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# 7,245 SF FOR SALE

1721 Gordon Highway | Augusta, GA 30904

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ZONE | B-2

0.82 AC

PRICE | \$299,000



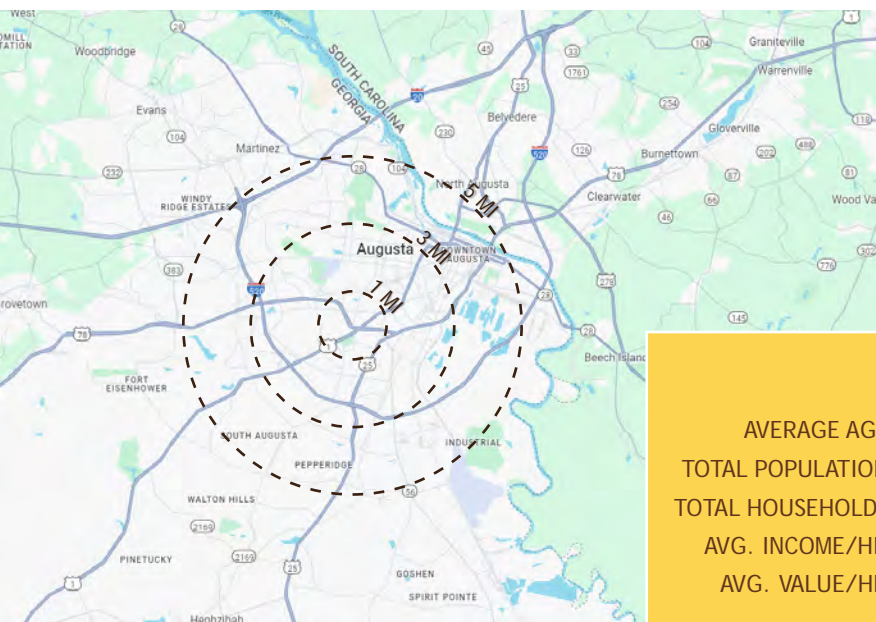
**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

This commercial property is located at the signalized intersection of Gordon Highway and Kissingbower Road. This 0.82 AC property is only 3 miles from I-520 Bobby Jones Expressway and 5 miles from Downtown Augusta, GA. With an average of 18,000 vehicles per day, this property features great access and visibility.

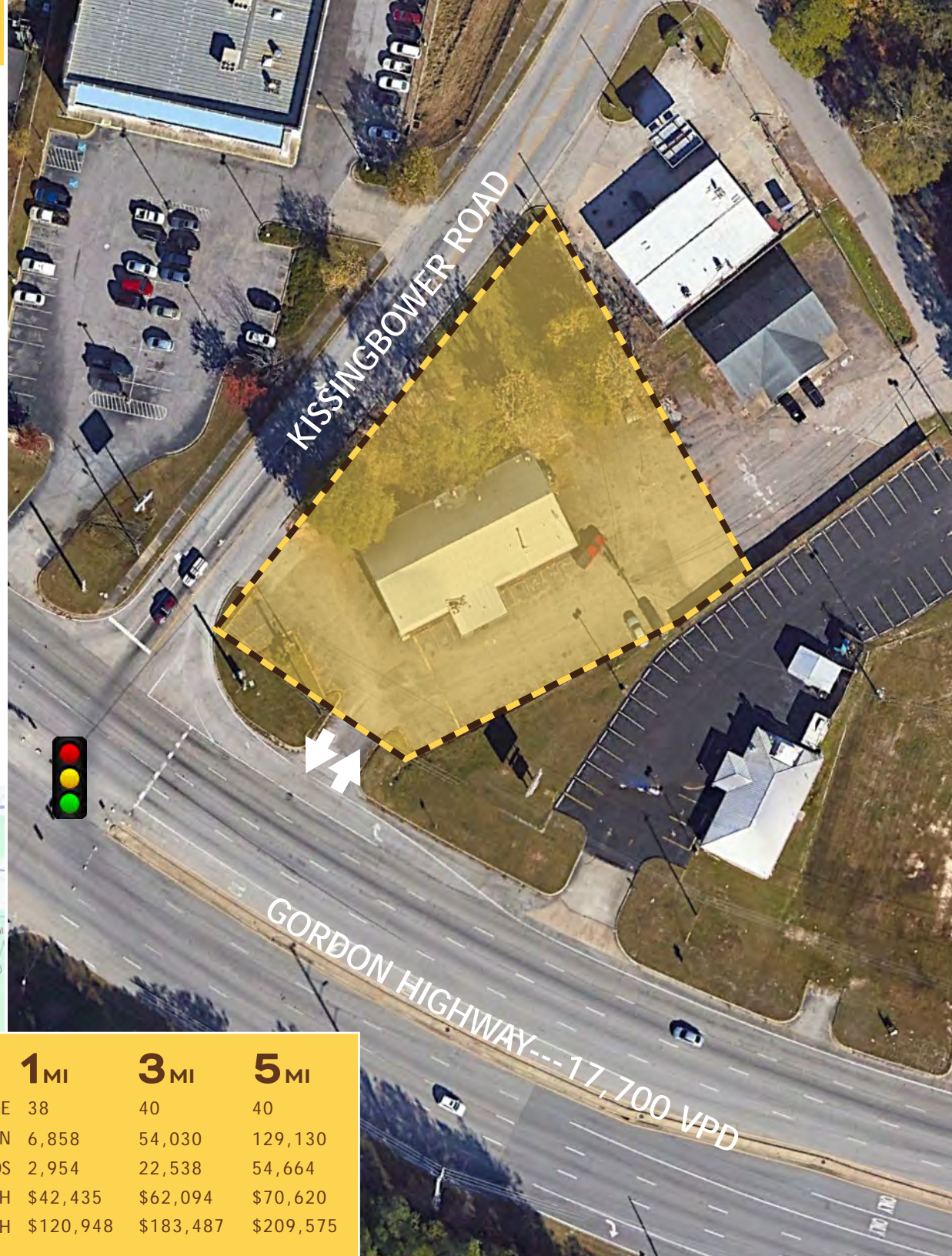
This 7,245 SF building was previously operated as a restaurant. This property could be used as a restaurant or scraped for a new development. The interior of the space features ample seating area, a bar, performing stage, DJ booth, upstairs private room, full kitchen area, multiple restrooms. The exterior features ample parking with great access and visibility at the signalized intersection of Gordon Highway and Kissingbower Road. Surrounding businesses include a mix of national and regional tenants including Pep Boys, McDonalds, and Checkers.



- 7,245 SF building
- Corner parcel at signalized intersection
- Dedicated parking
- Gordon Highway sees 17,700 vehicles per day



	<b>1 MI</b>	<b>3 MI</b>	<b>5 MI</b>
AVERAGE AGE	38	40	40
TOTAL POPULATION	6,858	54,030	129,130
TOTAL HOUSEHOLDS	2,954	22,538	54,664
AVG. INCOME/HH	\$42,435	\$62,094	\$70,620
AVG. VALUE/HH	\$120,948	\$183,487	\$209,575





KISSINGERBOWER ROAD

DEAMS BRIDGE ROAD

GORDON HIGHWAY



DOLLAR GENERAL

Rainbow



CITI TRENDS

U-HAUL

HIBBETT SPORTS



HARVEYS



WAFFLE HOUSE

DOLLAR TREE

**U** SITE



LIBERTY TAX





# 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%.

**Cyber & Innovation:** Georgia Cyber & Innovation Training Center

**Major Industry:** Fort Eisenhower, 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

