

LAND FOR SALE

3606 Peach Orchard Road Augusta, GA 30906

\$150,000

APN | 155-0-052-05-0

01.63 AC

TRIPP WILSON

tripp@jordantrotter.com
706•736•1031

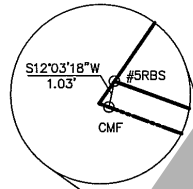
WIL KACOS

wil@jordantrotter.com
706•736•1031



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COMMERCIAL REAL ESTATE





PEACH ORCHARD RD R/W VARIES

TOBACCO RD 100' R/W

CMF N65°45'55\"/>

S69°34'54\"/>

270.19'

30.00'

66.58'

~N/F SPIRIT MASTER FUNDING X LLC~
(155-0-052-04-1)

#4RBF

#4RBF

N24°23'130\"/>

188.71'

240.49'

388.12'

67.63'

PARCEL "A"
77,820 sq. ft.
1.786 acres
(155-0-052-05-0)

#5RBS

~N/F KAREN O CRUZ~
(155-0-052-02-0)

CNS

N24°23'130\"/>

145.00'

N69°47'32\"/>

89.40'

CNS

N60°52'58\"/>

89.43'

CNS

N60°52'58\"/>

31.05'

3/4\"/>

OTF

N69°46'46\"/>

282.77'

N69°46'46\"/>

282.77'

N69°46'46\"/>

282.77'

N69°46'46\"/>

282.77'

N69°46'46\"/>

282.77'

N69°46'46\"/>

282.77'

N69°46'46\"/>

282.77'

N69°46'46\"/>

282.77'

EXIST. 30' INGRESS/EGRESS EASEMENT
N20°45'28\"/>

S20°45'28\"/>

EXIST. 20' UTILITY EASEMENT
N20°25'25\"/>

179.99'

178.97'

180.00'

EXIST. SS.MH.

#5RBS

EXIST. SS.MH.

N69°52'17\"/>

159.99' (TIE)

IRON ROD
IN CONCRETE



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Property located adjacent to Advance Auto Parts near the intersection of Peach Orchard Road and Tobacco Road in South Augusta. This 1.63 acre parcel is located on Peach Orchard Road near the intersection of Tobacco Road. This area of south Augusta is experiencing lots of growth with 2 newly constructed apartment complexes nearby. This a great location for a restaurant or retail business.

Highlights

- 227 feet of frontage on Peach Orchard Road
- Easement access to Tobacco Road
- Site has access to water and sewer
- Peach Orchard Road VPD - 22,000
- Tobacco Road VPD - 10,700



TOBACCO ROAD

VPD | 10,700

PEACH ORCHARD ROAD

VPD | 22,000

SITE

BOBBY JONES EXPRESSWAY



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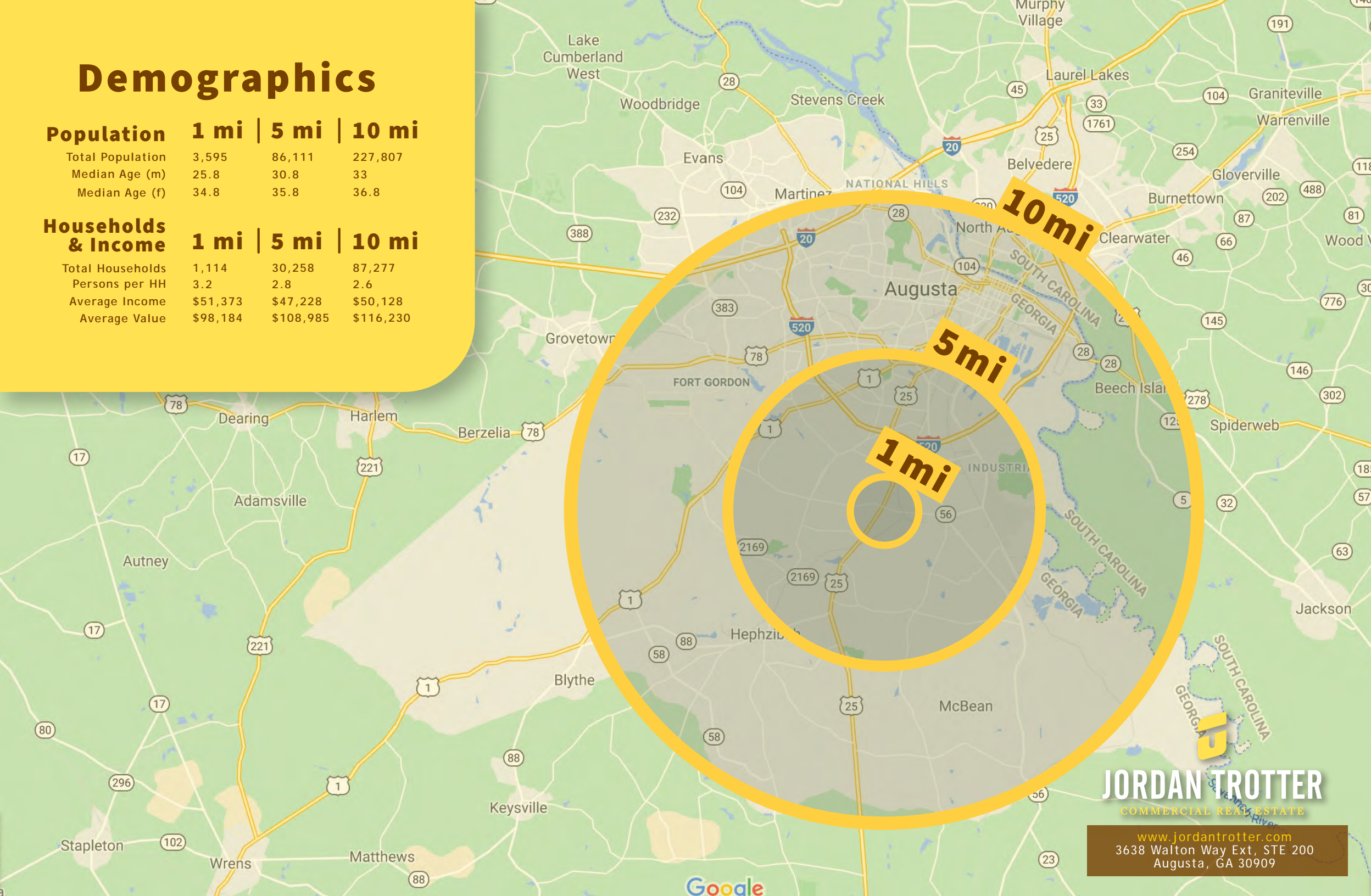
Demographics

Population 1 mi | 5 mi | 10 mi

Total Population	3,595	86,111	227,807
Median Age (m)	25.8	30.8	33
Median Age (f)	34.8	35.8	36.8

Households & Income 1 mi | 5 mi | 10 mi

Total Households	1,114	30,258	87,277
Persons per HH	3.2	2.8	2.6
Average Income	\$51,373	\$47,228	\$50,128
Average Value	\$98,184	\$108,985	\$116,230



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www.jordantrrotter.com
3638 Walton Way Ext, STE 200
Augusta, GA 30909