



JORDAN TROTTER
COMMERCIAL REAL ESTATE

GROVETOWN RETAIL & WAREHOUSE SPACE

114 E Robinson Avenue | Grovetown, 30813

FOR SALE | \$499,000 | 3,200 SF ON 0.52 AC | APN | G11 025Q, G11 025P, G11 025, G11 025C

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W ROBINSON AVENUE

OLD WRIGHT SBORO ROAD

E ROBINSON AVENUE

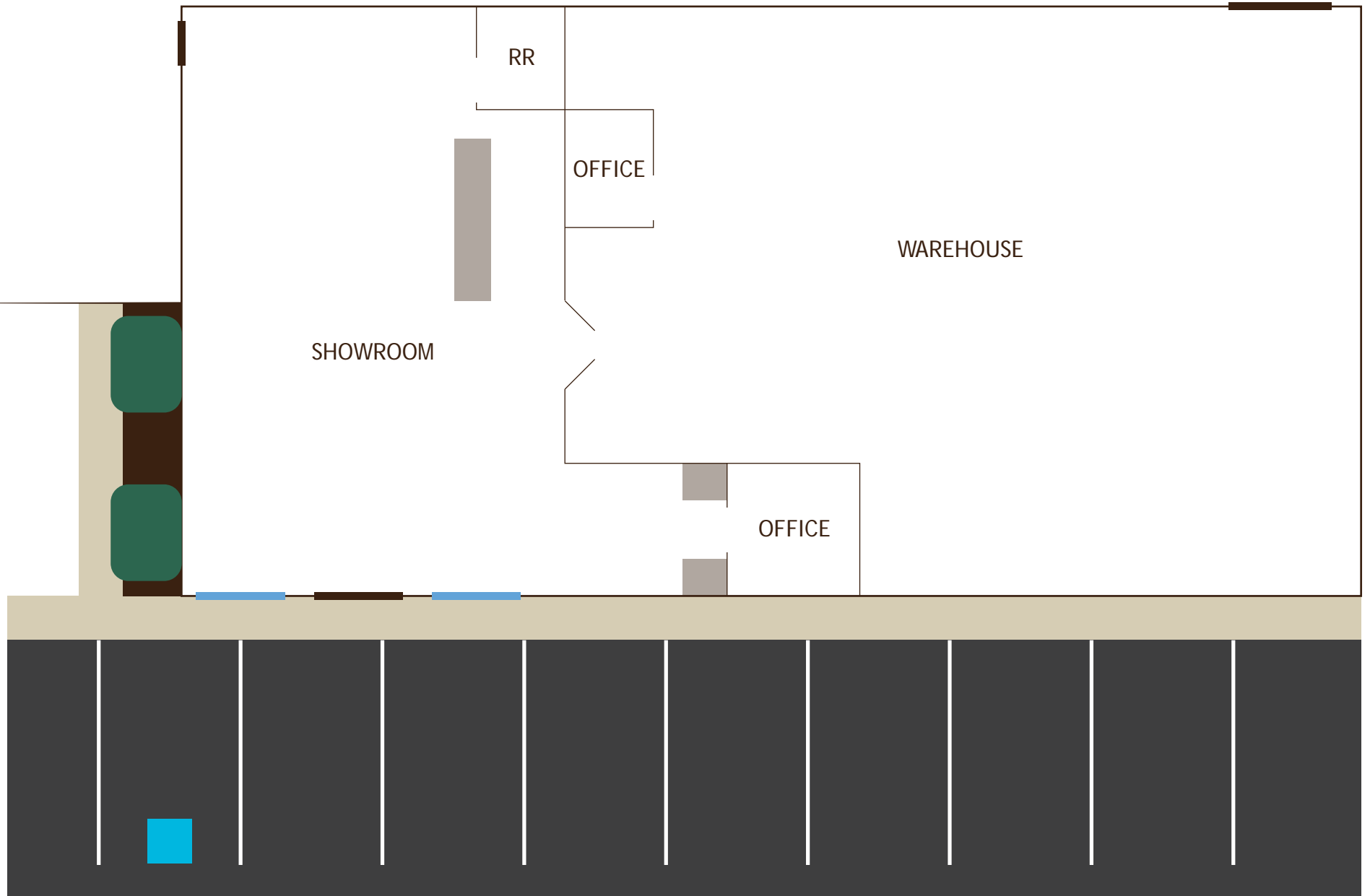


This property is located within the city limits of Grovetown, GA at the southwest corner of the signalized intersection of East Robinson Avenue and Johns Street. East Robinson Avenue is the main thoroughfare between the CSRA's largest employer, Fort Eisenhower, and Grovetown. This location sees an average of 14,600 VPD. The surrounding area features a large mix of residential neighborhoods, commercial, and municipal. These include the Grovetown Municipal Court, Library, City Hall, the Columbia County Tax Commissioner's Office, Grovetown Elementary School, Anytime Fitness, and Pelican's SnoBalls.

This 3,200 square foot building sits on 0.52 acres of commercially zoned property with great visibility and access on a signalized corner. The building features approximately 1,200 square feet of retail showroom space and approximately 2,000 square feet of warehouse space. The retail showroom space features a sales counter, restroom, and office space while the warehouse features a separate office and ground level roll-up door with access to the laydown yard area. Neighborhood Commercial zoning in Grovetown allows for many uses including convenience stores, professional offices, and retail offices.

The current business is still in operation, call for showings!

- Corner Property
- Access and Visibility
- Central Location in Grovetown
- Average of 14,600 VPD





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SPORTS
PARK

CITY



GROVETOWN
HIGH SCHOOL



COLUMBIA COUNTY
EXHIBITION CENTER



WRIGHTSBORO ROAD

HORIZON SOUTH PARKWAY

GROVETOWN



WEST ROBINSON AVENUE

JSITE

LIBERTY
PARK

GORDON HIGHWAY

FORT EISENHOWER



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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 Eisenhower

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%.

Major Industry: Fort Eisenhower, Savannah River Site, Augusta University, Piedmont Augusta, Charlie Norwood VA Medical Center, Bridgestone, East Central Regional, E-Z, Starbucks

| Population | | | |
|-------------------|-------------|-------------|-------------|
| | 1 mi | 3 mi | 5 mi |
| Total Population | 9,295 | 32,203 | 84,104 |
| Median Age (m) | 33 | 34 | 34 |
| Median Age (f) | 35 | 35 | 36 |

| Households & Income | | | |
|--------------------------------|-------------|-------------|-------------|
| | 1 mi | 3 mi | 5 mi |
| Total Households | 3,391 | 10,620 | 27,329 |
| Persons per HH | 2.7 | 3.0 | 3.1 |
| Average Income | \$83,797 | \$95,090 | \$104,389 |
| Average Value | \$265,721 | \$280,017 | \$277,612 |

