

THREE LOTS NEAR DOCTOR'S HOSPITAL

1202 & 1204 Interstate Parkway,
3755 Wheeler Road | Augusta, GA 30909

APN | 030-0-230-02-0 | 030-0-233-00-0 | 030-0-230-03-0

\$1,200,000

TOTAL AC: 4.83

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Highlights

These three parcels are located in Augusta, GA Parkway near Doctor's Hospital at the corner of Wheeler Road and Interstate Parkway. A total of 4.83 AC of prime development opportunity ideal for a medical office, assisted living, or apartment complex. Conveniently located inside the Doctors Hospital complex in West Augusta, this site is just minutes from Downtown Augusta and Fort Gordon. Doctors Hospital is a 350-bed full-service tertiary care, and the home of Joseph M. Still Burn Center, the largest medical burn facility in the United States. This site also takes advantage of a large daytime population of 37,500 employees and 14,300 households in a 3 miles radius. Surrounding retail includes the 540,000 SF Augusta Exchange retail center and Augusta Mall comprising of a million square feet of retail.

- 3 contiguous lots
- Water and sewer on site



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HOBBY LOBBY
STAPLES
BEST BUY
Logan's ROADHOUSE
STARBUCKS
TARGET
chilis
REGAL CINEMAS
BUFFALO WILD WINGS GRILL & BAR

CARmax

JSITE



CIRCLE K
SONIC
DOUBLETREE BY HILTON
DOCTORS HOSPITAL

WALTON WAY EXTENSION

WHEELER ROAD

VPD: 26,800

BOBBY JONES EXPRESSWAY

the Y

WOW!
ZAXBY'S
DUNKIN' DONUTS
Diablo's SOUTHWEST GRILL

McDonald's



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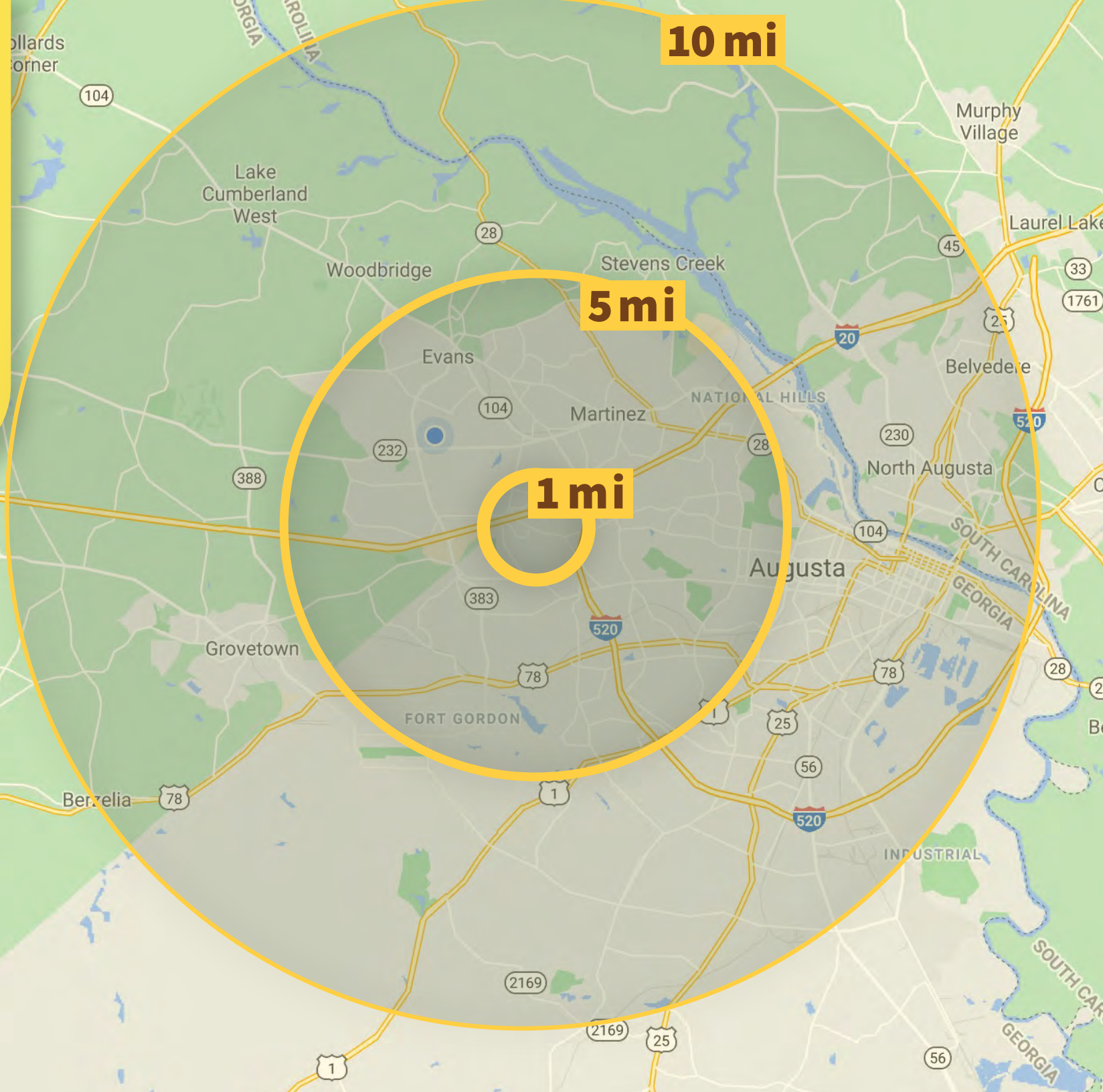
Demographics

Population 1 mi | 5 mi | 10 mi

Total Population	4,290	122,160	330,251
Median Age (m)	36.1	35.5	34.1
Median Age (f)	39.0	37.4	36.9

Households & Income 1 mi | 5 mi | 10 mi

Total Households	1,634	47,312	125,436
Persons per HH	2.6	2.6	2.6
Average Income	\$57,103	\$67,109	\$62,554
Average Value	\$174,591	\$171,238	\$187,997



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