.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,013	45,874	125,855
# OF PERSONS PER HH	1.9	2.1	2.2
AVERAGE HH INCOME	\$23,081	\$45,393	\$56,114
AVERAGE HOUSE VALUE	\$67,017	\$121,707	\$137,799

2020 American Community Survey (ACS)



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