



4828 AUGUSTA ROAD GARDEN CITY, GA

4828 Augusta Road
Garden City, GA 31408



INVESTMENT SUMMARY

4828 Augusta Road is a prime commercial property strategically located on a bustling major highway with 44K+ AADT, offering exceptional visibility and accessibility. This 1.29-acre lot features two well-maintained adjoining buildings totaling 9,510 square feet, with approximately 200 feet of road frontage and over 30 parking spaces. The front building boasts a large retail showroom, a parts and service area, and additional office space, while the rear building provides a versatile workshop and storage area, both complete with two roll-up doors for easy access. The property also includes a gated side yard for added security and flexibility. Currently occupied by a long-term tenant, presenting an excellent investment opportunity.

Offering Price	\$1,899,000.00
Building SqFt	9,510 SqFt
Year Built	2000
Lot Size (acres)	1.28
Parcel ID	6-0009 -02-005
Zoning Type	Commercial
County	Chatham
Frontage	200.00 Ft
Coordinates	32.110996,-81.159457





INVESTMENT HIGHLIGHTS

- Stable Occupancy: Long term tenant.
- Located on busy highway with excellent visibility. 44K AADT
- Ample parking available with over 30 parking spaces for shoppers and employees in paved, lighted parking lot.
- Signage opportunities visible along a high-traffic street.
- Two Ingress/Egress Points.





LOCATION HIGHLIGHTS

- Excellent access, frontage and visibility.
- Located on Augusta Rd, off of Highway 21 N, a major thoroughfare and premier location.
- 1.4 miles from the Ports
- 44K+ AADT





CITY OF GARDEN CITY

AREA

CITY	14.5 SQ MI
LAND	14.3 SQ MI
WATER	0.2 SQ MI
ELEVATION	16 FT

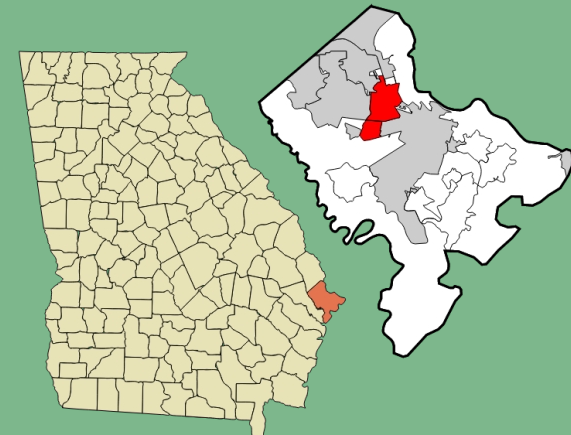
POPULATION

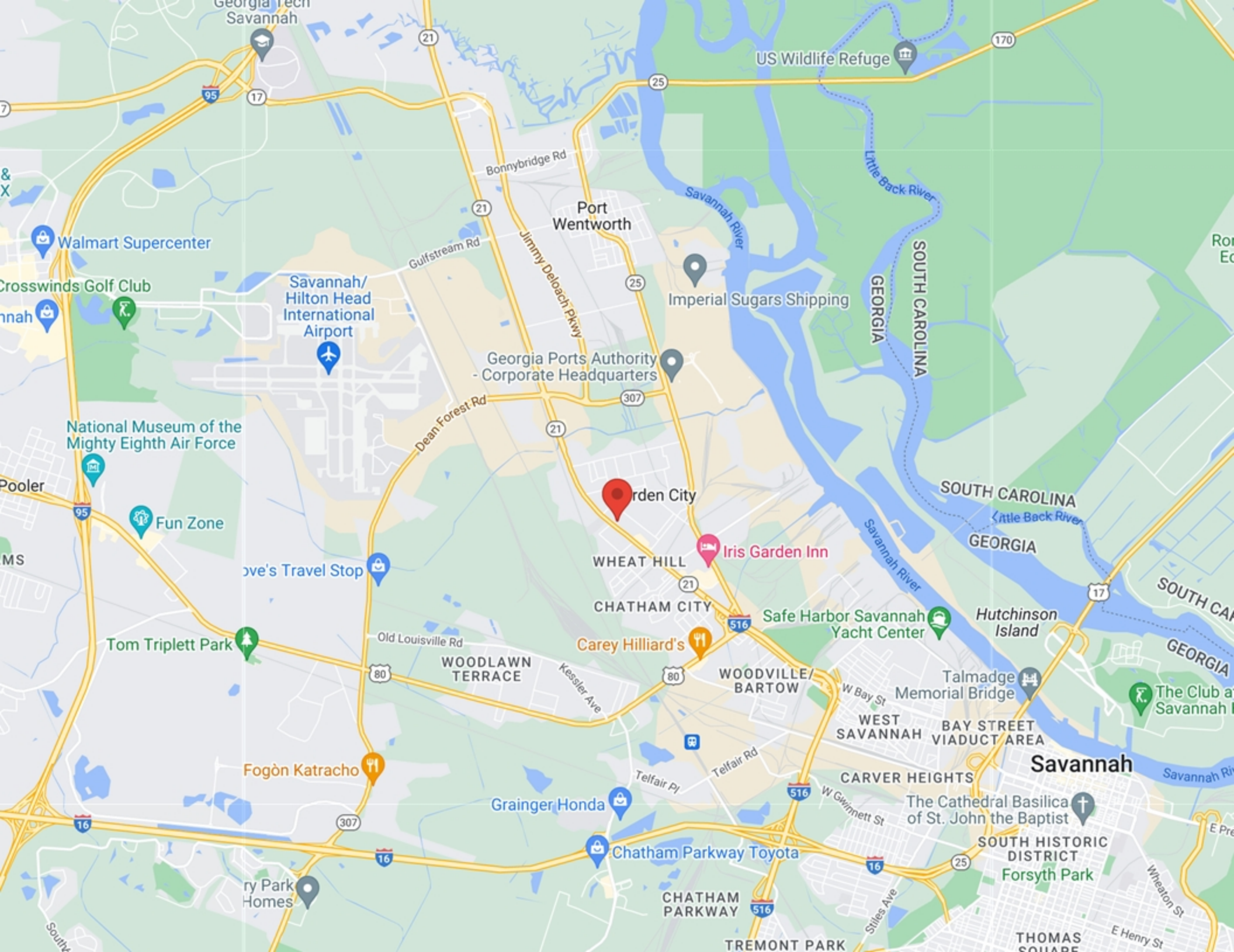
POPULATION	10,289
DENSITY	718.61 SQ MI



ABOUT GARDEN CITY

Garden City is a city in Chatham County, Georgia, United States, located just northwest of Savannah. As of the 2020 census, the city had a population of 10,289. Part industrial and part residential, the city is home to much of the heavy industry in Chatham County.





Georgia Tech
Savannah

US Wildlife Refuge

Walmart Supercenter

Crosswinds Golf Club

Savannah/
Hilton Head
International
Airport

Port
Wentworth

Imperial Sugars Shipping

Georgia Ports Authority
- Corporate Headquarters

Garden City

National Museum of the
Mighty Eighth Air Force

Fun Zone

Joe's Travel Stop

WHEAT HILL

Iris Garden Inn

CHATHAM CITY

Carey Hilliard's

Safe Harbor Savannah
Yacht Center

Hutchinson
Island

Tom Triplett Park

WOODLAWN
TERRACE

WOODVILLE/
BARTOW

Talmadge
Memorial Bridge

WEST
SAVANNAH

BAY STREET
VIADUCT AREA

Savannah

Fogon Katracho

Grainger Honda

Chatham Parkway Toyota

CARVER HEIGHTS

The Cathedral Basilica
of St. John the Baptist

SOUTH HISTORIC
DISTRICT

Forsyth Park

ry Park
Homes

CHATHAM
PARKWAY

TREMONT PARK

THOMAS
SQUARE



DUNLOP





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