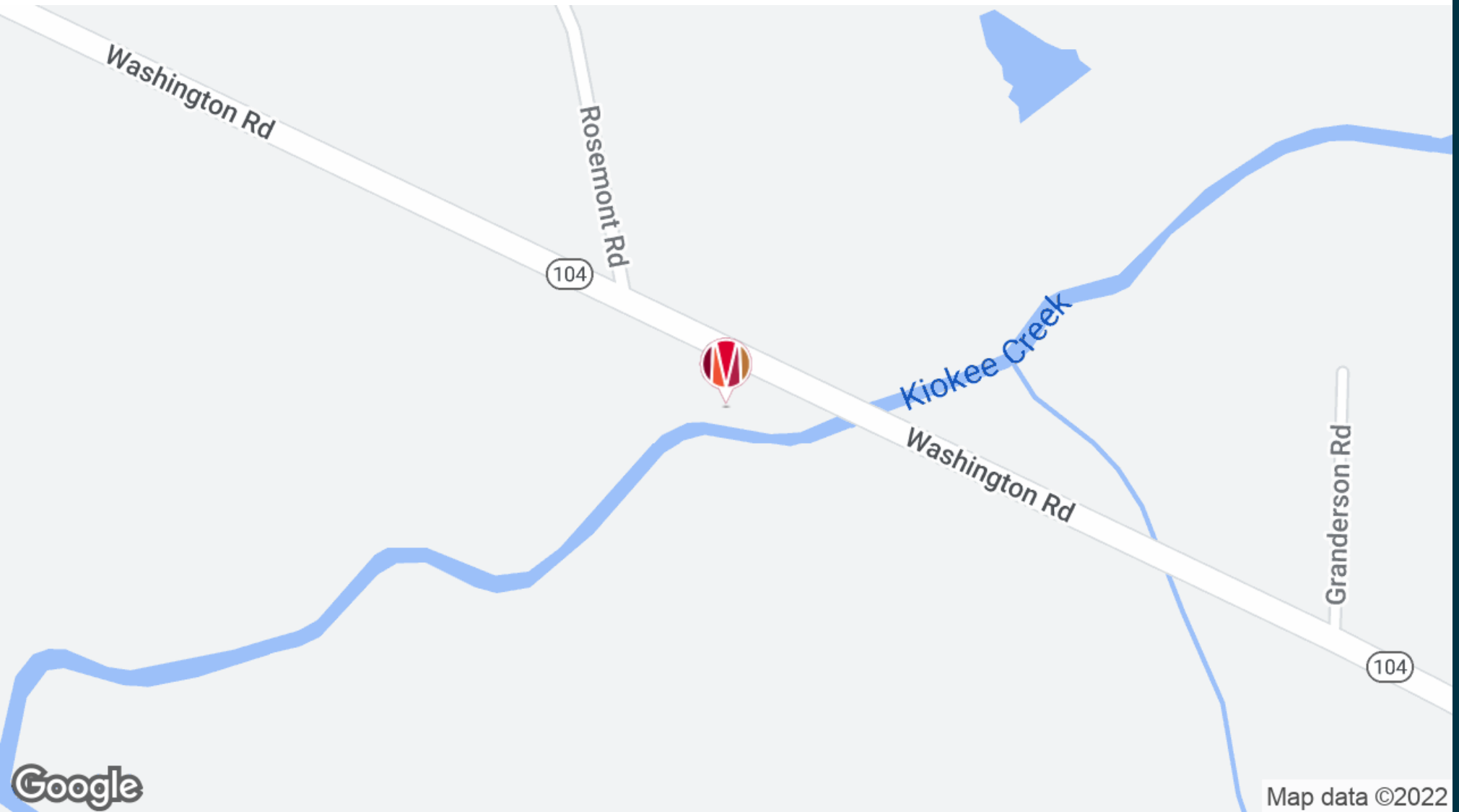


FOR SALE

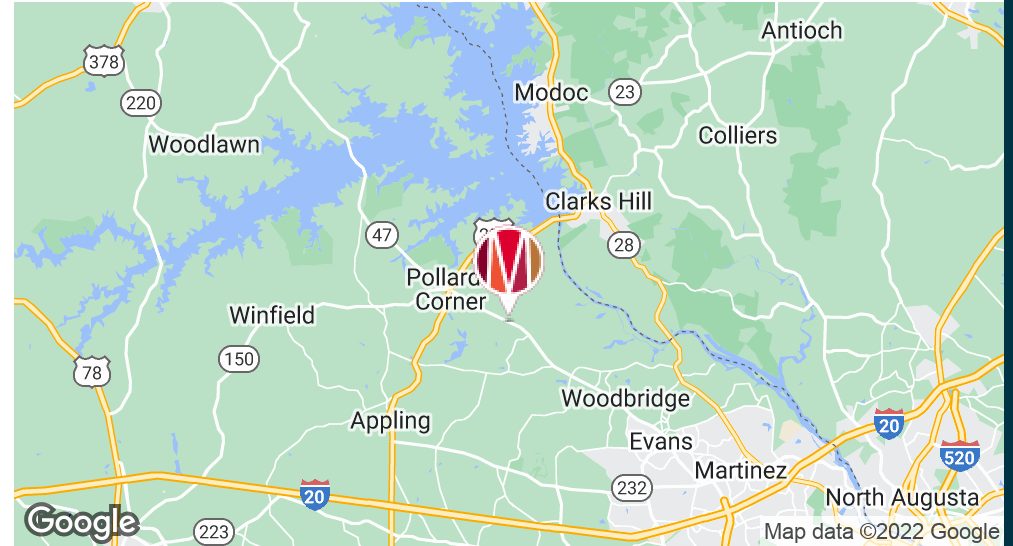
5550 Washington Road

Appling, GA 30802

LOCATION MAP



2.33 AC WASHINGTON ROAD/COLUMBIA COUNTY



OFFERING SUMMARY

Sale Price:	\$200,000
Lot Size:	2.33 Acres
Price/Acre:	\$85,837
Zoning:	C-2 (Columbia County)

- 12,000 + Vehicles Per Day
- Over 685 feet of Washington Road Frontage
- Zoned C-2

PROPERTY OVERVIEW

Meybohm Commercial Properties is pleased to present this 2.33 acre commercial tract located on the busy thoroughfare of Washington Road, in Appling, GA. Located less than 3 miles north of Riverwood Plantation. The property boasts over 12,000 vehicles per day and over 685 feet of Washington Road frontage. This property is currently zoned C-2 and desirable for multiple of commercial uses or even a recreational site nestling up to the beautiful Kiokee Creek.

LOCATION OVERVIEW

Strategically located next to and neighboring the master planned Riverwood Community. Ideally positioned with imminent visibility to Washington Road.

PROPERTY DETAILS

Sale Price	\$200,000
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LOCATION INFORMATION	
Street Address	5550 Washington Road
City, State, Zip	Appling, GA 30802
County	Columbia

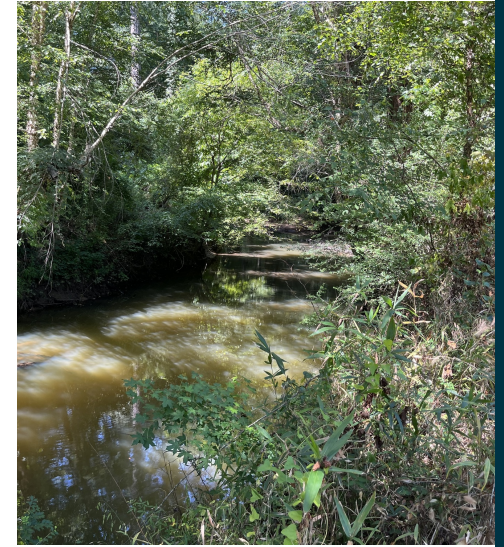
BUILDING INFORMATION	
Number of Lots	1

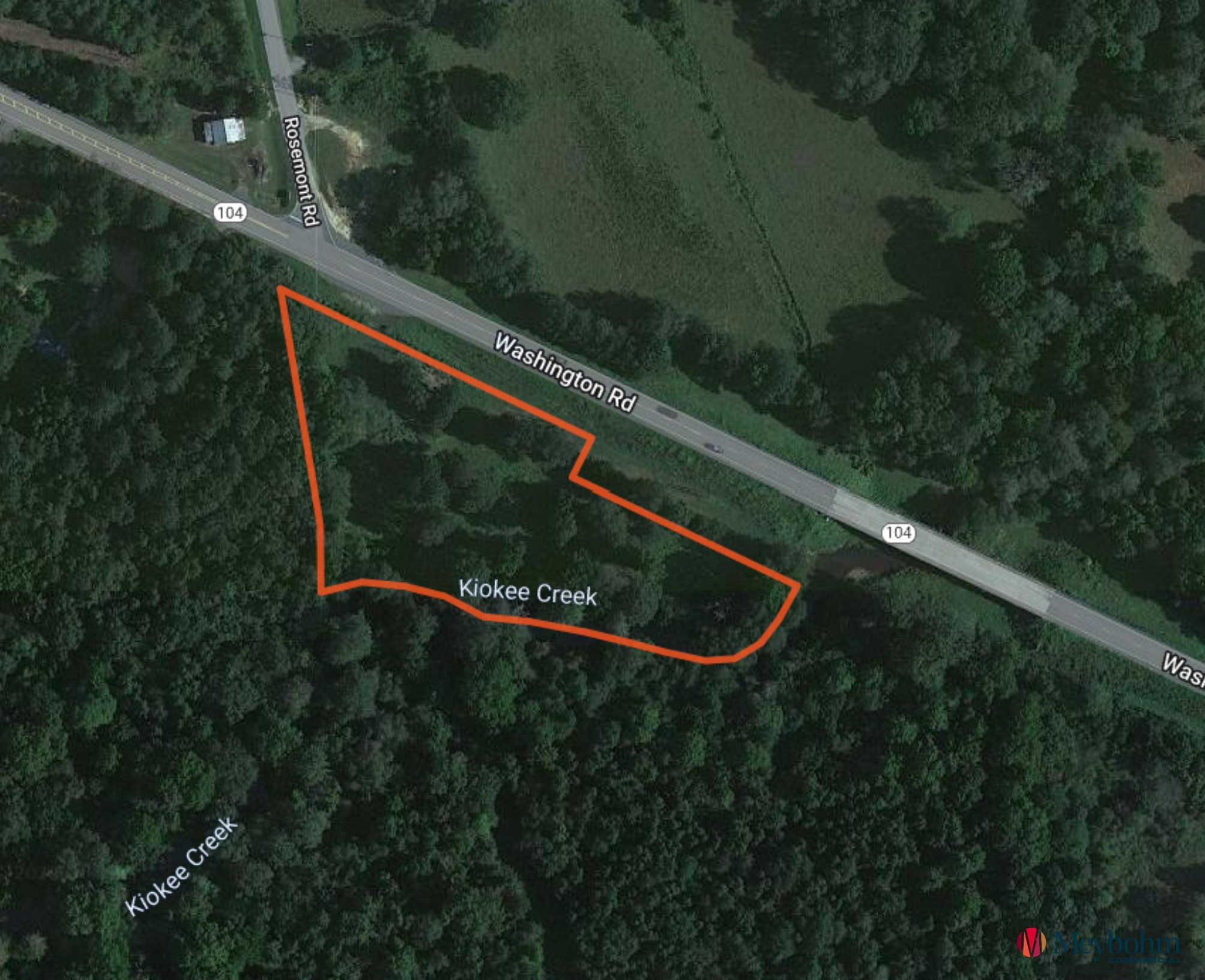
PROPERTY INFORMATION	
Property Type	Land
Property Subtype	Other
Zoning	C-2
Lot Size	2.33 Acres
Lot Frontage	686 ft
Traffic Count	12000

PARKING & TRANSPORTATION	
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UTILITIES & AMENITIES	
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ADDITIONAL PHOTOS



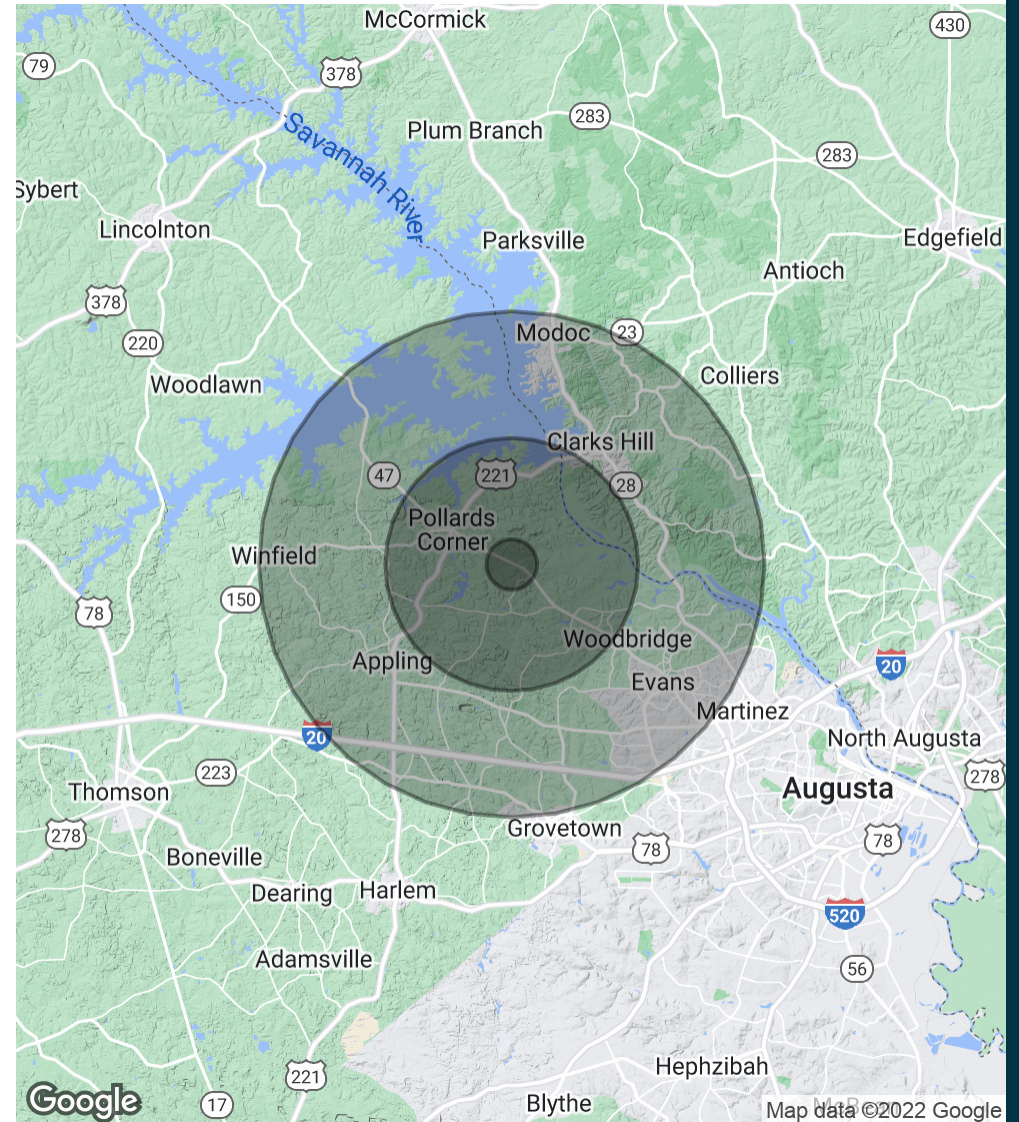


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	195	16,642	96,159
Average Age	41.7	38.2	38.1
Average Age (Male)	30.7	36.6	37.1
Average Age (Female)	52.2	40.9	39.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	83	6,278	35,787
# of Persons per HH	2.3	2.7	2.7
Average HH Income	\$63,052	\$96,357	\$91,330
Average House Value	\$2,298,576	\$438,823	\$318,951

* Demographic data derived from 2020 ACS - US Census





MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com

CHARLIE MOYE

Sales Agent

Cmoye@Meybohm.Com

Cell: 706.832.1726

PROFESSIONAL BACKGROUND

After 15 years in outside sales and sales management, Charlie is excited to continue his career in Commercial Real Estate. Growing up in the Thomson and Augusta area, he wants to help see our local businesses succeed and grow in this market and help bring new opportunities to our area. He also looks forward to working with investors and those looking to make land acquisitions for personal or professional use. In his spare time, Charlie likes to spend time with his wife and 2 boys outside, visiting the beach, hunting, and playing golf.

EDUCATION

BA of Science
Georgia Southern University 2006

MEMBERSHIPS & AFFILIATIONS

CCIM Candidate Member
ICSC
GAAR

GA #418771 // SC #128571