

SCAN THE  
QR TO VIEW  
THIS LISTING  
ONLINE



# 1.14 AC FOR SALE

539 Rountree Way | Evans, GA 30809

**RYAN MARTIN**  
ryan@jordantrotter.com  
706 • 736 • 1031

ZONE | R-2

PRICE | \$550,000



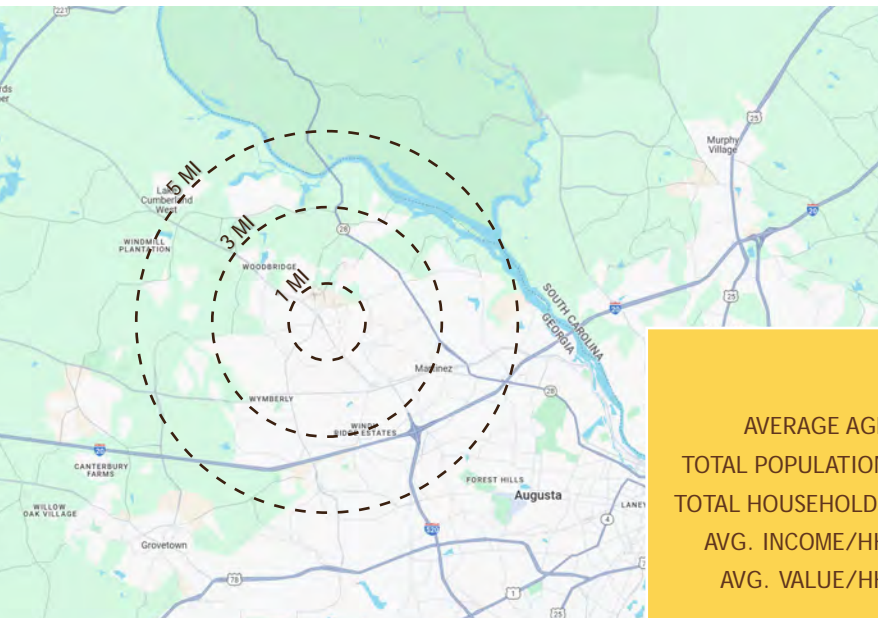
**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

Located on Rountree Way with quick access to Washington Road with a signalized intersection. This property is in the heart of Evans, GA making it an ideal location for any business. Less than 20 minutes from Downtown Augusta and Fort Eisenhower.

This property is 1.14 AC. The area of Columbia County is booming and the population has grown 14% in the last 7 years. Nearby retailers include: Publix, Walgreens, Taco Bell, McDonalds, Waffle House, PDQ, Pizza Joint, Lowe's, Firehouse Subs, Panda Express, Belk, Starbucks, Chick-fil-A, Target, Ruby Tuesday, Hibbett Sports, Ross, Marshalls, Petco, Lazy-Boy, Red Robin, Academy Sports, Target, Kohl's, Tropical Smoothie Cafe, and Diablo's.



- Close proximity to a lighted intersection on Washington Road
- Washington Road VPD 36,500
- Less than 20 minutes from Downtown Augusta and Ft. Eisenhower
- Centrally located in Evans, GA
- Riverwatch Parkway VPD 11,700



|                  | 1 MI      | 3 MI      | 5 MI      |
|------------------|-----------|-----------|-----------|
| AVERAGE AGE      | 45        | 42        | 40        |
| TOTAL POPULATION | 5,345     | 51,223    | 117,477   |
| TOTAL HOUSEHOLDS | 2,111     | 19,726    | 45,033    |
| AVG. INCOME/HH   | \$114,091 | \$119,449 | \$128,055 |
| AVG. VALUE/HH    | \$286,383 | \$296,534 | \$318,585 |



NORTH BELAIR ROAD

EVANS TO LOCKS ROAD

WASHINGTON ROAD

RIVERWATCH PARKWAY

EVANS TOWN CENTER PARK

MULLINS COLONY

MULLINS CROSSING

**G SITE**

Pecteq

SLIM CHICKENS

**TBONZ**  
GILL & GRILL

COLE'S

Cork & Flame

**LOWE'S**

Pizza Joint

**WAFFLE HOUSE**

ZAXBY'S

DOLLAR TREE

AspenDental

GameStop

POWER TO THE PLAYERS

Arby's

Walmart

Sport Clips

SMALLCAKES

SALSAS

ACE Hardware

Bojangles

KIA

SHANE'S

SONIC

O'Reilly

STARBUCKS COFFEE

WING STOP

MYAPI JR

Kroger

TIRE PLUS

Hardee's

IHOP

DUNKIN'

Domino's

DOLLAR GENERAL

meLow MUSHROOM

PIZZA CENTRAL

BURGER KING

THE FOUNTAIN

CVS

TIDAL WAVE

KFC

BIG LOTS

Wendy's

ROCKER

verizon wireless

FIVE GUYS

REMASTE

LAZIZA

TACO BELL

McDonald's

Applebee's

CIRCLE K

Publix

GIC

PALM BEACH TAN

THE FOUNTAIN

crumbl cookies

MEDI WEIGHT LOSS

COLD STONE

STRETCH LAB

SOUTHERN

primp blowt

belk

Comcast

Brazilian WAX-SPA

PARIS NAIL BAR

CLUB PILATES

OLD NAVY

Ruby Tuesday

ROSS

DRESS FOR LESS

HIBBETT SPORTS

TEASPOON

Panera

ULTA

five BELOW

Mar's

FedEx

at&t

Target

KOHL'S

LA BOY

Great Clips

TRUIST

OfficeMax

Academy

Marshalls

petco

McALISTER'S

tropical CAFE

FIREHOUSE

Diablo's

edible

Red Robin

THE HONEY BAKED Ham

STARBUCKS COFFEE

BACK 2 BACK

# 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

