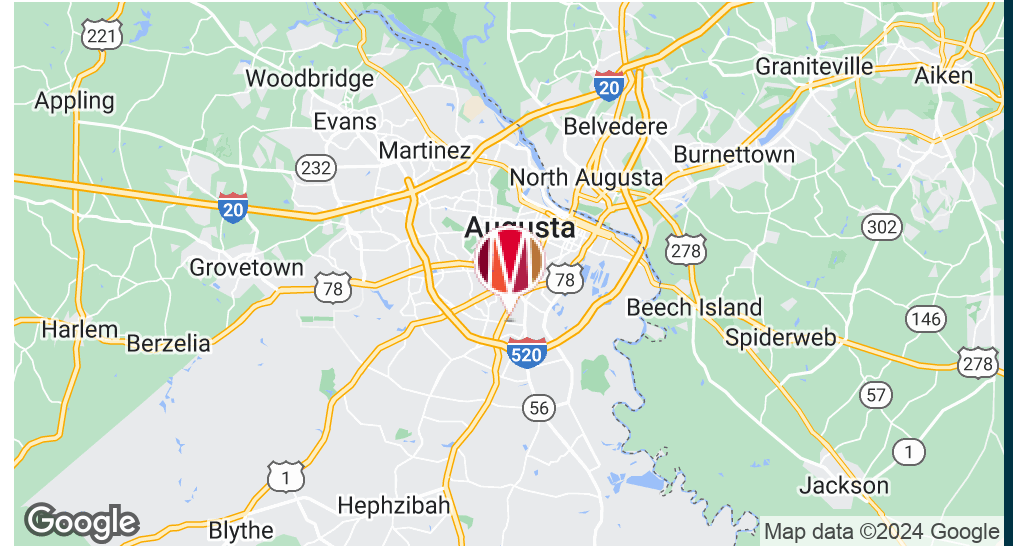


FOR SALE: 2006 LUMPKIN RD, AUGUSTA GA 30906



OFFERING SUMMARY

Sale Price:	\$175,000
Building Size:	2,400 SF
Lot Size:	0.29 Acres
Price/SF:	\$72.92
Year Built:	1975
Zoning:	B1

PROPERTY OVERVIEW

This property has a building consisting of approximately 2,400 square feet located on Lumpkin Road, a very visible road in south Augusta consisting of average traffic of over 7,000 cars per day. The property size is approximately .29 acres and has a wide open parking area in the front that could accommodate twelve cars or more. The building has most recently been used as a day care facility and has a small side yard that was used as a play area. It sits directly across the street from Butler High School. With some updating, it would be ideal for any professional office use such as an insurance agent, accountant, medical user, personal services or a variety of other commercial uses. It is located in Richmond County and zoned B-1.

LOCATION OVERVIEW

The property is located on the south side of Augusta, near I-520, in a busy commercial area. From the intersection of Peach Orchard Road and Lumpkin Road, head east 0.4 mile, and the property will be on the right.





View to the East

2006 Lumpkin Rd



View to the West



2006 Lumpkin Rd

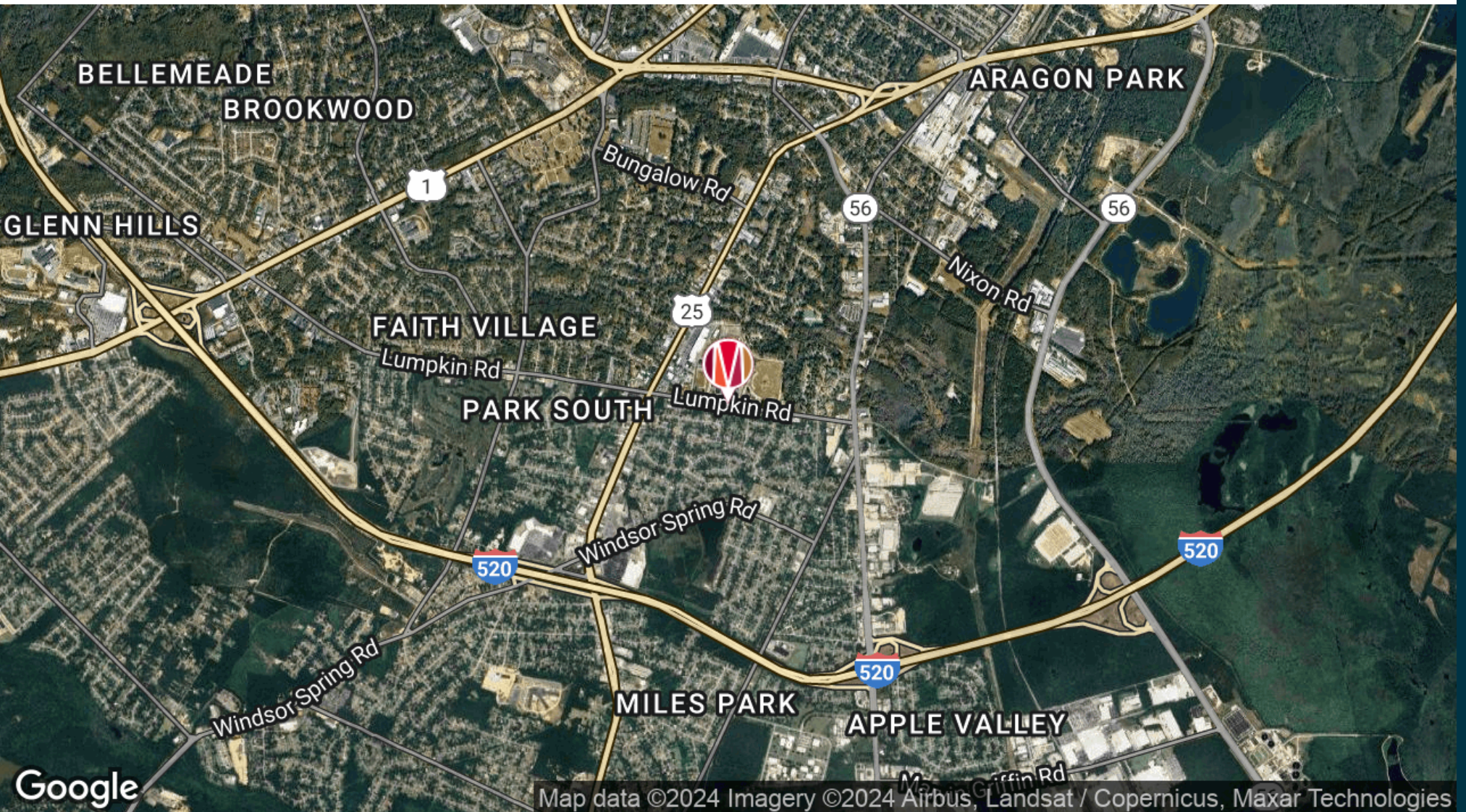
View across the Street - Butler High School



RETAILER MAP



LOCATION MAP

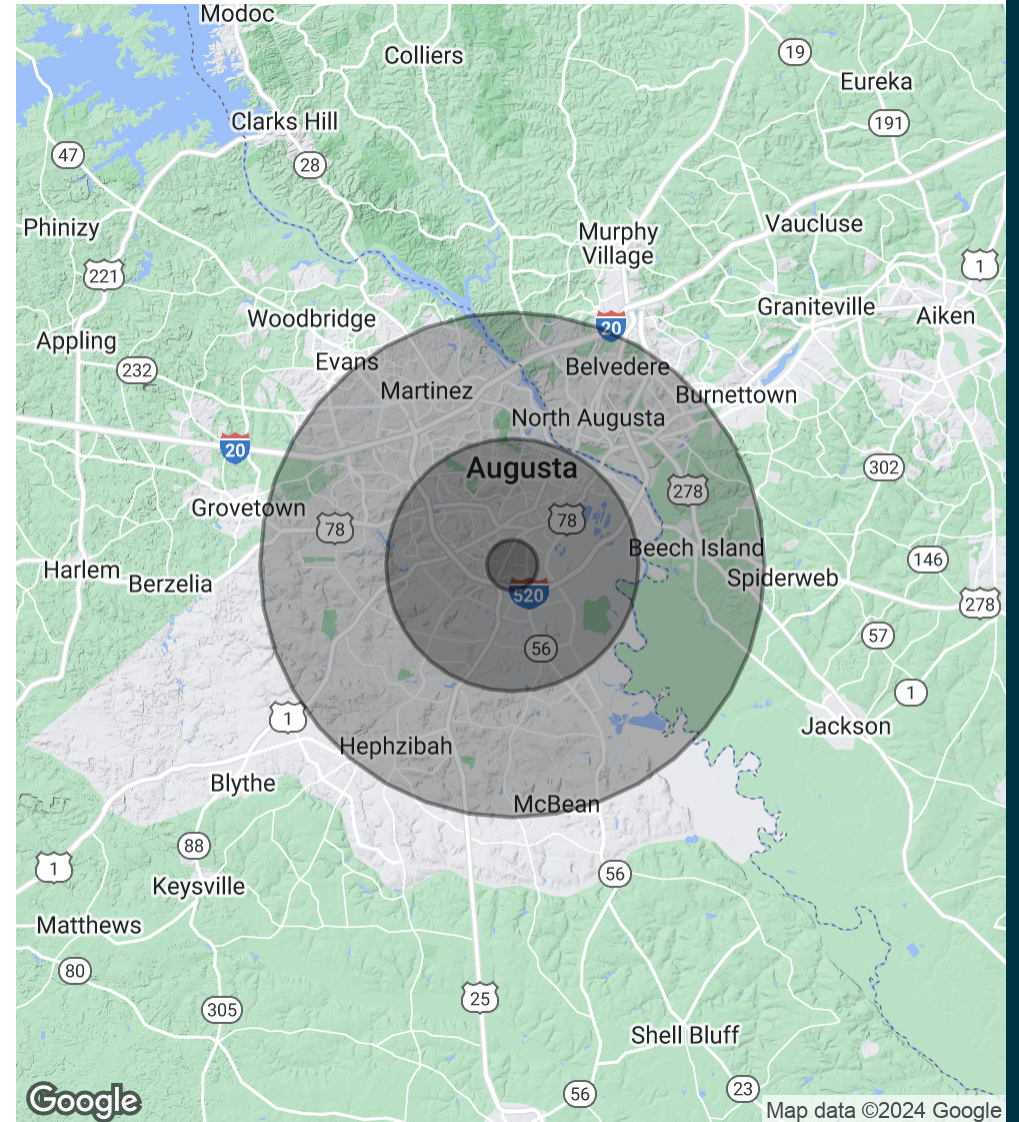


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,648	105,457	284,221
Average Age	39	39	40
Average Age (Male)	37	38	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,573	42,359	115,925
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$47,907	\$64,695	\$82,206
Average House Value	\$89,094	\$180,145	\$221,411

Demographics data derived from AlphaMap





MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com

DEAN NEWMAN

Vice President, Associate Broker

Dnewman@Meybohm.Com

Cell: 706.339.4379

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 four grandchildren.

EDUCATION

BBA - Marketing from Augusta College

MEMBERSHIPS & AFFILIATIONS

Aiken Board of Realtors

GA #281453 // SC #49942