



FOR SALE

PAD READY  
DEVELOPMENT SITE

5151 Bluegrass Trail, Grovetown, GA 30813

# Property Summary



## PROPERTY DESCRIPTION

This 1.48 acre pad ready / rough graded development site in rapidly growing Grovetown, GA is conducive for a quick and easy development project. Site work with storm water detention has been completed and utilities are already on site. The parking lot and curb cuts are already in place as well. Even the landscaping and dumpster pads have been completed. The seller has surveys and architectural plans that can be provided. The architectural plan indicates that a building of 10,000 square feet could be built on the property. This location would be ideal for a medical or professional user and the site condition makes this a unique opportunity that should not be passed up. The area is surrounded by brand new national retailer developments including a Super Kroger

## OFFERING SUMMARY

Sale Price:	\$695,000
Site Condition:	Pad read / rough graded with utilities
Lot Size:	1.48 Acres
Market:	Grovetown retail district
Zoning:	C-2 (Commercial)
Possible Uses:	Medical Office, Professional Office, Retail



CHRIS FARROW

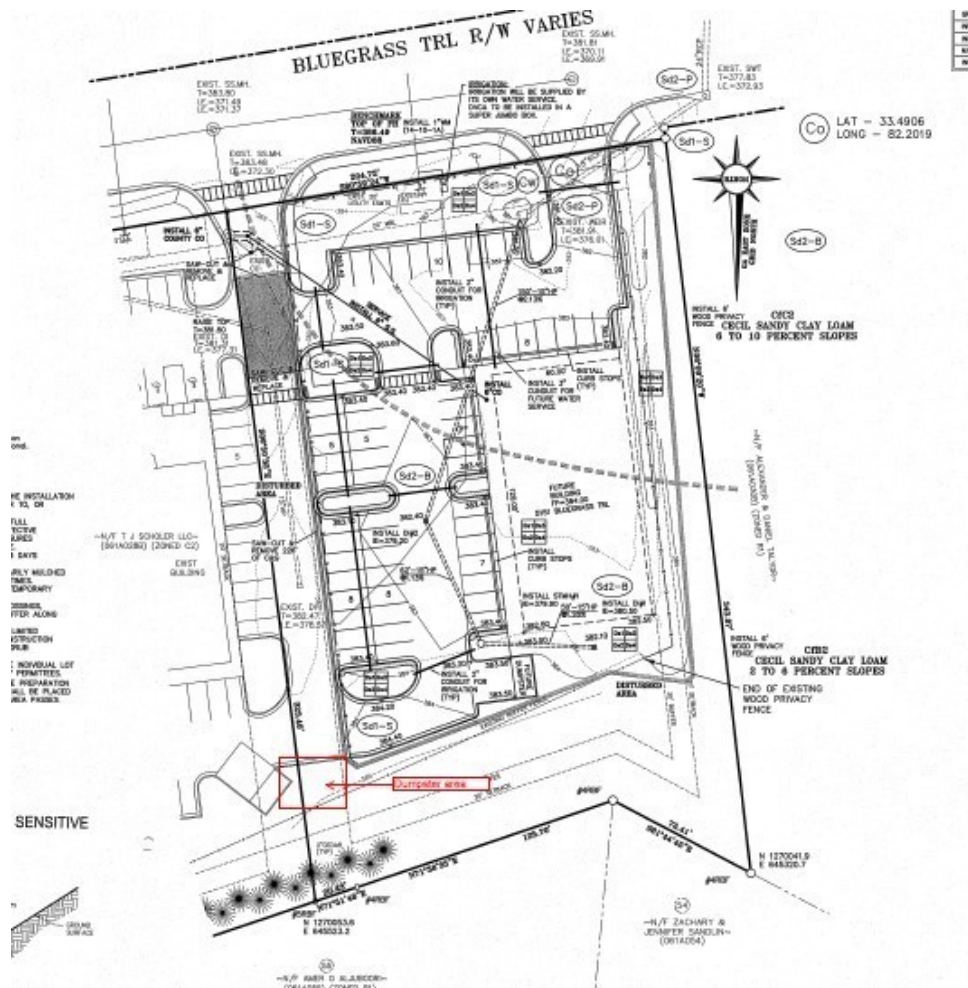
Sr. Vice President

cfarrow@shermanandhemstreet.com

706.288.1076



# Property Details & Highlights



- Site work is complete and includes storm water detention
- C-2 Zoning (Commercial)
- Curb cut and parking lot with lighting in place
- Utilities are on site
- Landscaping and dumpster pad in place
- Immediate area is characterized by new national retail development including Super Kroger
- Rapidly growing area from national defense employers
- Plans indicate a 10,000 square foot building could be constructed



# Additional Photos



**SHERMAN & HEMSTREET**  
Real Estate Company

**CHRIS FARROW**  
Sr. Vice President  
cfarrow@shermanandhemstreet.com  
706.288.1076



# Additional Photos



**SHERMAN &  
HEMSTREET**  
Real Estate Company

**CHRIS FARROW**  
Sr. Vice President  
cfarrow@shermanandhemstreet.com  
706.288.1076

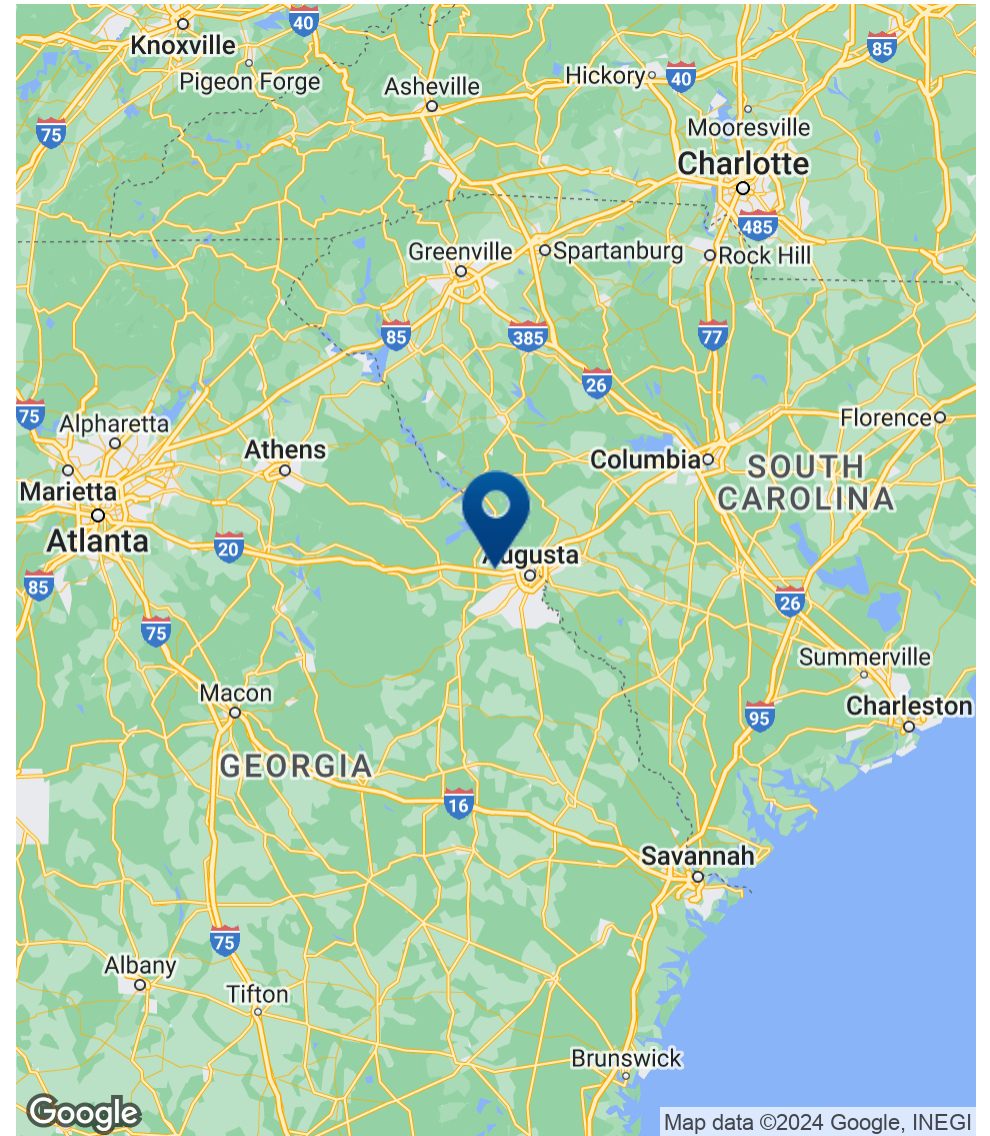
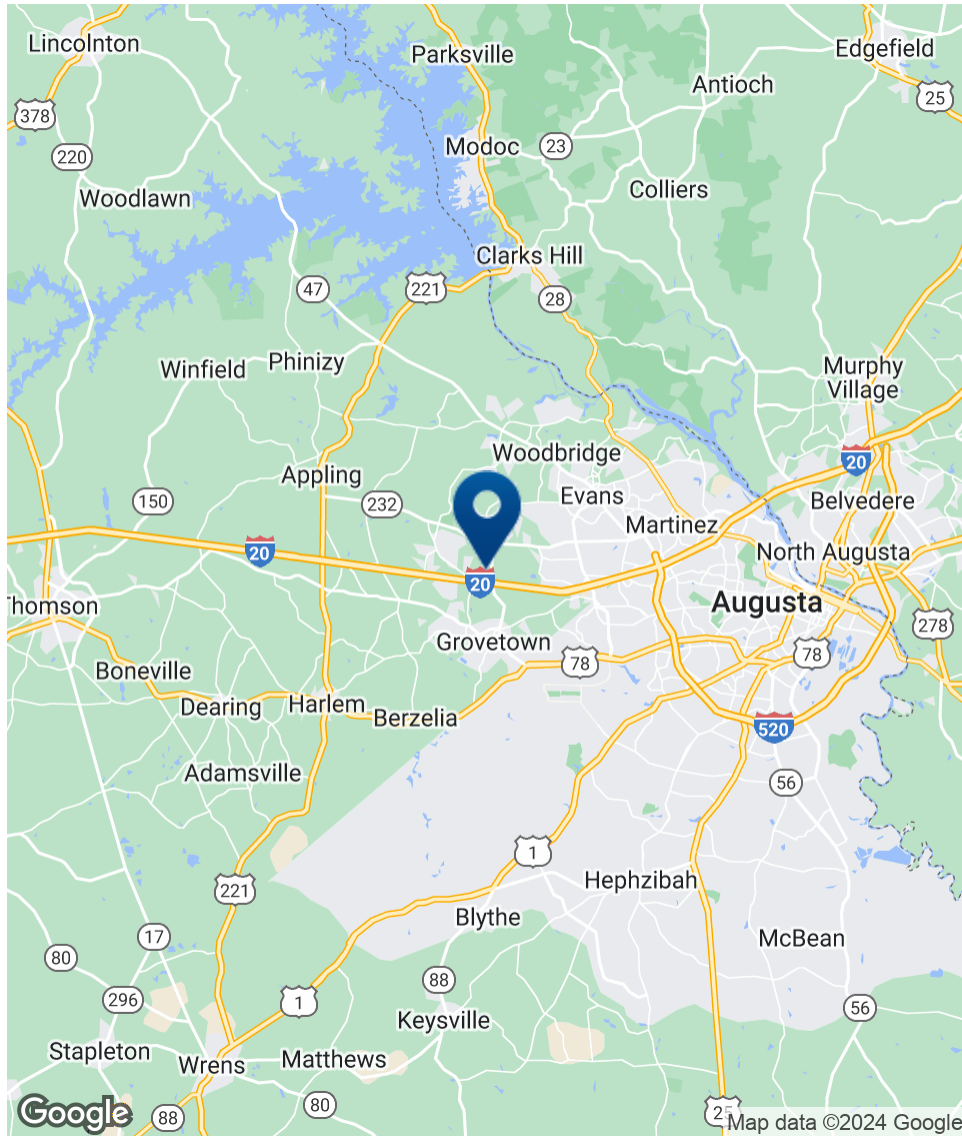


# Retailer Map





# Location Map



**SHERMAN & HEMSTREET**  
Real Estate Company

**CHRIS FARROW**

Sr. Vice President

[cfarrow@shermanandhemstreet.com](mailto:cfarrow@shermanandhemstreet.com)

706.288.1076

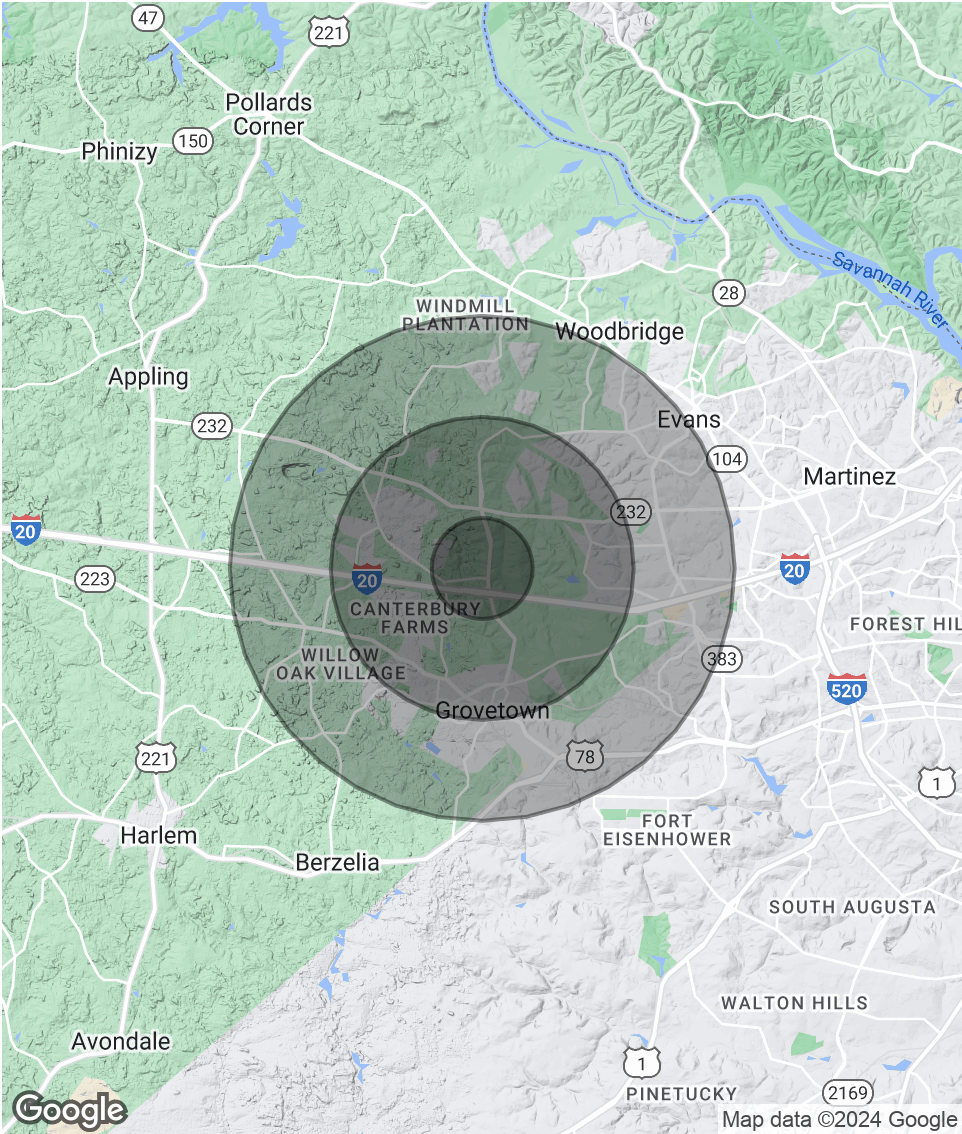
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,661	36,265	84,348
Average Age	31.1	33.7	35.9
Average Age (Male)	27.1	33.9	36.1
Average Age (Female)	40.2	34.2	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	936	13,608	31,145
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$86,905	\$78,209	\$76,473
Average House Value	\$240,536	\$248,331	\$213,614

\* Demographic data derived from 2020 ACS - US Census



**CHRIS FARROW**  
Sr. Vice President  
cfarrow@shermanandhemstreet.com  
706.288.1076