

102 SECOND AVE

102 2ND AVE, GROVETOWN, GA 30813



1,102 SF AVAILABLE FOR LEASE

LEASE RATE:\$1,200 PER MONTH

Presented By:

Wil Kacos
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JORDAN TROTTER
COMMERCIAL REAL ESTATE

3638 Walton Way Ext, Suite 200
Augusta, GA 30909
706.736.1031
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PROPERTY OVERVIEW

This 1102 SF building is located just off a main thoroughfare in Grovetown. Close to Fort Gordon, Wal-Mart Neighborhood Market, Grovetown City Hall, central to several new construction residential neighborhoods.

LOCATION OVERVIEW

Located one lot off E. Robinson Ave (lead in road to Fort Gordon, Gate 1) and only 1.68 miles West from Gate 1. Also in close proximity is a Wal-Mart Neighborhood Market, and Grovetown City Hall.

PROPERTY HIGHLIGHTS

- Perfect for hair salon, pet grooming facility, office, small medical or retail shop
- Located in a growing area of Columbia County
- Central to the center of Grovetown

PROPERTY SUMMARY

Available SF: 1,102 SF

Lease Rate: \$1,200 per month (Gross)

Lot Size: 0.18 Acres

Building Size: 1,102 SF

Zoning: C1



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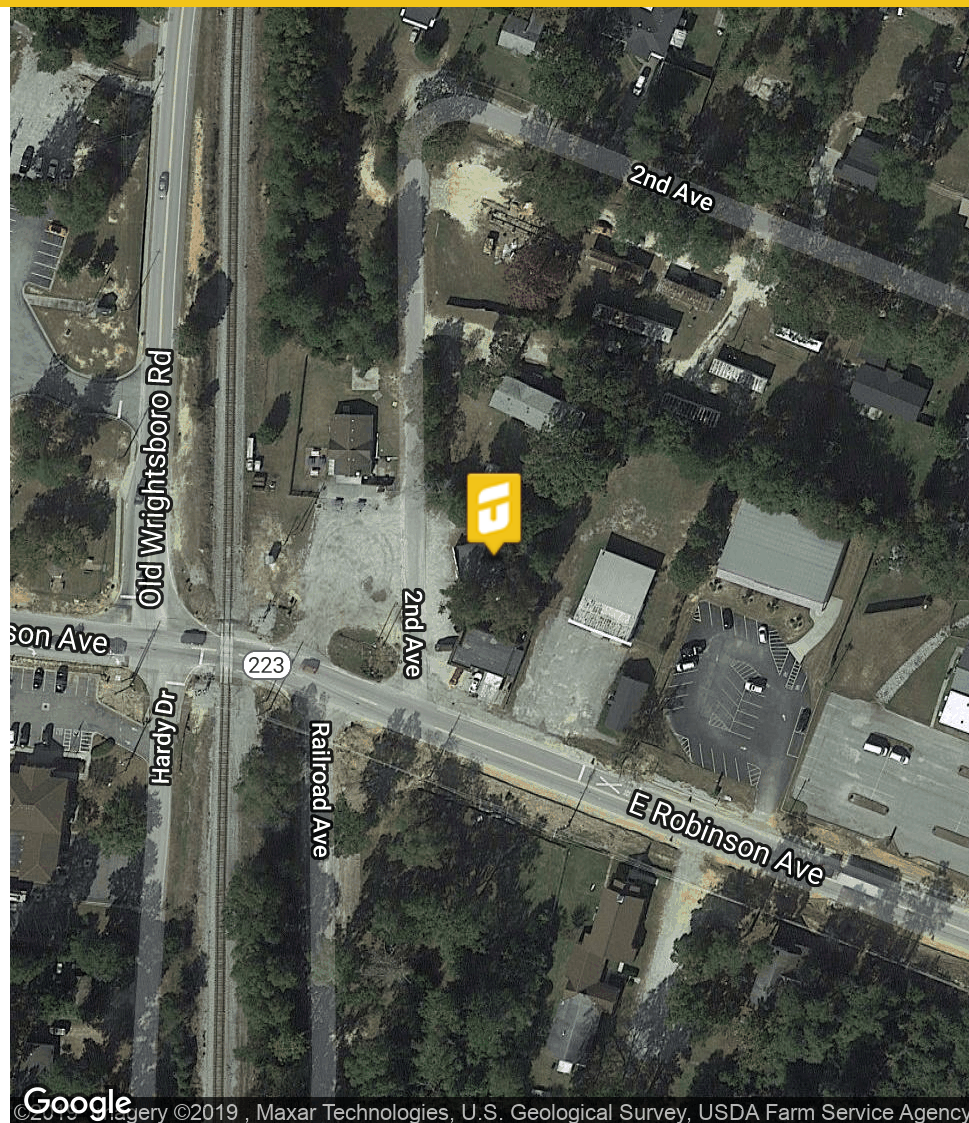
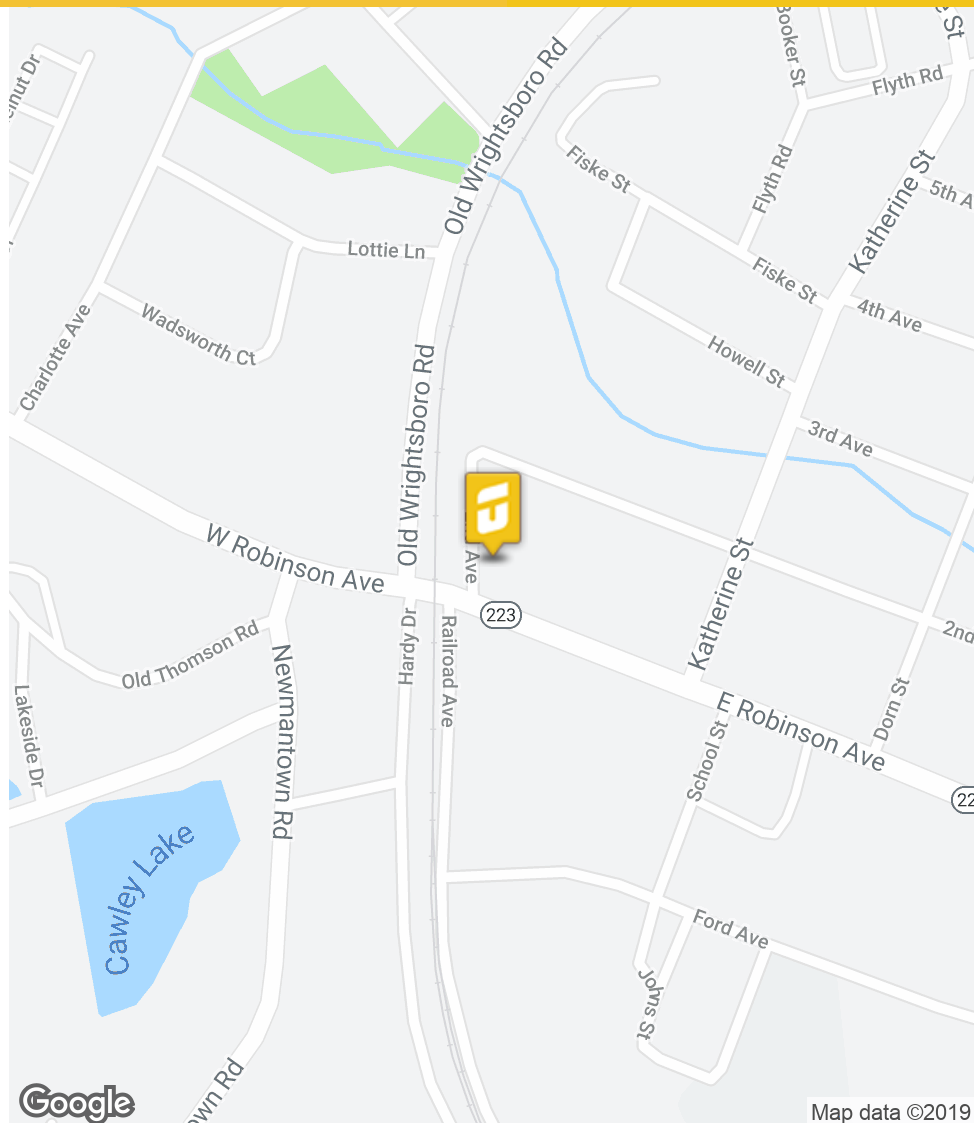


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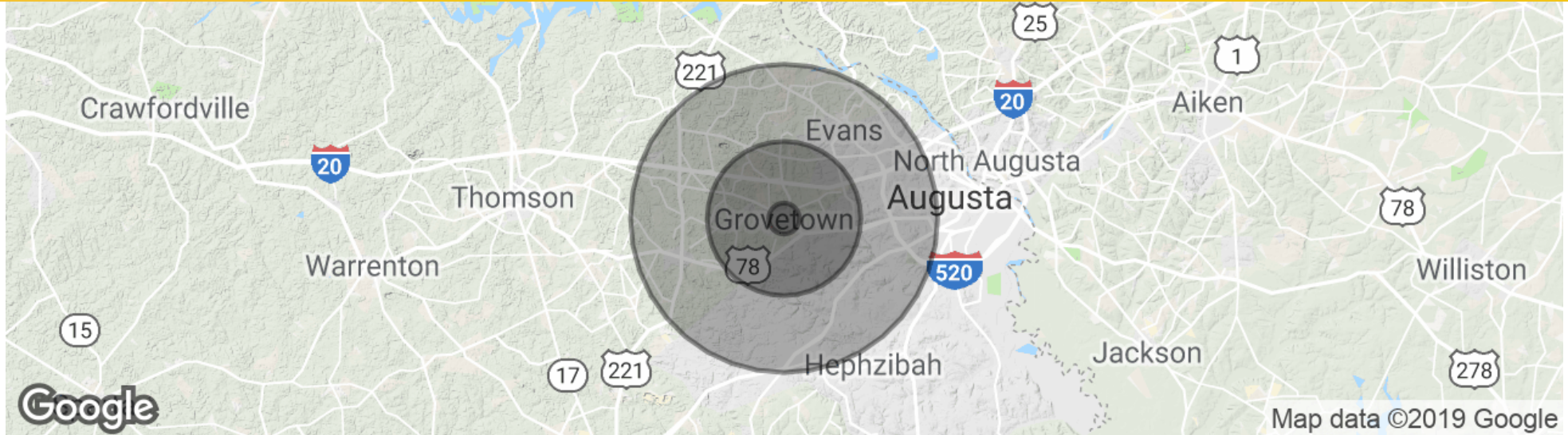


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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,468	42,560	191,574
Median age	29.6	32.6	34.6
Median age (Male)	29.1	32.2	33.6
Median age (Female)	32.0	33.8	35.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	912	15,025	67,597
# of persons per HH	2.7	2.8	2.8
Average HH income	\$51,182	\$61,860	\$66,338
Average house value	\$133,412	\$147,461	\$170,881

** Demographic data derived from 2010 US Census*

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