

3607 PEACH ORCHARD ROAD, AUGUSTA GA 30906



OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	1.39 Acres
Price/Acre:	\$251,799

- Zoned B-2
- 25,600 Vehicles per Day
- Close to Tobacco Road
- Flat Topography

PROPERTY OVERVIEW

This 1.39 acre parcel is located on busy Peach Orchard Road one parcel from the intersection of Tobacco Road. This is a high traffic intersection with approximately 25,600 cars per day. The property, zoned B-2, sits next to a Circle K convenience store and benefits from 312' of road frontage. The property is flat and ideally shaped for commercial development. It is located about 2.6 miles south of Bobby Jones Expressway (I-520), making easy to access all areas of Augusta and is close to numerous other commercial and residential developments. The buildings on this land are vacant.

LOCATION OVERVIEW

This property's prime location in south Augusta is only 3.4 miles from the Augusta Regional Airport and only 2.6 miles to I-520.

Tobacco Rd



10,780
VPD



Advance Auto Parts
Auto parts store

Peach Orchard Rd

FOR SALE
1.39 Acres

25,600
VPD





Meybohm
— COMMERCIAL —

ADDITIONAL PHOTOS / 3607 PEACH ORCHARD RD

Tobacco Rd

Peach Orchard Rd

Tobacco Rd

FOR SALE
1.39 Acres



Meybohm
COMMERCIAL

**1.39 Acres
For Sale**



Peach Orchard Rd

Looking NE on Peach Orchard Rd



**1.39 Acres
For Sale**



**25,600
VPD**

Peach Orchard Rd

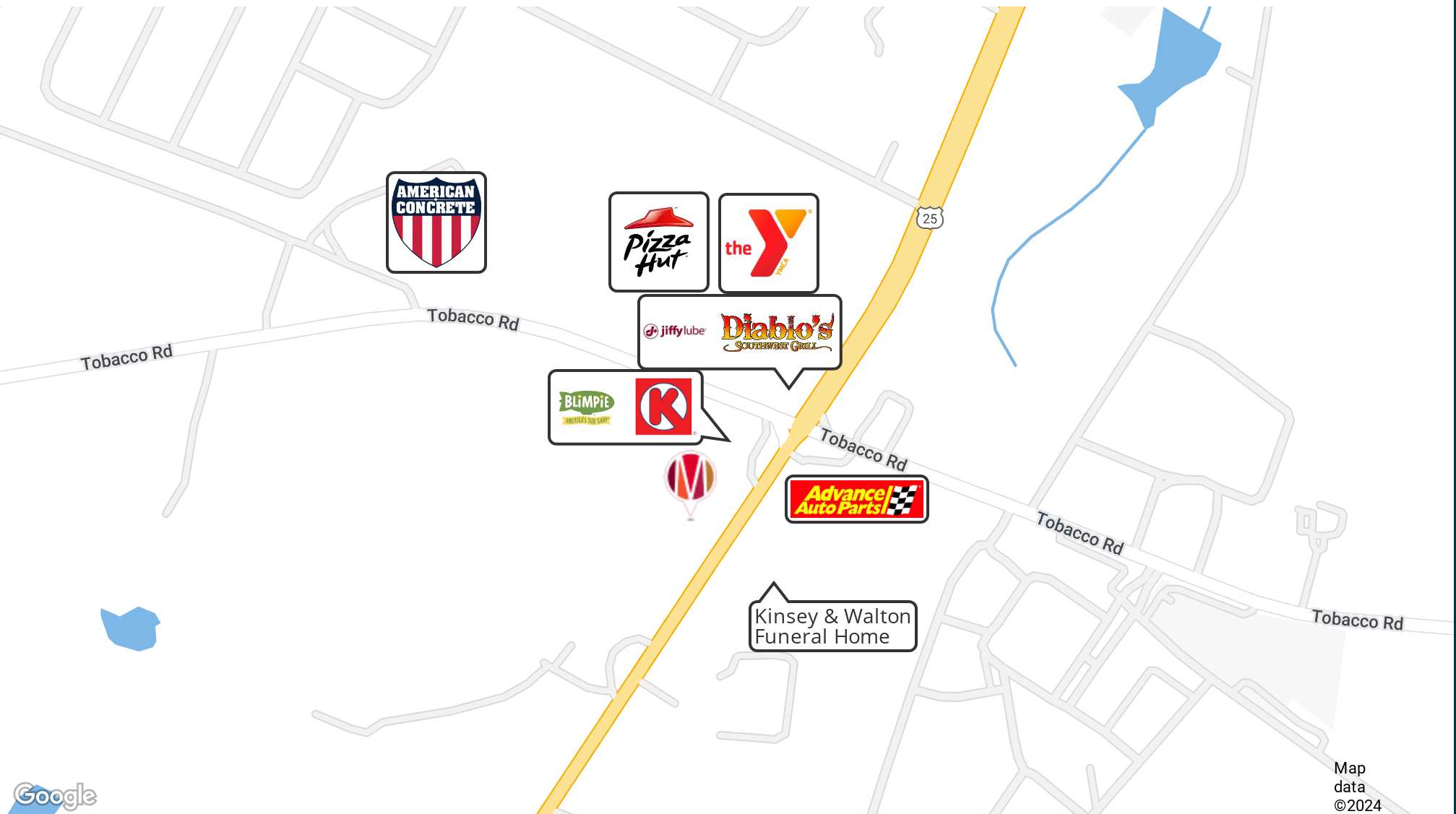
Looking SW on Peach Orchard Rd



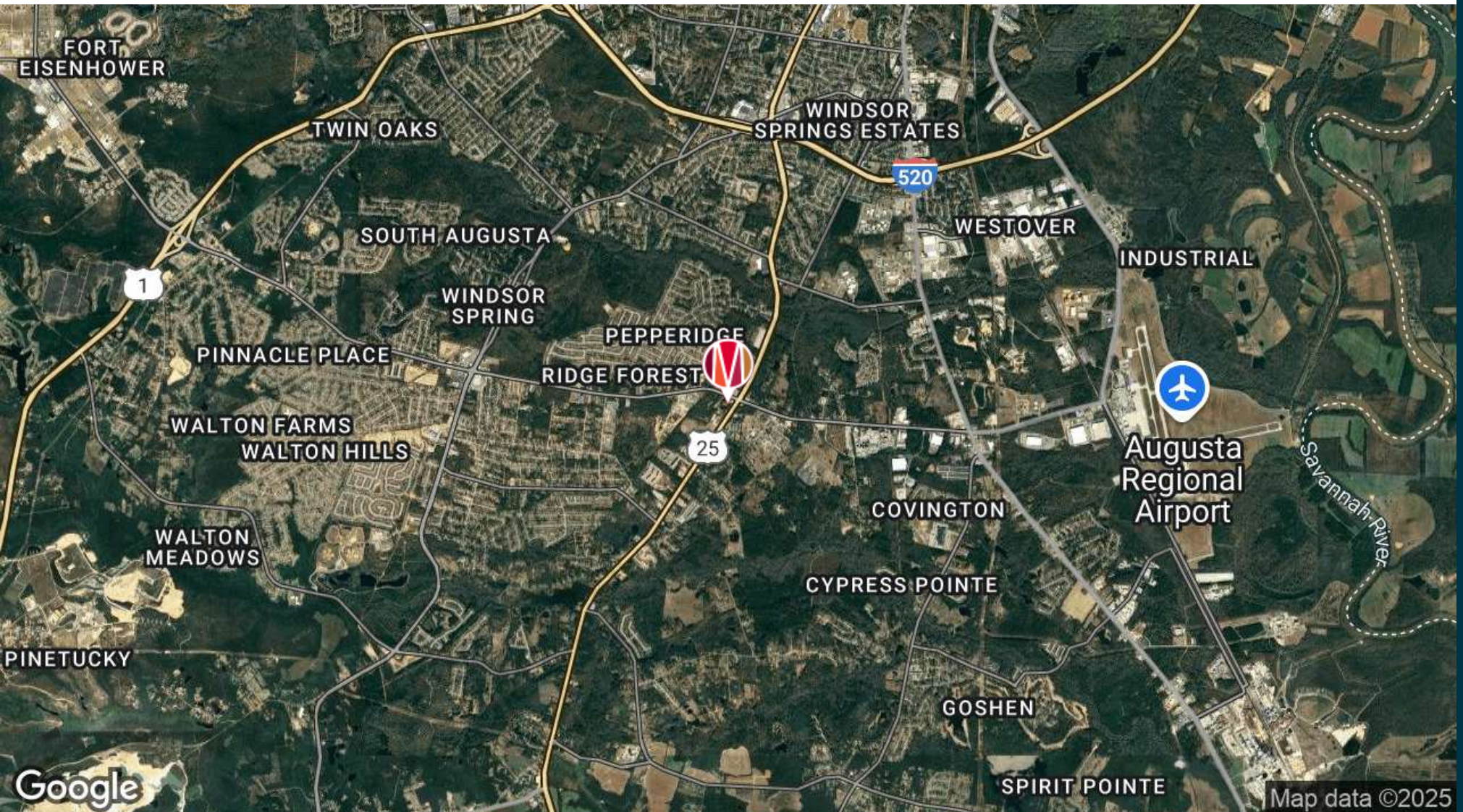




RETAILER MAP



LOCATION MAP

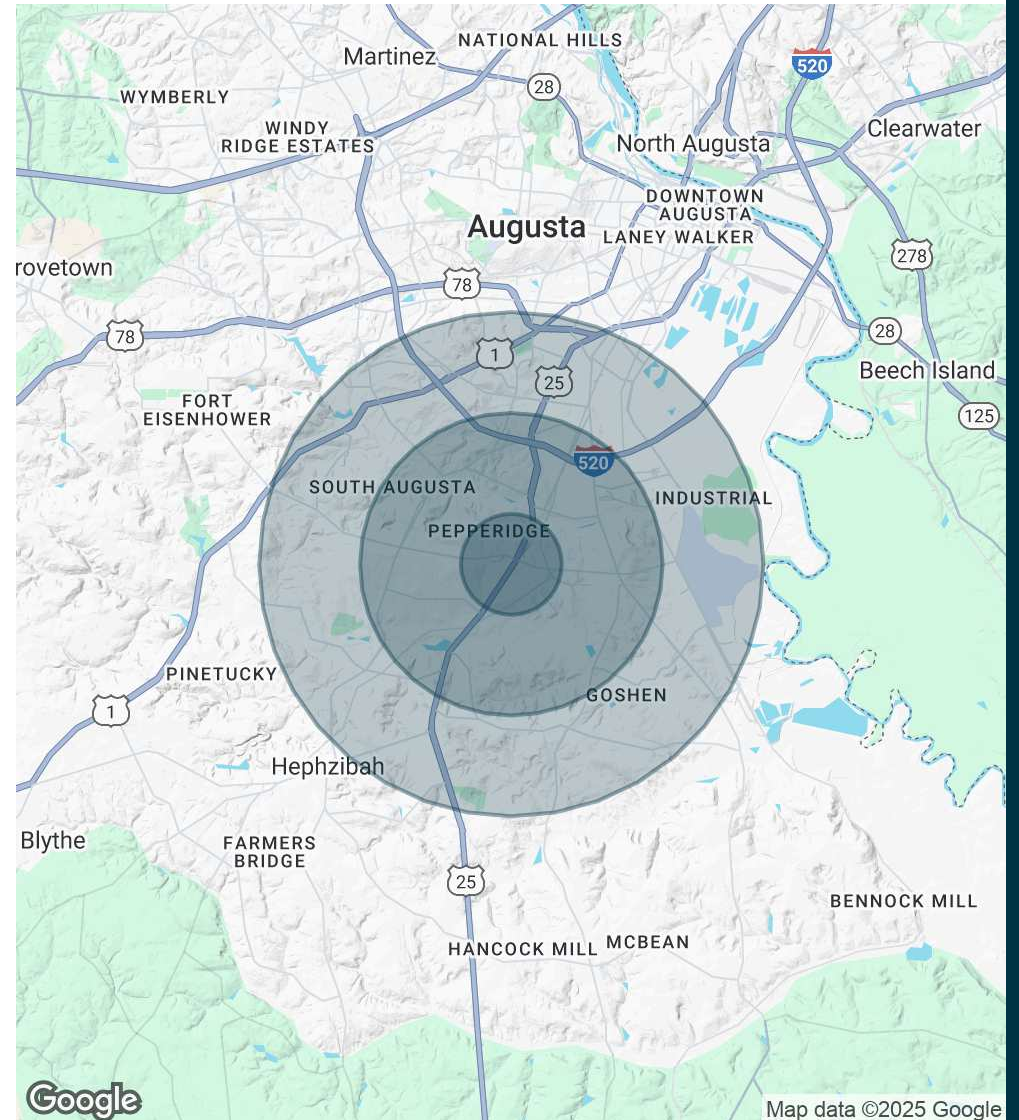


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,069	35,327	82,312
Average Age	39	39	39
Average Age (Male)	37	37	37
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,532	12,971	30,944
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$79,069	\$69,788	\$67,975
Average House Value	\$165,004	\$155,773	\$165,651

Demographics data derived from AlphaMap





DEAN NEWMAN

Vice President, Associate Broker

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PROFESSIONAL BACKGROUND

After receiving a degree in Business Administration - Marketing from Augusta College, Dean joined Club Car, a world-wide golf car and utility vehicle manufacturer where he held positions in sales and sales management for approximately 20 years. He then spent 5 years as Vice President of Development for the Alliance Defending Freedom where he focused on major donor development. In January 2005, he joined Meybohm Commercial Properties where he is currently Vice President/Associate Broker and focuses most of his attention on the Aiken, South Carolina market. He is also a licensed real estate instructor since 2015. Dean is an active member of Abilene Baptist Church where he has served in numerous capacities over 35 years. He and his wife have two adult children who are each married and five grandchildren.

EDUCATION

BBA - Marketing from Augusta College

MEMBERSHIPS & AFFILIATIONS

Aiken Board of Realtors

GA #281453 // SC #49942

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

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MeybohmCommercial.com