

1601 Marvin Griffin Road, Augusta, GA 30906 | **Industrial Property Available**

For Sale | \$375,000

For Lease | \$42,000 Annually

APN | 134-0-003-01-0

3.54 Acres

8,054 SF Available



Wil Kacos | **Parker Dye**

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This property is located on Marvin Griffin Road near Mike Padgett Highway and Doug Barnard Highway. 3.54 Acres with a 8,054 SF building. Nearby industries include Keebler, Augusta Regional Airport, Kellogg, Textron Specialized Vehicles, Eagle Parts & Products, and Georgia State Wholesale Florist.

Highlights

- Located in a growing area of South Richmond County
- Perfect for light industrial, laydown yard, or trucking terminal
- 1.58 miles from Augusta Regional Airport (Bush Field)
- 0.8 miles to Mike Padgett Highway
- 0.62 miles from I-52- (Bobby Jones Expressway)

1601 Marvin Griffin Road, Augusta, GA 30906



warehouse
3,700 SF

office
2,000 SF



Doug Barnard Parkway

railroad

Tobacco Road



Marvin Griffin Road

VPD: 6,120



SITE

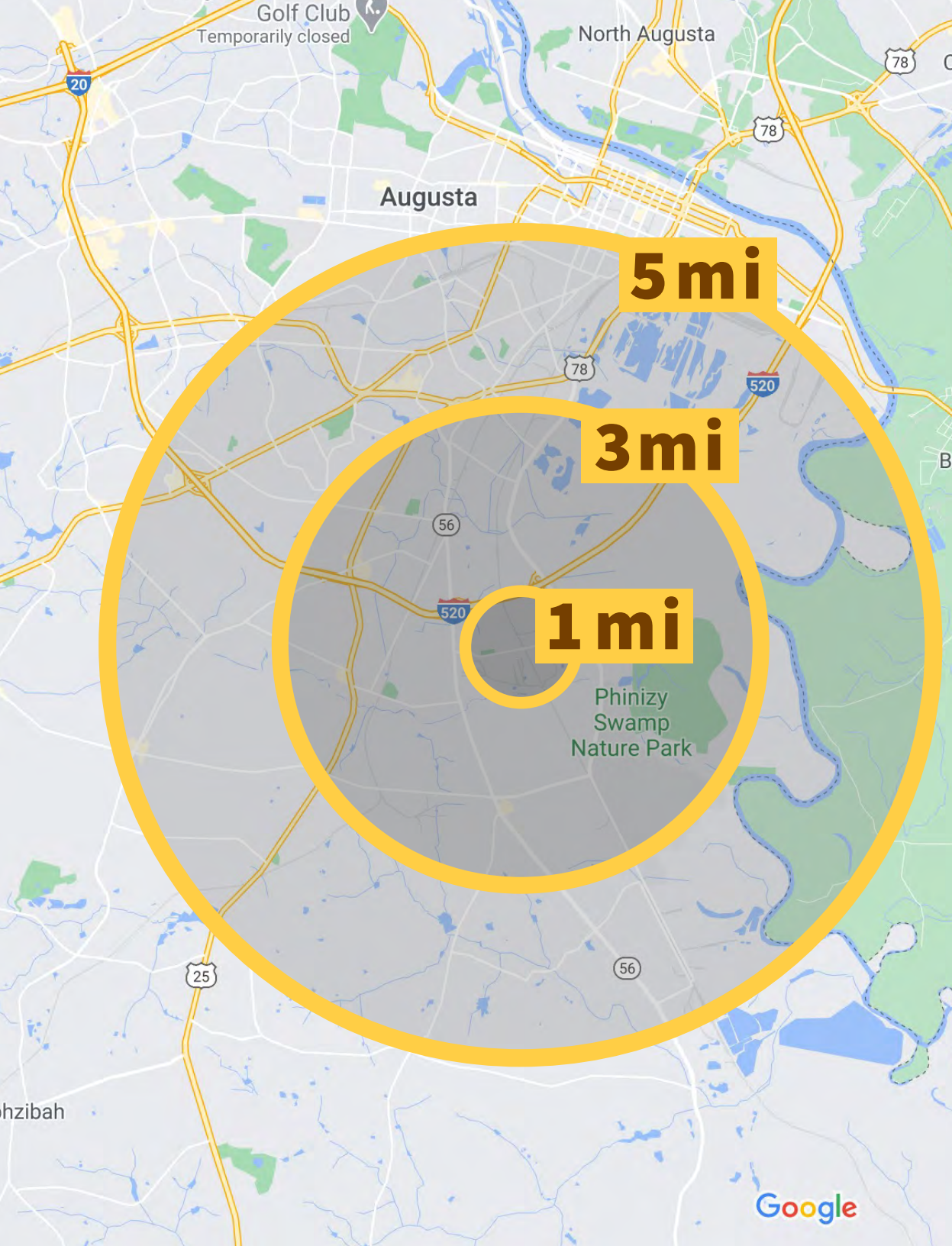
Bobby Jones Expressway

Barnyard Flea Market

Mike Padgett Highway



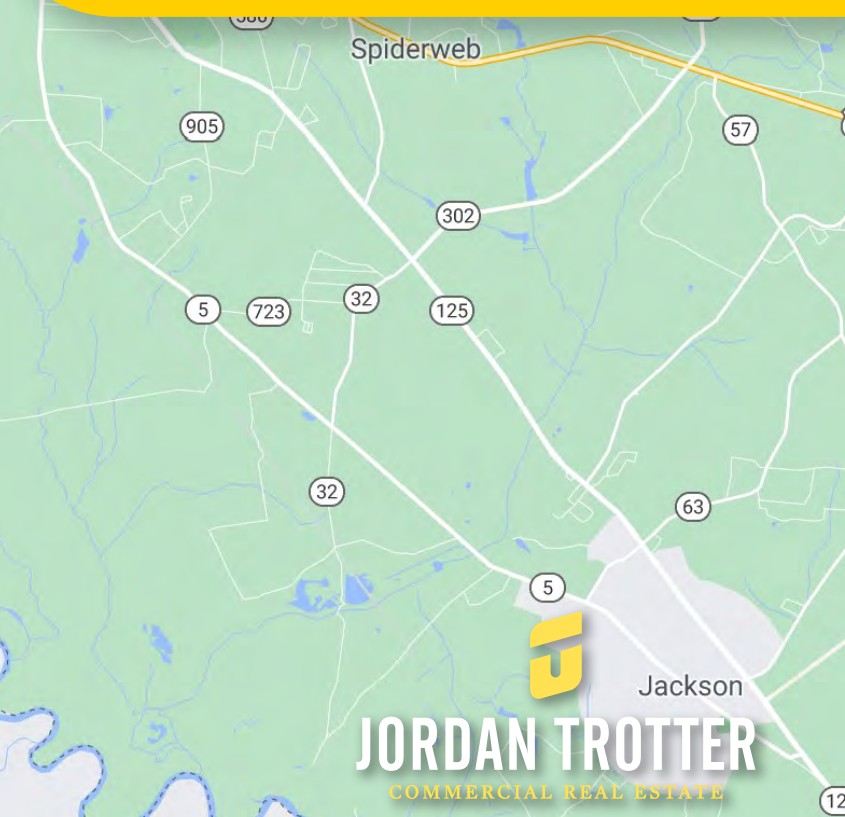
JORDAN TROTTER
COMMERCIAL REAL ESTATE



Demographics

Population	1 mi	3 mi	5 mi
Total Population	2,129	21,354	73,040
Median Age (m)	31.2	32.6	31.1
Median Age (f)	36.5	35.9	35.7

Households & Income	1 mi	3 mi	5 mi
Total Households	569	7,162	26,528
Persons per HH	3.7	3	2.8
Average Income	\$45,435	\$40,816	\$39,370
Average Value	\$97,821	\$91,012	\$95,394



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