

2618 Peach Orchard Road, Augusta, GA 30906 | **Free Standing Retail**

\$200,000

APN | 098-4-040-00-0

1.11 Acres

4,200 SF Available



Parker Dye

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This free-standing retail space is located right off of a high-traffic portion of Peach Orchard Road in Augusta. It is a 4,200 square foot building on an 1.11 acre lot.

Highlights

- Former dry cleaner
- Front portion of lot is zoned B-2
Back portion of lot is zoned R-1A
- Peach Orchard Road VPD | 23,666
- Great sized lot with mature trees
- Sits in a busy area of Peach Orchard with existing retail nearby



VPD | 23,666

Peach Orchard Road

OSITE



Green Meadows Golf Club

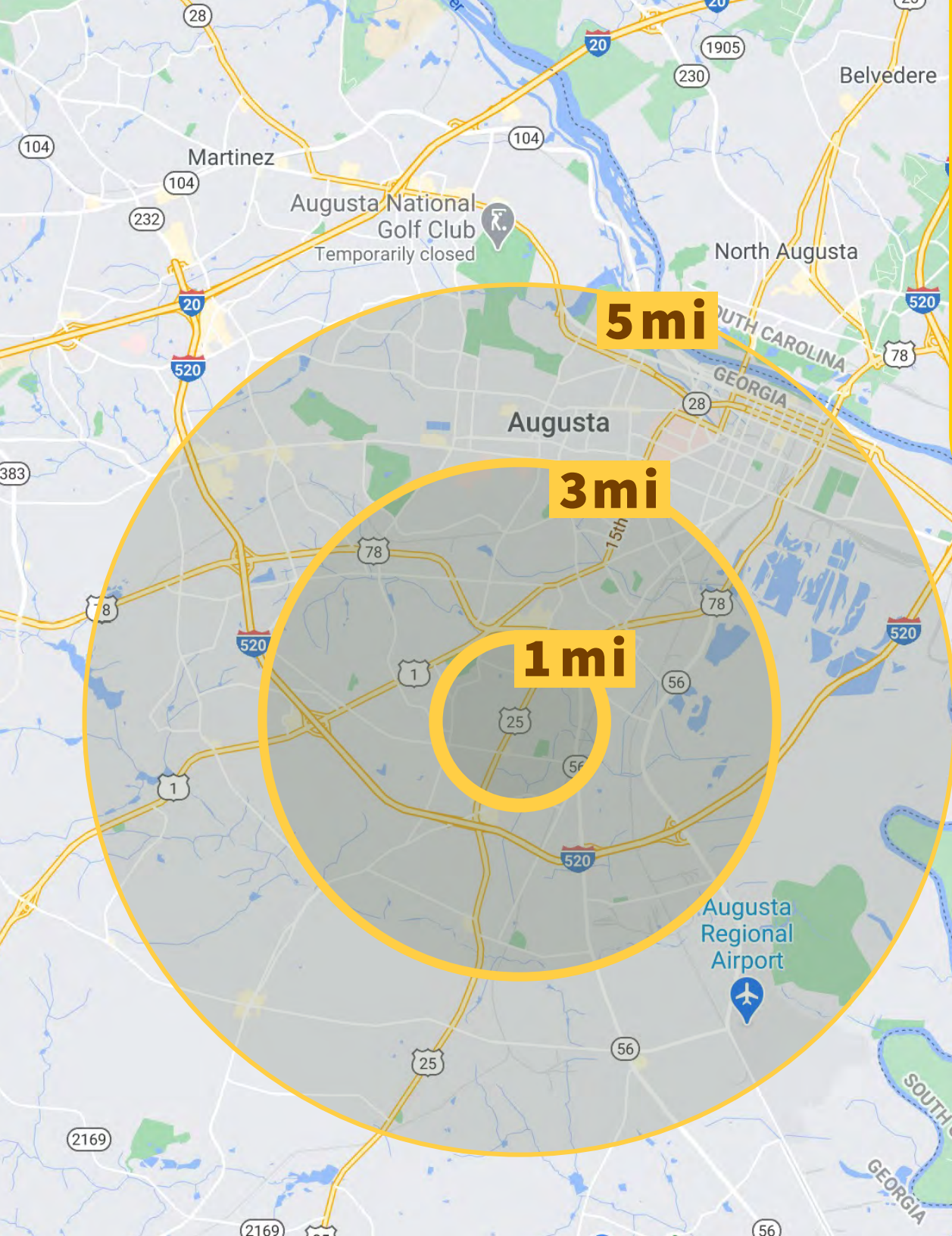


Bobby Jones Expressway

Windsor Spring Road



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Demographics

Population	1 mi	3 mi	5 mi
Total Population	7,414	51,625	123,949
Median Age (m)	32.1	32.9	31.8
Median Age (f)	36	36.3	35.6

Households & Income	1 mi	3 mi	5 mi
Total Households	2,972	20,128	47,779
Persons per HH	2.5	2.6	2.6
Average Income	\$37,340	\$37,791	\$43,847
Average Value	\$64,945	\$74,638	\$85,701

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