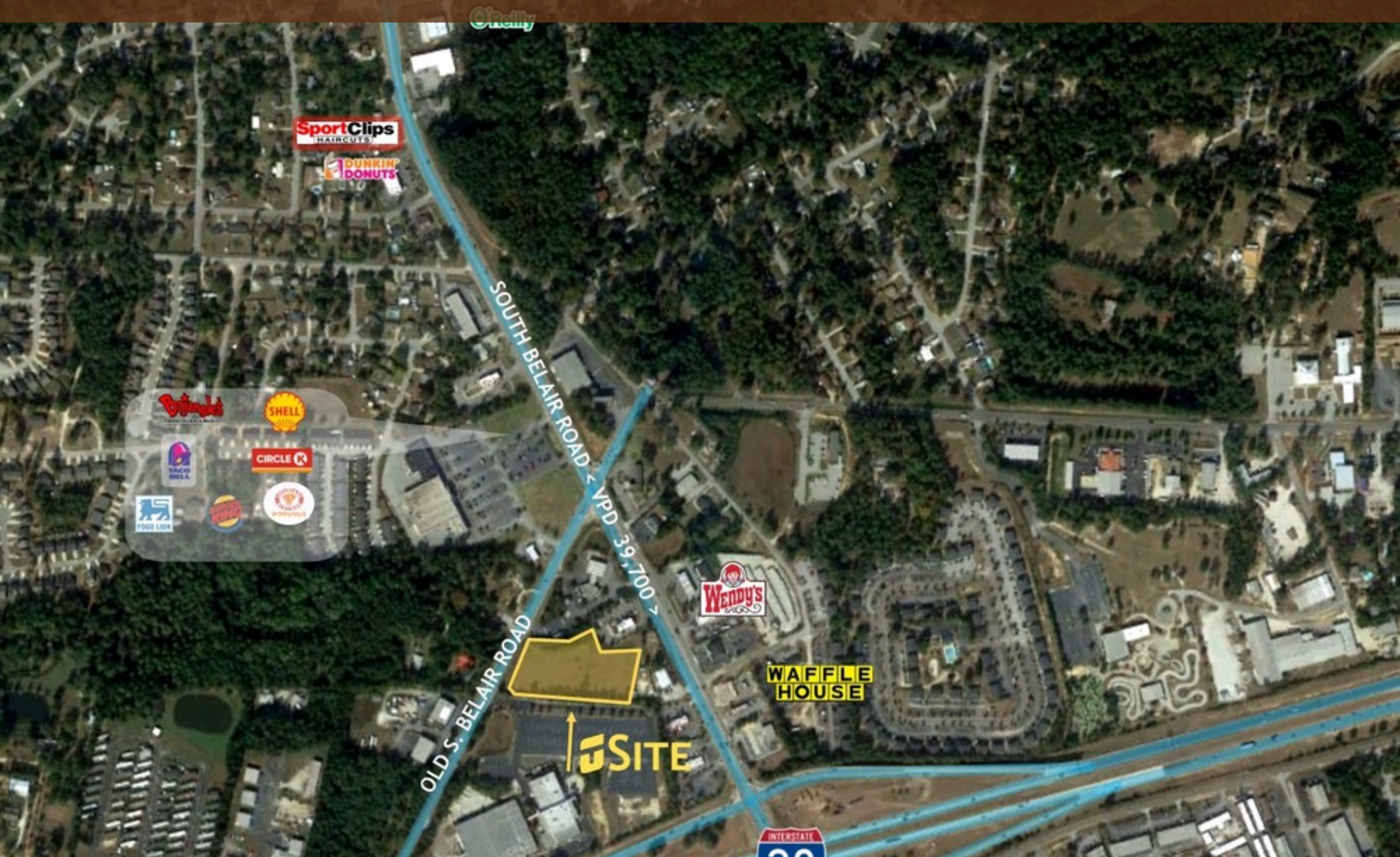


2.88 ACRES S. OLD BELAIR ROAD

725 S. Old Belair Road Grovetown, GA 30813



JORDAN TROTTER
COMMERCIAL REAL ESTATE



Ryan Martin
Associate

706.736.1031
ryan@jordantrotter.com

FOR SALE | \$850,000
2.88 Acres

Land For Sale

2.88 ACRES S. OLD BELAIR ROAD



PROPERTY OVERVIEW

This 2.88 acre parcel is the perfect location for a medical or professional development. Nearby retail includes: Taco Bell, Food Lion, Popeyes, Wendy's, Waffle House, and Circle K.

LOCATION OVERVIEW

Located near the corner of S. Old Belair Road and Belair Road in Columbia County. Nearby Retail includes: Taco Bell, Food Lion, Circle K. This parcel is next to the New Hope Worship Center.

PROPERTY HIGHLIGHTS

- High Traffic Count on Belair Road - VPD = 39,700
- Great surrounding retail
- 2.88 acres AVAILABLE

PROPERTY SUMMARY

Sale Price: \$850,000

Lot Size: 2.88 Acres

APN #: 074 044A

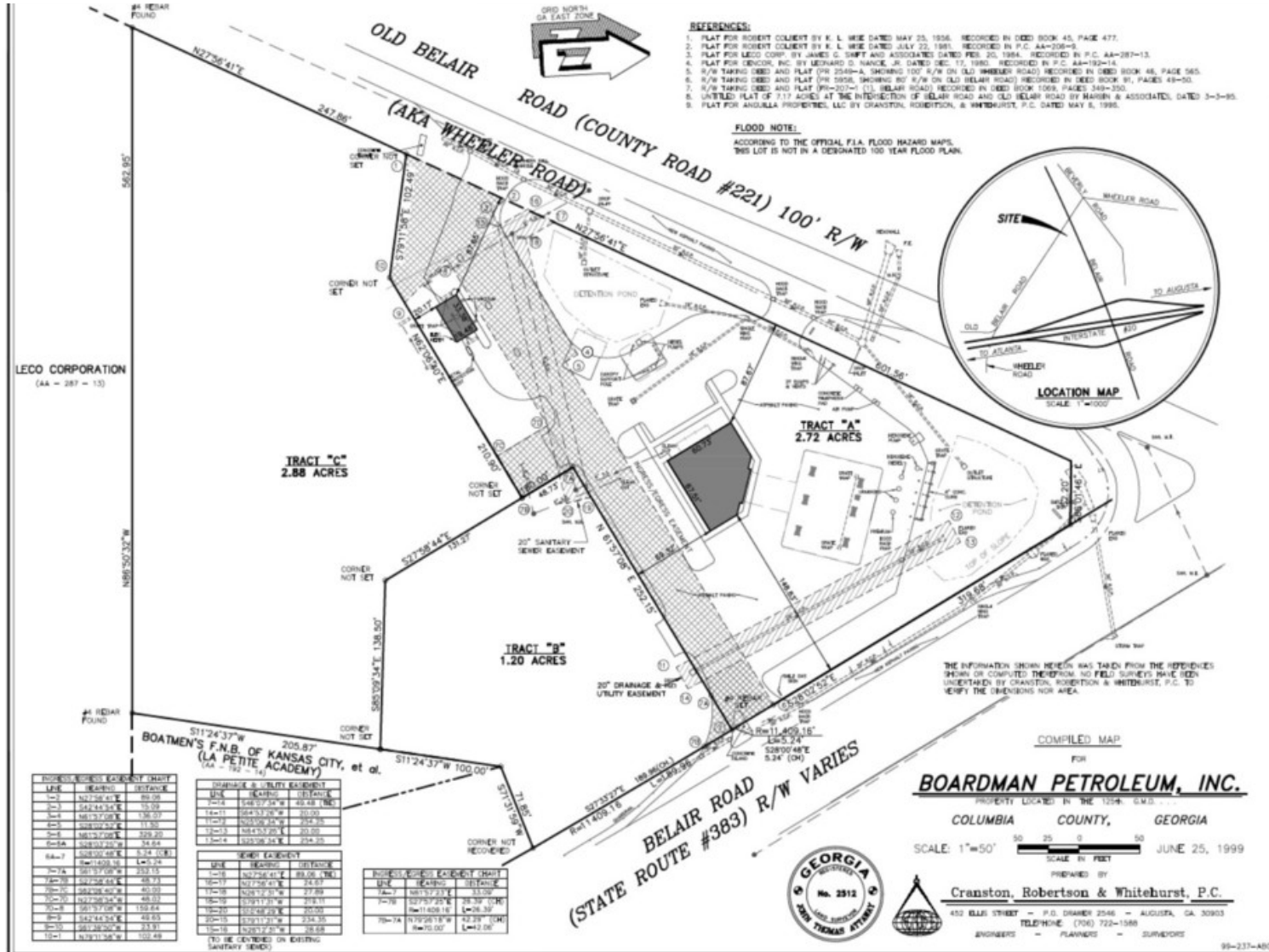
Land For Sale

2.88 ACRES S. OLD BELAIR ROAD



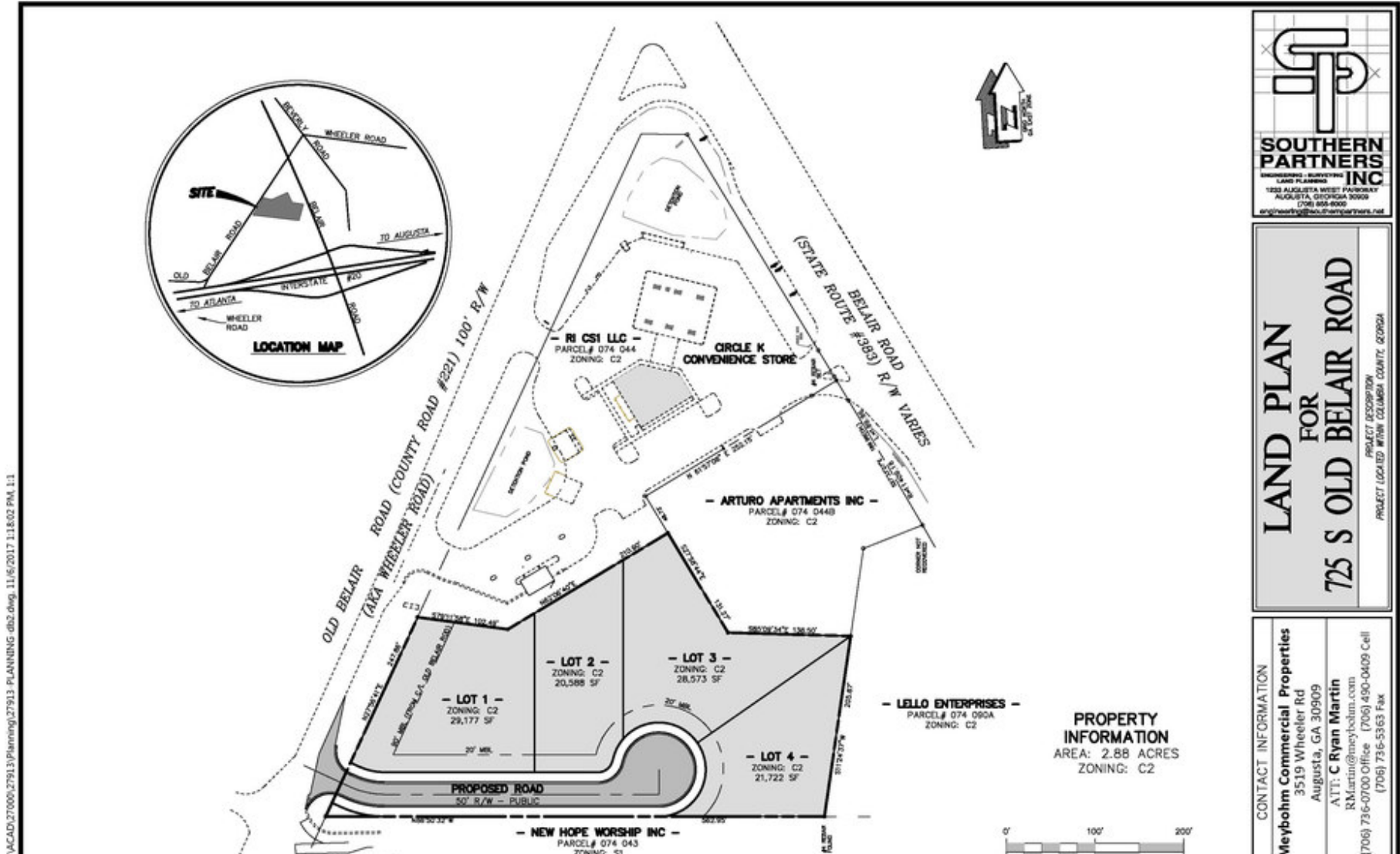
Land For Sale

2.88 ACRES S. OLD BELAIR ROAD



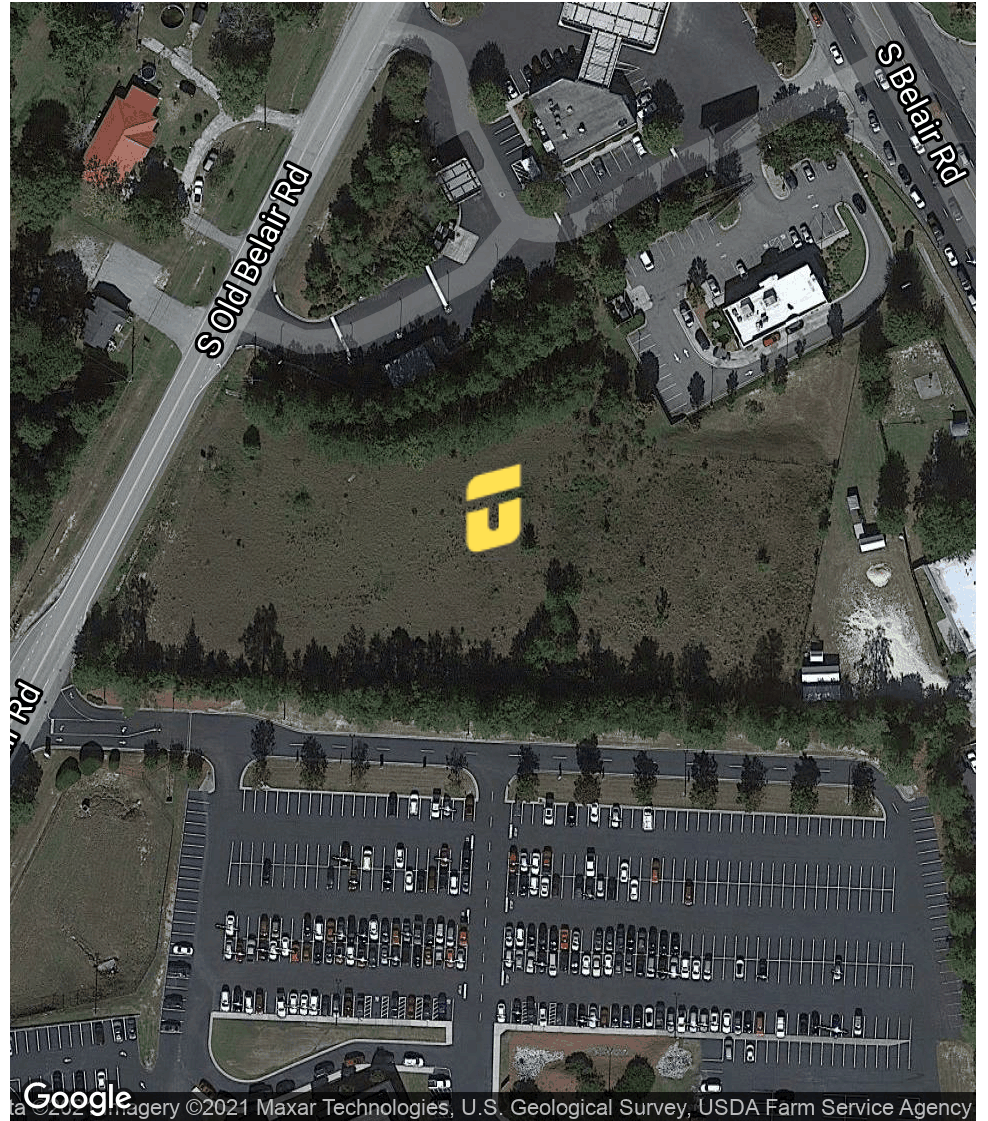
Land For Sale

2.88 ACRES S. OLD BELAIR ROAD



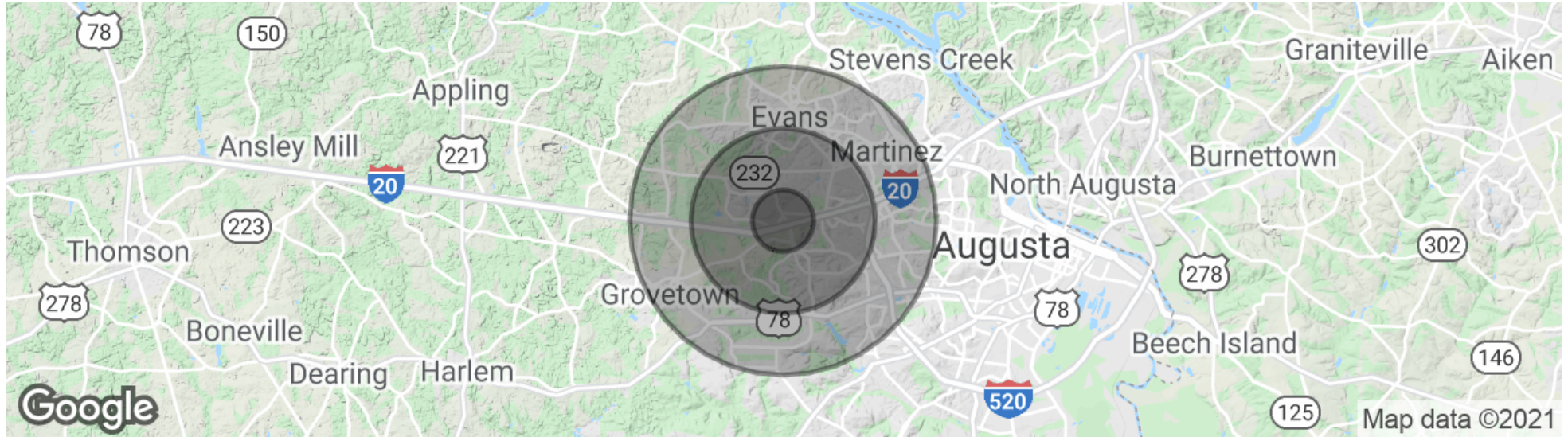
Land For Sale

2.88 ACRES S. OLD BELAIR ROAD



Land For Sale

2.88 ACRES S. OLD BELAIR ROAD



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,269	37,970	98,932
Median age	35.5	36.7	35.7
Median age (Male)	36.3	36.1	34.9
Median age (Female)	35.6	38.2	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,563	14,068	36,822
# of persons per HH	2.7	2.7	2.7
Average HH income	\$75,043	\$67,972	\$68,095
Average house value	\$165,689	\$166,902	\$166,267

* Demographic data derived from 2010 US Census