

SCAN THE
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OUR LISTING
ONLINE



2.56 AC FOR SALE

4180 Mike Padgett Highway | Augusta, GA 30906

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ZONE | Agriculture

PRICE | \$350,000



JORDAN TROTTER
COMMERCIAL REAL ESTATE

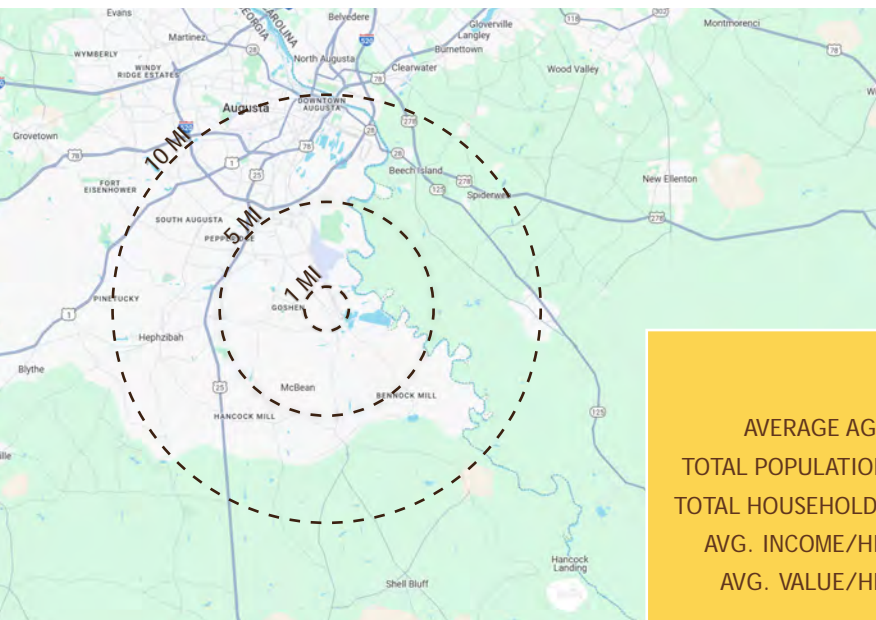
This corner property sits at the signalized intersection of Mike Padgett Highway (20,700 VPD) and Doug Barnard Parkway (3,220 VPD). It is located 10 minutes from I-520

Bobby Jones Expressway and only 5 minutes to the Augusta Regional Airport. Surrounding businesses include a mix of commercial and industrial companies including major employers such as West Fraser, Graphic Packaging, Potters Industries, PQ Corporation, Yancey Bros., Advance Industrial Maintenance & Machine, F&W Transportation, and Hi-Tech Power Systems.

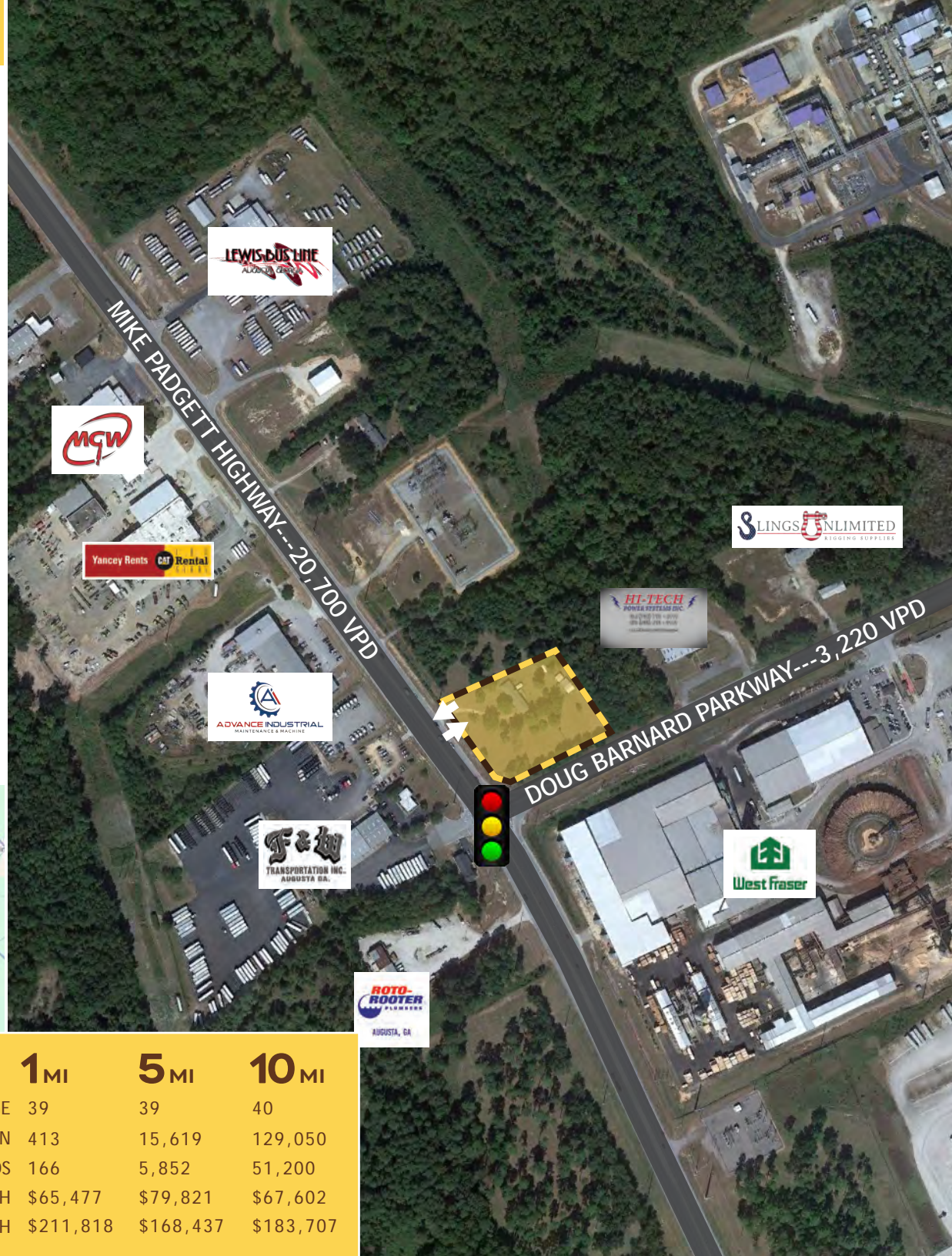
This great 2.56 AC corner site is surrounded by a mix of commercial and industrial businesses with heavy daily tractor trailer traffic. The property is currently zoned Agriculture, so rezoning will be necessary. This property is the ideal site for a gas station, convenience store, heavy truck parking, QSR, or other retail use.



- Signalized intersection
- Access and visibility
- Good mix of surrounding businesses
- Mike Padgett VPD: 20,700



	1 MI	5 MI	10 MI
AVERAGE AGE	39	39	40
TOTAL POPULATION	413	15,619	129,050
TOTAL HOUSEHOLDS	166	5,852	51,200
AVG. INCOME/HH	\$65,477	\$79,821	\$67,602
AVG. VALUE/HH	\$211,818	\$168,437	\$183,707





TOBACCO ROAD

DOUG BARNARD PARKWAY

PEACH ORCHARD ROAD



DOLLAR GENERAL

CROSS CREEK HIGH SCHOOL

U SITE



MCDADE ROAD

GOSHEN ELEMENTARY SCHOOL

GOSHEN ROAD

GOSHEN

BROWN ROAD

DOLLAR GENERAL

DOLLAR GENERAL

OLD WAYNESBORO ROAD

MIKE PADGETT HIGHWAY

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

