



JORDAN TROTTER
COMMERCIAL REAL ESTATE

RETAIL SPACE AVAILABLE

1650 Gordon Highway | Augusta, GA 30906

FOR LEASE

4,800 SF

APN | 086-1-072-04-0

CHARLIE DAVIS

charlie@jordantrotter.com
706 • 736 • 1031



This 4,800 square foot retail space is located on Gordon Highway near the lighted intersection at Deans Bridge Road. As a freestanding, single-tenant building, this site offers high visibility to the many 20,000 vehicles per day on Gordon Highway. It is situated in the heart of a heavy retail portion of Augusta. The parcel offers plenty of dedicated parking, and there is a monument sign for tenant signage.

This space is available for a NNN lease, and it is being offered at \$12 psf per year. The former tenant was a book store. The space is wide open space available for a variety of users including automotive care, general retail, beauty supply, and martial arts, and more.

- Free standing building
- 4,830 SF for lease
- Open floor plan
- Great visibility
- Gordon Highway VPD- 20,000



PIEDMONT SUMMERVILLE
CAMPUS

CHARLIE NORWOOD
VA MEDICAL CENTER

T.W. JOSEY
HIGH SCHOOL

WRIGHTSBORO ROAD

DANIEL FIELD

HIGHLAND AVENUE

GORDON HIGHWAY

DEANS BRIDGE ROAD

MIL LEDGES

CIRCLE K

ampm

enterprise
rent-a-car

Arby's

DOLLAR
GENERAL

U-HAUL

Checkers

Pop Shop

McDonald's

Captain D's

SITE

Waffle House

Dollar Tree

Hibbett Sports

Burger King

Ross

Harveys

Citi Trends

Population

	1 mi	5 mi	10 mi
Total Population	7,501	125,548	303,776
Median Age (m)	28.2	33.9	36.3
Median Age (f)	33.5	39.0	39.2

Households & Income

	1 mi	5 mi	10 mi
Total Households	3,196	58,030	133,726
Persons per HH	2.3	2.2	2.3
Average Income	\$30,330	\$46,993	\$57,584
Average Value	\$52,550	\$118,139	\$146,217

