



For More Information:

Scott A. Atkins, SIOR, CCIM

President

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RETAIL LAND - GROVETOWN AT I-20 450 LEWISTON ROAD, GROVETOWN, GA 30813

PROPERTY SUMMARY



PROPERTY DESCRIPTION

7.93 Acres at Lewiston Road at I-20 in Grovetown. This is the fastest growing interchange in the CSRA. Access to property from Lewiston Road as well as Sugarcreek Dr. Property is zoned C-2 General Business per Columbia County Planning and Development. This property is less than 1/8 of a mile from the new super Kroger on William Few Pkwy. Perfect site for retail development.

PROPERTY HIGHLIGHTS

- Located at Lewiston Road at I-20 in Grovetown
- Zoned C-2 General Business
- Fastest Growing Interchange In Augusta MSA
- 7.93 Acres
- Access from Lewiston Road and Sugarcreek Rd

OFFERING SUMMARY

Sale Price:

\$1,900,000

Lot Size:

7.93 Acres

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ATKINS

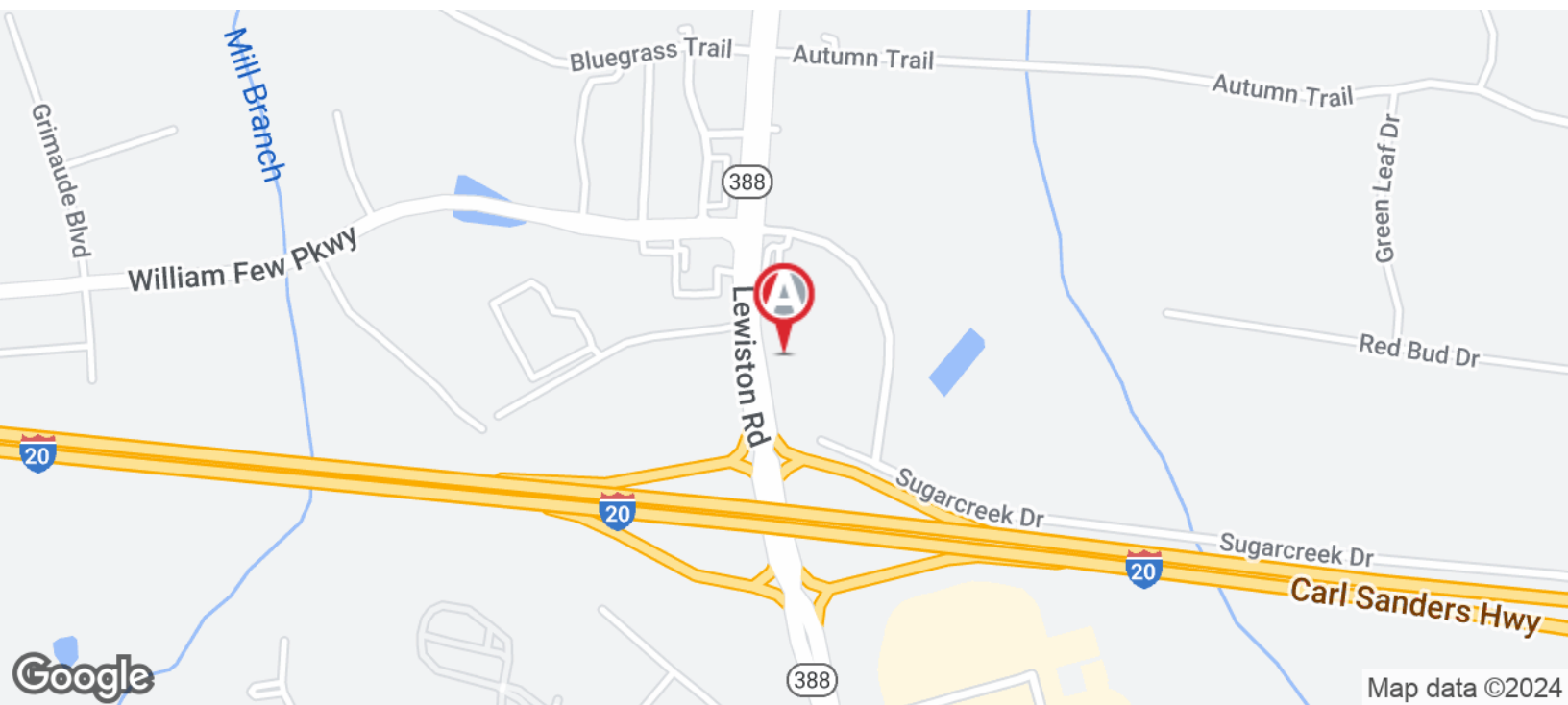
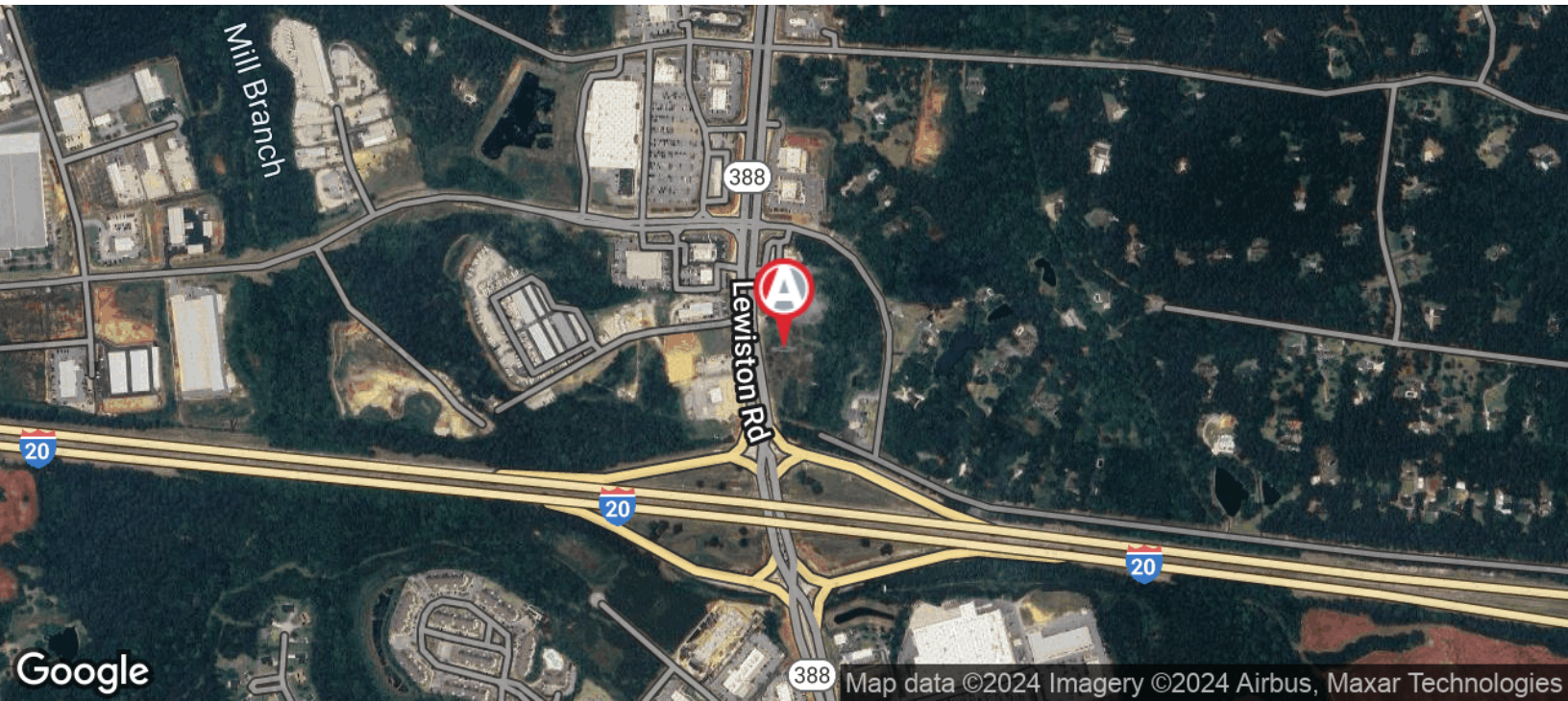
COMMERCIAL PROPERTIES

LAND FOR SALE

RETAIL LAND - GROVETOWN AT I-20

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LOCATION MAP



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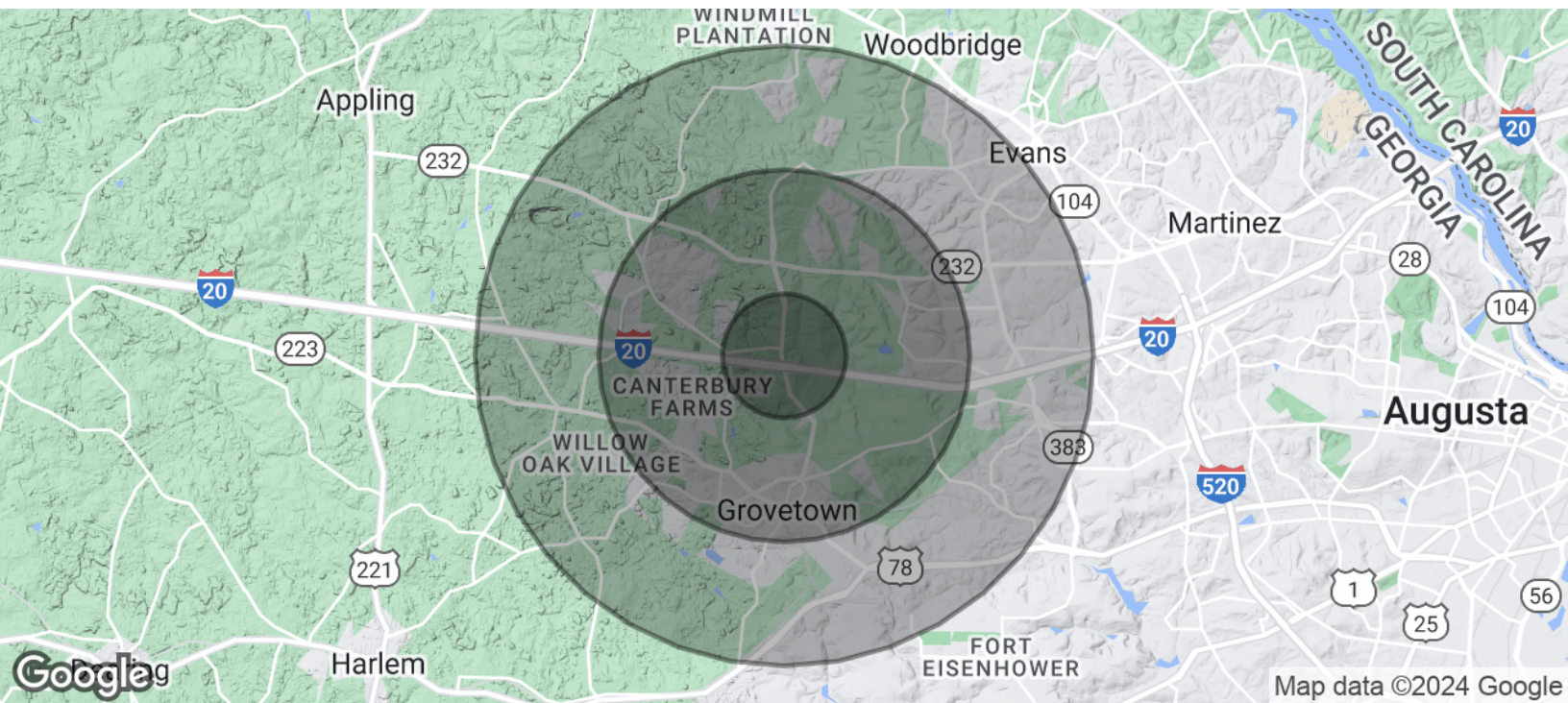
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DEMOGRAPHICS MAP & REPORT



POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

1 MILE

2,485

36

35

37

3 MILES

44,221

35

34

36

5 MILES

93,612

37

36

38

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

1 MILE

913

2.7

\$112,244

\$373,107

3 MILES

15,133

2.9

\$114,083

\$307,795

5 MILES

32,500

2.9

\$111,531

\$289,559

* Demographic data derived from 2020 ACS - US Census

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