

GORDON HIGHWAY

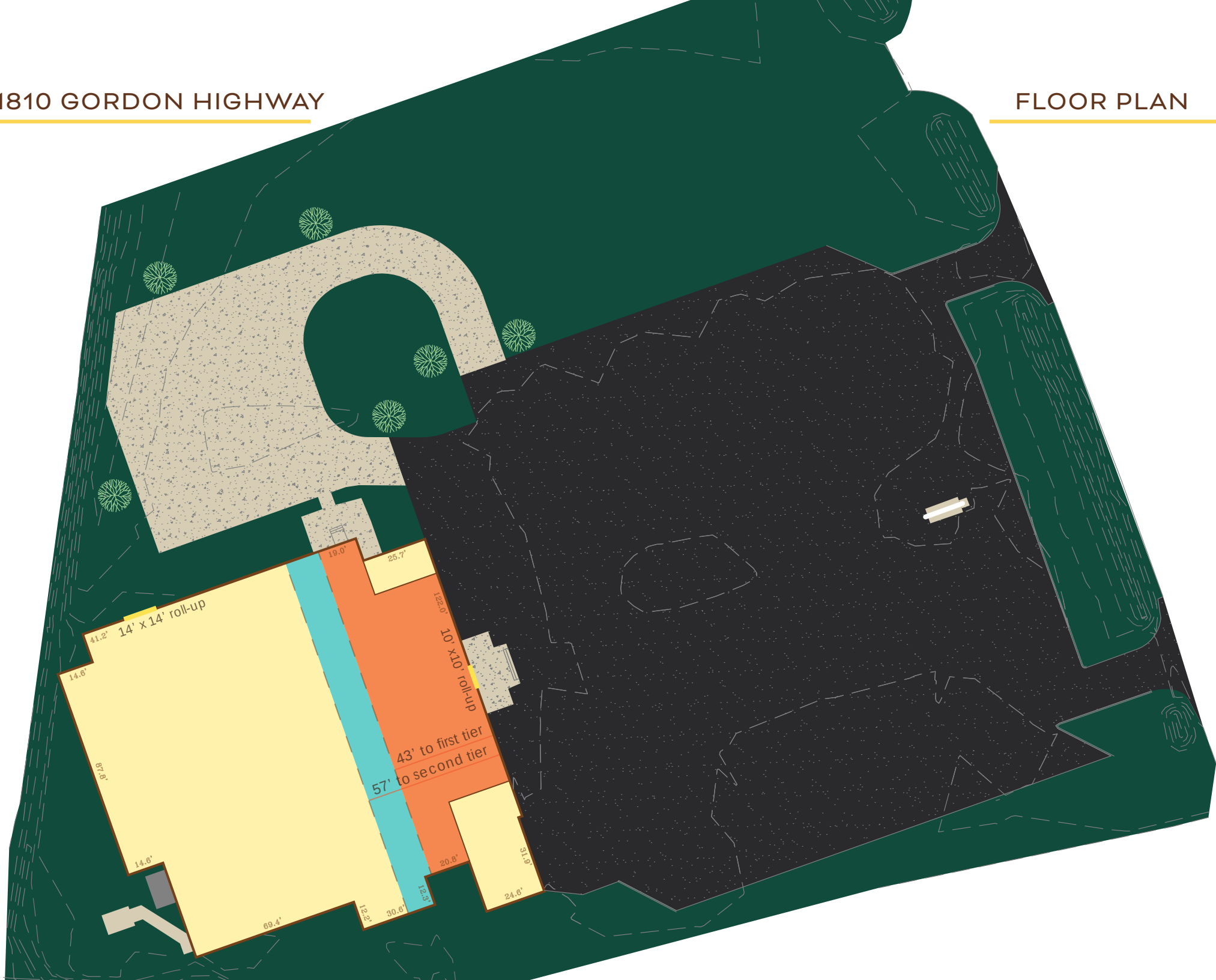
LARGE WAREHOUSE & LOT AVAILABLE

1810 Gordon Highway | Augusta, GA 30909


JORDAN TROTTER
COMMERCIAL REAL ESTATE

FOR SALE | \$985,000 | 24,000 SF on 3.36 AC | ZONE | HI, LI | APN | 070-2-049-00-0

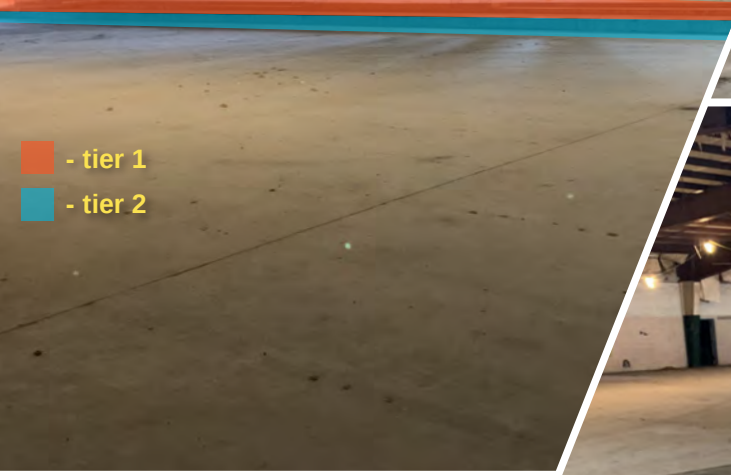
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SPACE FOR SALE

 **JORDAN TROTTER**
COMMERCIAL REAL ESTATE





- tier 1
- tier 2



JORDAN TROTTER

COMMERCIAL REAL ESTATE

FORT EISENHOWER

GORDON HIGHWAY

VPD 24,750

520

AUGUSTA
EXCHANGE

Walmart

AUGUSTA
MALL

Coca-Cola

CIRCLE K

ups

Arbys

DANIEL FIELD

USITE

GORDON HIGHWAY KIA OF AUGUSTA

WHEEL HOUSE CITITRENDS
HARVEY'S BURGER KING HIBBIT SPORTS
Roses DOLLAR TREE McDonald's

DEANS BRIDGE ROAD

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

