



## Freestanding retail/flex building in central Augusta

- High visibility with over  $\pm 17,900$  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

**Tyler Smith**

Vice President

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# Property overview

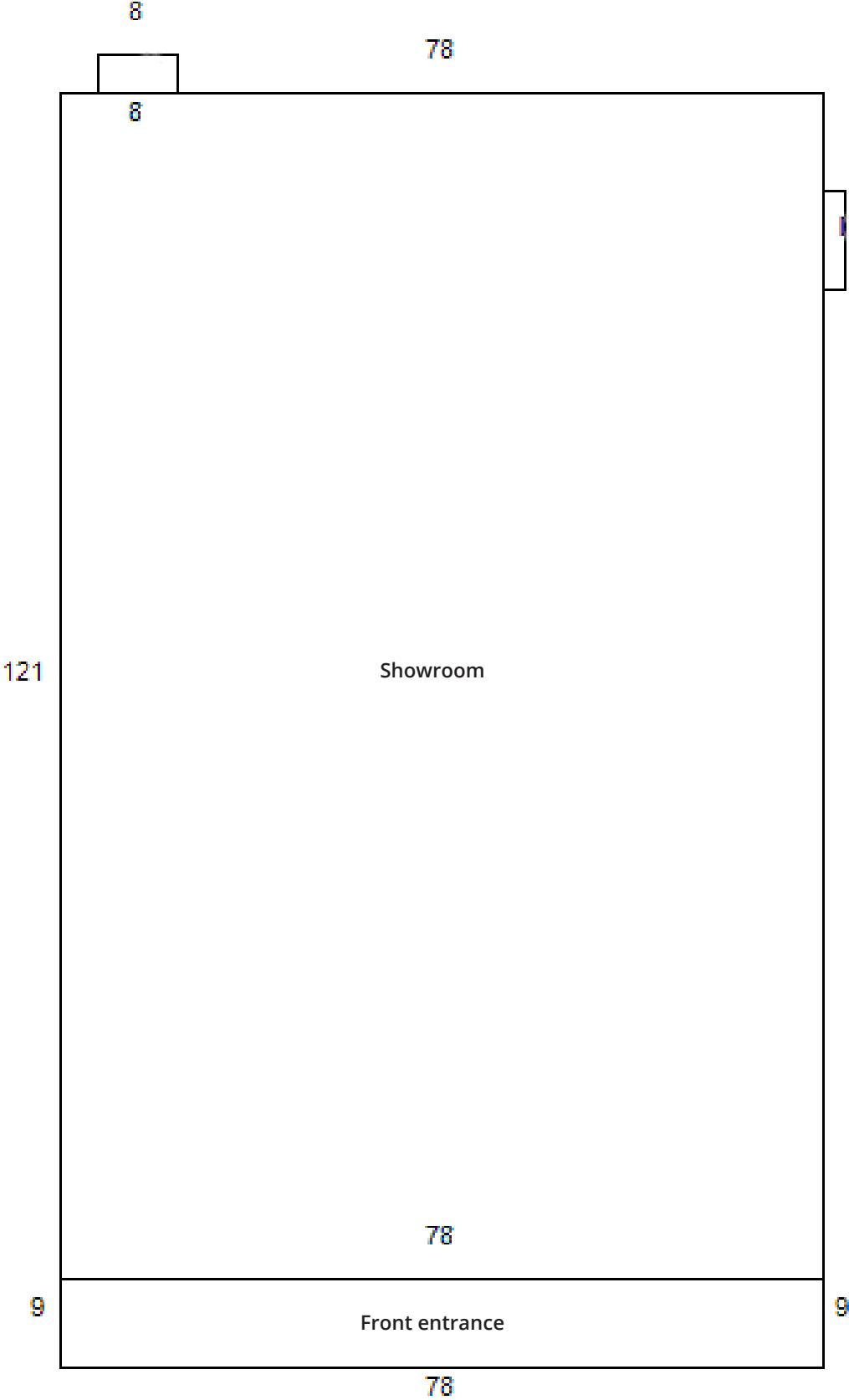
Freestanding retail/flex building in a central Augusta location at a signalized intersection between two established shopping centers. The property features a pylon sign, open floor plan, and existing drive-thru, offering strong flexibility for a range of retail and flex users. Recently delivered in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

## Offering summary

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