



# **FOR SALE** 2501 Meadowbrook Dr Augusta, GA 30906



#### PROPERTY HIGHLIGHTS

- Located at a fully signalized intersection in principal city of Georgia's 2<sup>nd</sup> largest MSA
- Windsor Springs Rd is the primary thoroughfare into Augusta from the southwest suburbs
- 2.84 Acre site provides diverse options for future use

BUILDING SF	N/A
LAND SF	123,710
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	42,000 VPD

SIGNAGE TYPE	N/A
1-MILE (POP.)	6,076
3-MILE (POP.)	56,443
MED. INCOME	\$62,990
SPACE USE	N/A



### **JEFF SCHEIDEGGER**

**Account Contact** +1 314-384-8662 Jeff.scheidegger@cushwake.com

### JONATHAN ACEVES

Senior Associate +1 706 294 1757 jaceves@meybohm.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.





## FOR SALE 2501 Meadowbrook Dr Augusta, GA 30906

# HIGH TRAFFIC, FULLY SIGNALIZED INTERSECTION LOCATION

2501 Meadowbrook Dr is a well positioned, 2.84 acre site consisting of 3 parcels in Augusta, GA. Located at the highly trafficked, fully signalized intersection of Meadowbrook Dr and Windsor Spring Rd, 2501 Meadowbrook Dr provides the unique opportunity to develop within the highly underserved area of the southwest Augusta suburbs.



### **LEGAL INFORMATION**

TAX PARCEL ID	131-0-025-02-0 131-0-373-00-0 131-0-025-01-0
2020 RE TAXES	\$1,769.55
ZONING	B-2 (General Business)



#### **RESTRICTIONS**

Property will be restricted against uses competitive with convenience stores

### **OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

**JEFF SCHEIDEGGER** 

Account Contact +1 314-384-8662 Jeff.scheidegger@cushwake.com **JONATHAN ACEVES** 

Senior Associate +1 706 294 1757 jaceves@meybohm.com

©2021 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.