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GORDON HIGHWAY

# LARGE WAREHOUSE & LOT AVAILABLE

1810 Gordon Highway | Augusta, GA 30909

FOR LEASE | \$5/SF/YR | 24,000 SF | 3.36 AC | ZONE | HI, LI | APN | 070-2-049-00-0

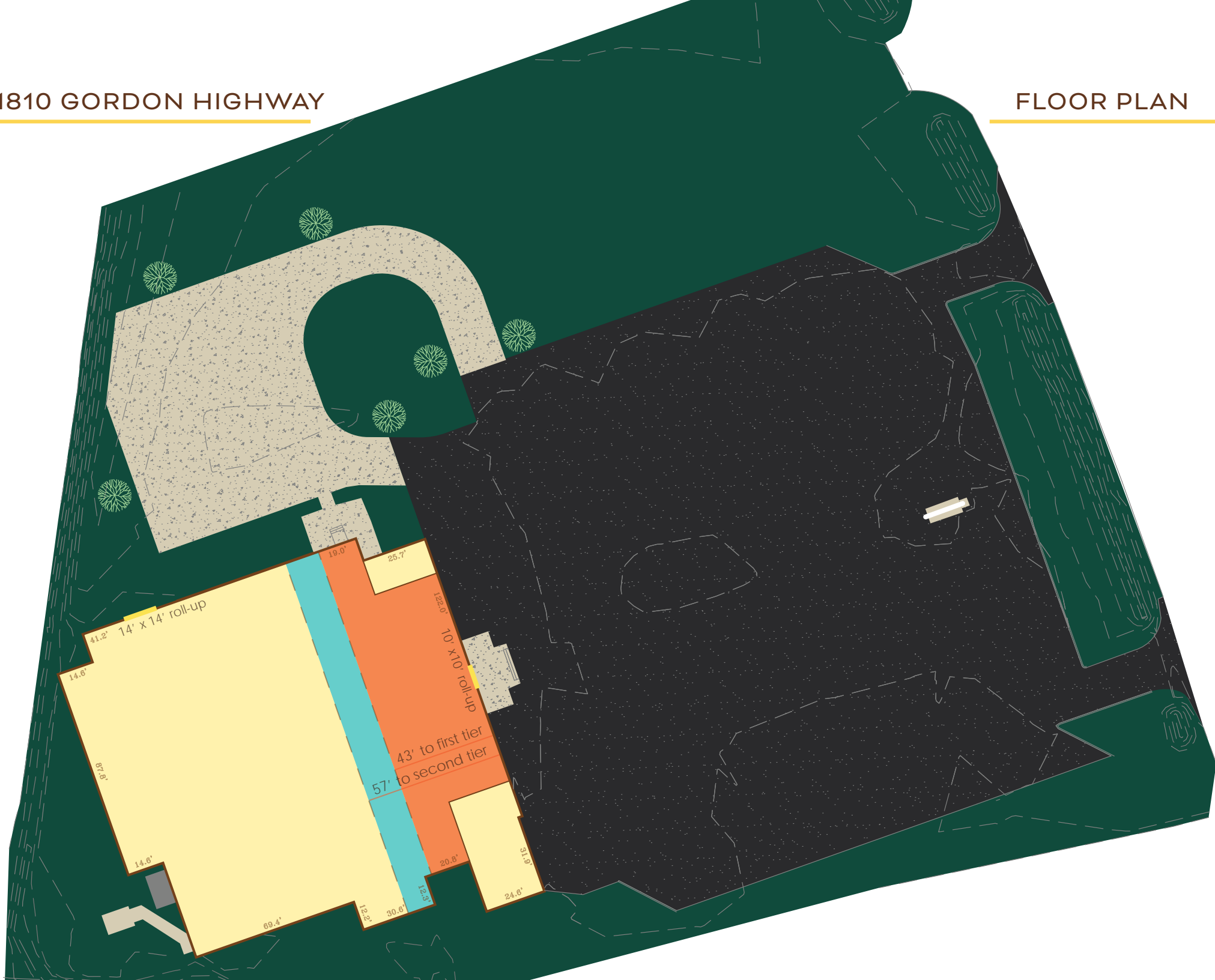


**JORDAN TROTTER**

COMMERCIAL REAL ESTATE

**PARKER DYE**

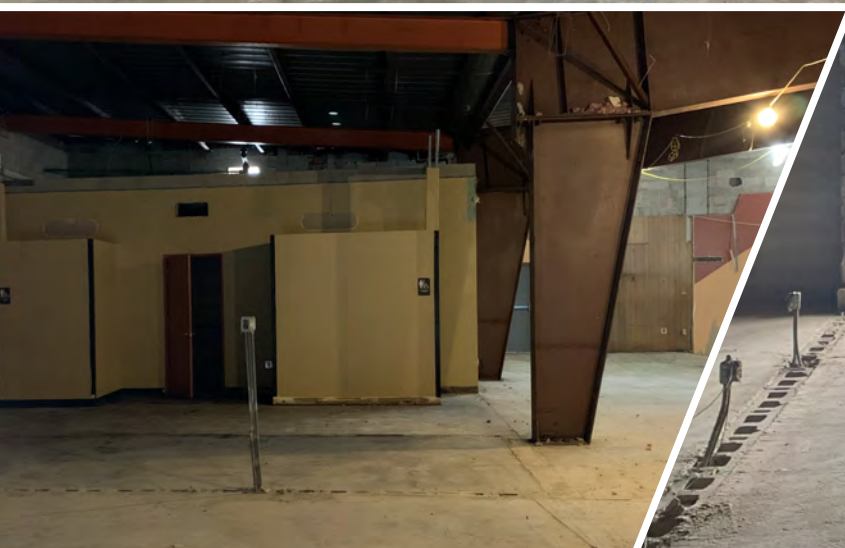
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- tier 1  
- tier 2





**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

FORT EISENHOWER

GORDON HIGHWAY  
VPD | 24,750

AUGUSTA MALL

AUGUSTA EXCHANGE

Coca-Cola

Walmart

DANIEL FIELD

CIRCLE K

UPS

Arbys

**SITE**

GORDON HIGHWAY KIA OF AUGUSTA

WABBE CITITRENDS HOUSE  
HARVEYS BURGER KING HIBBET SPORTS  
Roses DOLLAR TREE MCDONALD'S

DEANS BRIDGE ROAD

Walmart

AUGUSTA TECHNICAL COLLEGE

This large warehouse is located on Gordon Highway in between Milledgeville Road and Highland Avenue. The location is convenient to Bobby Jones Expressway (I-520), Downtown Augusta, Daniel Field, and Bush Field Regional Airport. This 24,000 SF warehouse includes a large parking lot with space for 40-50 semi trailers and a one-acre side lot. The entire property has a new chain link fence with barbed wire across the top. There is a pylon/marquee sign and a wrap-around vinyl sign on the front of the building that can easily be rebranded. The building offers open warehouse space, two restrooms, and several small storage rooms.

- 24,000 SF Warehouse
- 10 x 10 foot front roll-up door (soon to be automatic)
- Side 14 x 14 foot roll-up door
- Gordon Highway VPD - 24,750
- Parking for up to 50 semi-trailers
- Existing marquee/pylon sign
- New fencing around property

**Population**    **1 mi**    **3 mi**    **5 mi**

Total Population	7,619	63,405	144,238
Median Age (m)	34.4	33.6	33.0
Median Age (f)	36.4	36.1	36.3

**Households & Income**    **1 mi**    **3 mi**    **5 mi**

Total Households	3,193	26,673	57,947
Persons per HH	2.4	2.4	2.5
Average Income	\$36,129	\$44,130	\$48,464
Average Value	\$66,346	\$70,536	\$96,632

