

4339 Washington Road, Evans, GA 30809



HEALTH CENTER CREDIT UNION BUILDING FOR SALE

This Property is located in the heart of the Evans, GA Retail District. Area anchors include Wal-Mart, Home Depot, Lowes, Kroger, Publix, the Columbia County Government complex and court house, Tax Slayer home office, and the Lady Antebellum Amphitheater. The already affluent area's population is growing exponentially and is expected to continue to grow from the influx of families working at the Cyber Command and National Security Administration which have relocated large portions of their operations to Fort Gordon.

Sales Price: \$2,990,000.00



**SHERMAN &
HEMSTREET**
Real Estate Company

FOR MORE INFORMATION CONTACT:

CHRIS FARROW
SHERMAN AND HEMSTREET
706-722-8334
cfarrow@shermanandhemstreet.com

EVANS, GA BUILDING FOR SALE

4339 Washington Road, Evans, GA 30809



Owner occupied by Health Center Credit Union

Sales Price: \$2,990,000.00
LOT SIZE: 2.74 Acres
YEAR BUILT: 2003
Renovation: 2006
Building Size: ~6,830 square feet
ZONING: C-2 Commercial
Road Frontage: 153' Washington Road
Property Taxes: \$24,458.62

Property Highlights

Turn Key for a bank or auto dealership.
Located in heavily weighted retail area.
Adjacent to Lady A park and amphitheater.
Adjacent to Kroger anchored center.
Three entrances
ATM on site
Digital signage

**SHERMAN &
HEMSTREET**
Real Estate Company

FOR MORE INFORMATION CONTACT:

CHRIS FARROW
SHERMAN AND HEMSTREET
706-722-8334
cfarrow@shermanandhemstreet.com

EVANS, GA BUILDING FOR SALE

4339 Washington Road, Evans, GA 30809



TRAFFIC COUNTS

28,000 CPD WASHINGTON ROAD
153 feet of Washington road frontage

Unmatched visibility from Washington Road

	1 MILE	2 MILE	3 MILE
Population	6,869	46,499	100,906
Avg Income	\$105,864	\$97,868	\$98,931

9.24% forecasted population growth for next 5 years
 On main artery connecting affluent suburbs to Downtown
 Heavily weighted retail area. Considered Downtown Evans



Neighboring Kroger

SHERMAN & HEMSTREET
 Real Estate Company

FOR MORE INFORMATION CONTACT:

CHRIS FARROW
 SHERMAN AND HEMSTREET
 706-722-8334
 cfarrow@shermanandhemstreet.com

EVANS, GA BUILDING FOR SALE

4339 Washington Road, Evans, GA 30809



- DIGITAL SIGN**
- 3 ENTRANCES**
- ATM ON SITE**
- AMPLE PARKING**



A.T.M.

**SHERMAN &
HEMSTREET**
Real Estate Company

FOR MORE INFORMATION CONTACT:

CHRIS FARROW
SHERMAN AND HEMSTREET
706-722-8334
cfarrow@shermanandhemstreet.com

EVANS, GA BUILDING FOR SALE

4339 Washington Road, Evans, GA 30809



**LARGE PRIVATE UPSTAIRS EXECUTIVE OFFICE
WITH GREAT VIEWS**



CUSTOMER LOBBY

**SHERMAN &
HEMSTREET**
Real Estate Company

FOR MORE INFORMATION CONTACT:

**CHRIS FARROW
SHERMAN AND HEMSTREET
706-722-8334
cfarrow@shermanandhemstreet.com**



6 DRIVE -THRU LANES



MANAGERS OFFICE



CONFERENCE / TRAINING ROOM



PRIVATE WORK AREAS



I.T. WORK AREA



BREAK ROOM

**SHERMAN &
HEMSTREET**
Real Estate Company

FOR MORE INFORMATION CONTACT:

CHRIS FARROW
SHERMAN AND HEMSTREET
706-722-8334
cfarrow@shermanandhemstreet.com

EVANS, GA BUILDING FOR SALE

4339 Washington Road, Evans, GA 30809

Evans, GA is the premier suburb of beautiful and historic Augusta, GA. Major employers in the Augusta area are Fort Gordon, Augusta University (medical research university), and SRS (Department of Energy Facility).

The area is forecasted for 10% population growth over the next 5 years as base consolidation has brought the NSA and the new Cyber Command facility to Fort Gordon. The NSA and Cyber Command are also attracting many government contractors that are needed to serve their needs. It is a great time to own real estate in the Augusta area as many high paying government jobs are entering the market. Non Government major employers include John Deere, Club Car, EZ GO, International Paper, Proctor and Gamble, Plant Vogtle, and Electrolux. The Major tourist attraction to the area is the Augusta National Golf Club which hosts the Masters Golf Tournament every year in April.



**ITS AN EXCITING TIME TO DO BUSINESS IN
COLUMBIA COUNTY, GEORGIA!**

**SHERMAN &
HEMSTREET**
Real Estate Company

FOR MORE INFORMATION CONTACT:

CHRIS FARROW
SHERMAN AND HEMSTREET
706-722-8334
cfarrow@shermanandhemstreet.com