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# MULTI-TENANT RETAIL FOR SALE

3958 Wrightsboro Road | Augusta, GA 30909

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ZONE | B-2

1.03 AC

PRICE | \$775,000



WRIGHTSBORO ROAD



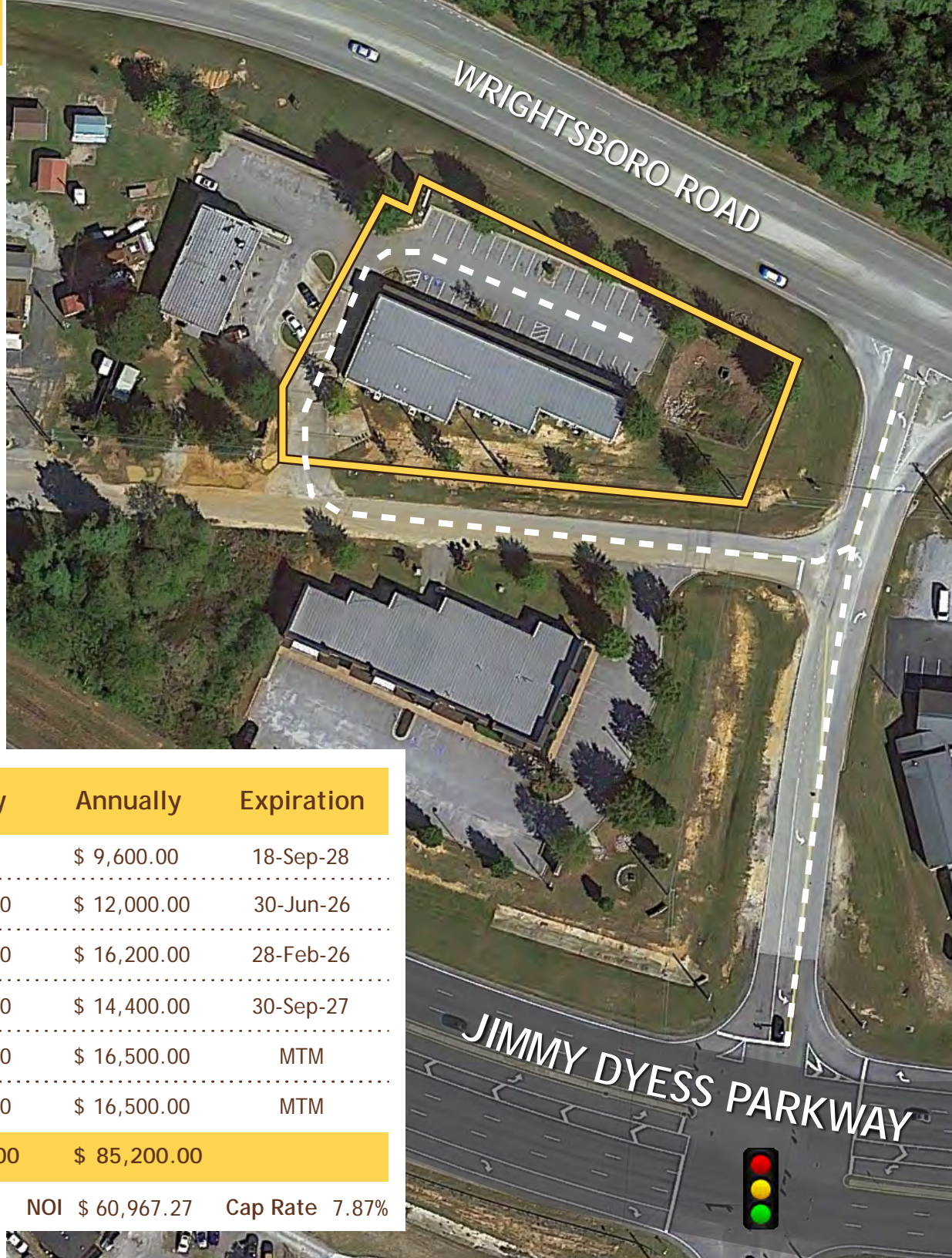
**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

Located near Jimmie Dyess Parkway off Wrightsboro Road, this retail strip center offers great accessibility to I-20, Gordon Highway, and a host of residential developments in between. The Jimmie Dyess and Wrightsboro Road corridors are experiencing heavy residential and retail growth. This property is a 5 minute drive away from Gate 1 of Fort Eisenhower.

The property at 3958 Wrightsboro Road is currently 100% occupied with several longstanding tenants. Average rents are \$12.72/sf GROSS, which can be readily replaced or potentially increased.



- Future growth corridor
- 100% occupied
- 7.87% cap rate
- \$60,967.27 NOI
- Several month to month tenants allowing immediate opportunity to boost NOI



psf price	Tenant Type	Suite	SF	Monthly	Annually	Expiration
\$ 16.00	Church	A	600	\$ 800.00	\$ 9,600.00	18-Sep-28
\$ 20.00	Nail	B	600	\$ 1,000.00	\$ 12,000.00	30-Jun-26
\$ 16.20	Barber	C	1000	\$ 1,350.00	\$ 16,200.00	28-Feb-26
\$ 14.40	Beauty Salon	D	1000	\$ 1,200.00	\$ 14,400.00	30-Sep-27
\$ 9.43	Church	E	1750	\$ 1,375.00	\$ 16,500.00	MTM
\$ 9.43	Church	F	1750	\$ 1,375.00	\$ 16,500.00	MTM
<b>\$ 12.72</b>			<b>6700</b>	<b>\$ 7,100.00</b>	<b>\$ 85,200.00</b>	

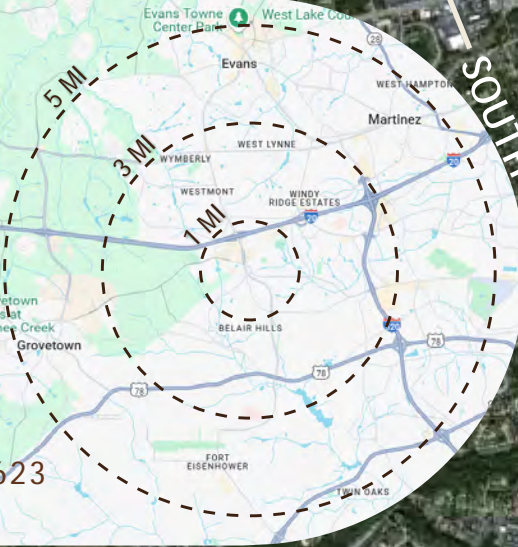
Taxes \$12,582.73    Insurance \$ 6,000.00    CAM \$ 5,650.00    NOI \$ 60,967.27    Cap Rate 7.87%

**1 MI**    **3 MI**    **5 MI**

**TOTAL POPULATION**  
 2,928    46,883    130,525

**TOTAL HOUSEHOLDS**  
 1,236    19,037    50,046

**AVERAGE HOUSEHOLD INCOME**  
 \$185,564    \$223,060    \$255,623



**U SITE**



WRIGHTSBORO ROAD

SOUTH BELAIR ROAD

JIMMIE DYESS PARKWAY

GORDON HIGHWAY

FORT EISENHOWER



# RIVER REGION STATISTICS



River Region Population:  
767,478



Annual Growth Rate:  
0.89%



Average Commute:  
23.5 mins



Trade Area Population:  
767,478



Medium Income:  
\$55,049



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

