

# LAND AVAILABLE FOR LEASE

432 Lewiston Road | Grovetown, GA 30813

GROUND LEASE - \$85,000 per year NNN 1.06 AC

**HOLTON BRINSON**

holton@jordantrotter.com  
706•736•1031

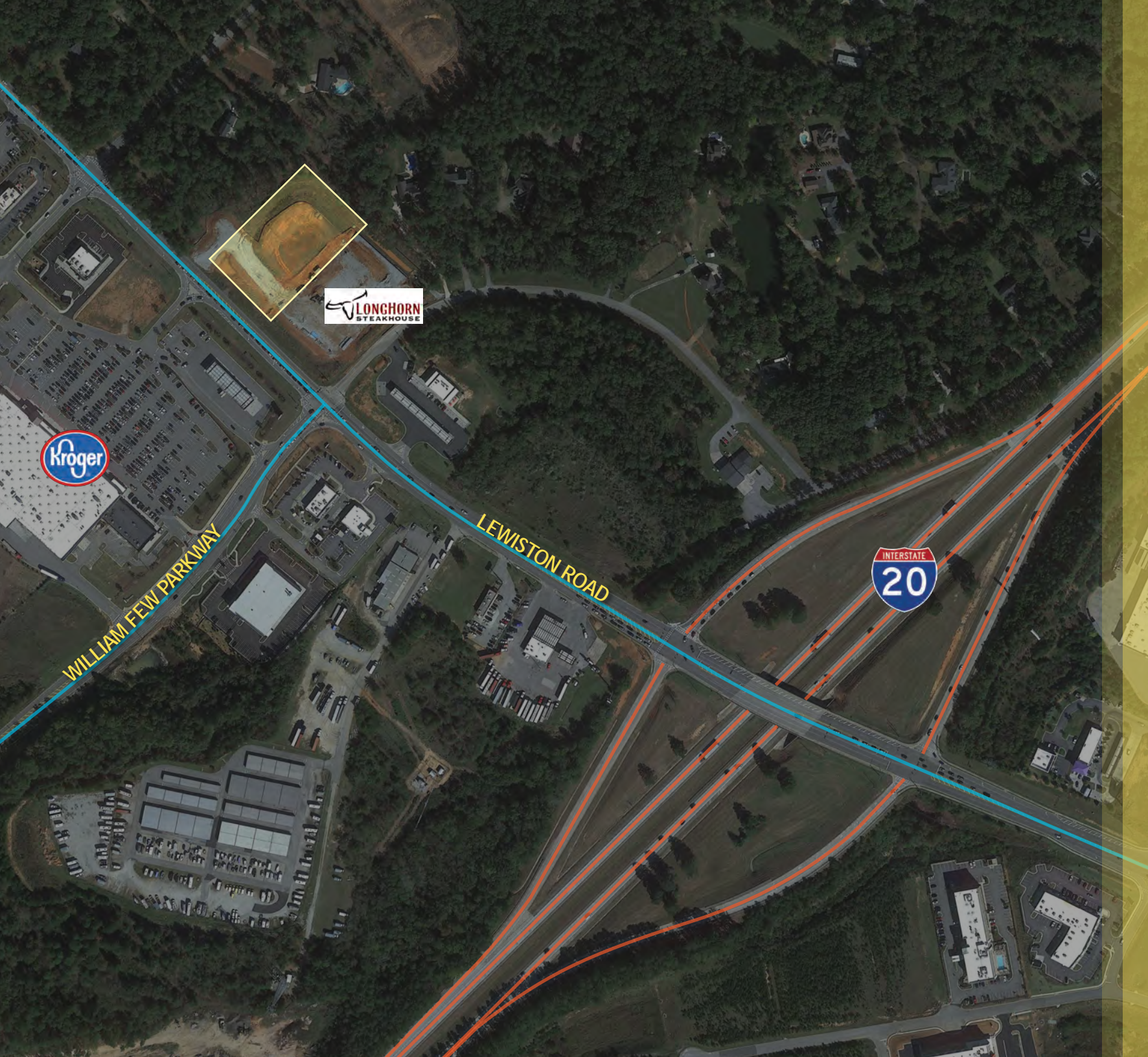


**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

[CLICK HERE FOR A 360° VIDEO](#)



**AVAILABLE  
1.06 ACRES  
GROUND LEASE**



# Highlights

This property is situated just off of Interstate 20 at the corner of Lewiston Road and William Few Parkway next to a newly developed Longhorn Steakhouse and across from a 123,000 SF Kroger Market Place. This property is available for ground lease. The Grovetown area has seen a recent development boom with the development of The Gateway Walmart, Kroger, McDonald's, Aldi, Chick-fil-a, and many other retailers and restaurants. This area's population and income levels are quickly rising as more and more military personnel move into the area due to the large growth at Fort Gordon due to the relocation of the NSA headquarters to Augusta.

- 1.06 AC
- Retention in Place
- Cross Access Easement to Traffic Signal
- Rough Graded with all utilities to site



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

# SITE

LEWISTON ROAD



HORIZON SOUTH PARKWAY



GORDON HIGHWAY VPD | 18,500

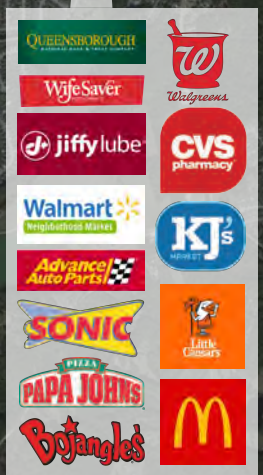
WEST ROBINSON AVENUE

EAST ROBINSON AVENUE

Fort Gordon

HARLEM GROVETOWN ROAD

OLD WRIGHTSBORO ROAD



JORDAN TROTTER  
COMMERCIAL REAL ESTATE

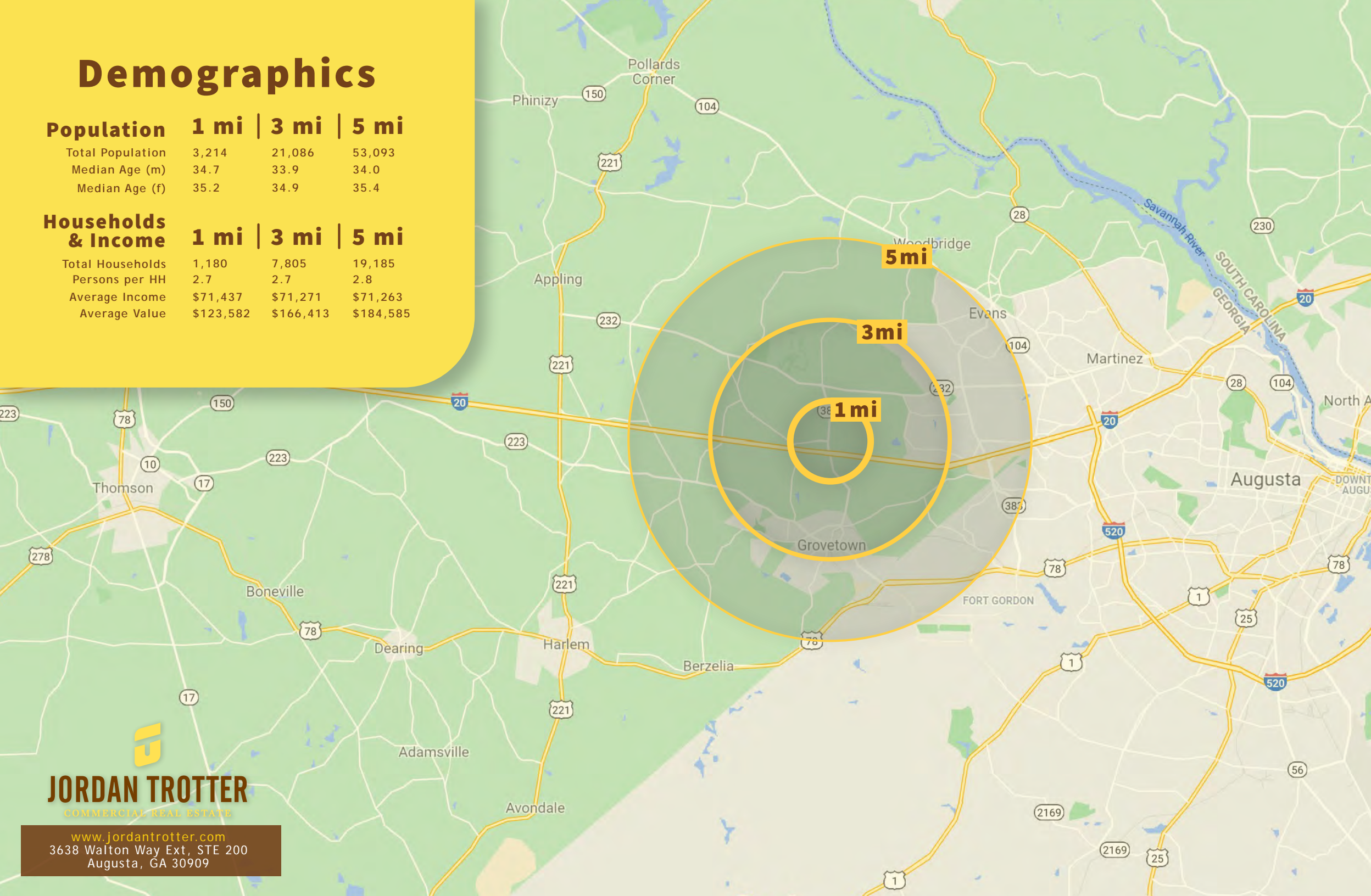
# Demographics

## Population 1 mi | 3 mi | 5 mi

Total Population	3,214	21,086	53,093
Median Age (m)	34.7	33.9	34.0
Median Age (f)	35.2	34.9	35.4

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

Total Households	1,180	7,805	19,185
Persons per HH	2.7	2.7	2.8
Average Income	\$71,437	\$71,271	\$71,263
Average Value	\$123,582	\$166,413	\$184,585



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

[www.jordantrotter.com](http://www.jordantrotter.com)  
3638 Walton Way Ext, STE 200  
Augusta, GA 30909