



RETAIL NEAR I-20 IN GROVETOWN

4980 Steiner Way | Grovetown, GA 30813

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JORDAN TROTTER
COMMERCIAL REAL ESTATE



SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



Situated at 4984 Steiner Way in Grovetown, Georgia, this property enjoys a strategic position just off Exit 190 of I-20 in a rapidly growing area of Columbia County. Grovetown has experienced significant residential and commercial development, attracting families and businesses alike. The property's location offers convenient access to major transportation routes, including Interstate 20, facilitating easy commutes to nearby Augusta.

The property at 4984 Steiner Way is well-suited for retail businesses aiming to serve the expanding Grovetown community. Tenants such as specialty retail stores, health and wellness centers, or service-oriented businesses would thrive in this location. The area's demographic trends indicate a growing population with diverse needs, presenting opportunities for businesses that cater to family services, lifestyle products, or dining experiences. This property offers excellent visibility and pylon signage on Horizon South Parkway and I-20.

- Less than 0.5 miles from Interstate 20
- Located 1 mile away from Baker Place Elementary, 1.5 miles from Grovetown High School, and 2.5 miles from Columbia County Exhibition Center
- Excellent visibility and monument signage available
- 28,600 vehicles per day at this location

COLUMBIA COUNTY

APN | 062 086P

ZONE | C-2

2.16 AC

1,600 SF

YEAR BUILT | 2019

FOR LEASE





U SITE

COLUMBIA COUNTY EXHIBITION CENTER

HORIZON SOUTH PARKWAY

WRIGHTSBORO ROAD

GROVETOWN HIGH SCHOOL

BAKER PLACE ELEMENTARY SCHOOL



GROVETOWN

WEST ROBINSON AVENUE



LIBERTY PARK

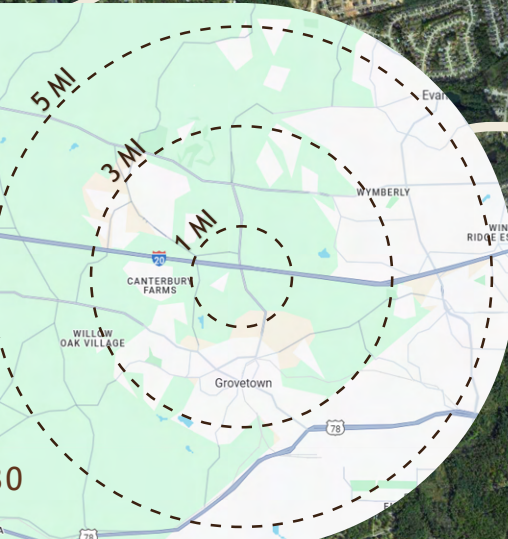
FORT EISENHOWER

1 MI 3 MI 5 MI

TOTAL POPULATION
2,041 47,706 95,436

TOTAL HOUSEHOLDS
809 16,300 32,804

AVERAGE INCOME/HOUSEHOLD
\$97,006 \$110,854 \$109,130



RIVER REGION STATISTICS



River Region
Population:
767,478



Annual
Growth Rate:
0.89%



Trade Area
Population:
767,478



Medium
Income:
\$55,049



Average
Commute:
23.5 mins



Unemployment
Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Gordon

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Gordon, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food