

# 4720 Deans Bridge Road

Blythe, GA 30805



## OFFERING SUMMARY

Sale Price: \$121,000

Lot Size: 1.34 Acres

Year Built: 1988

Building Size: 1,600

Zoning: B2

Price / SF: \$73.12

## PROPERTY OVERVIEW

This property is for sale and the owner is super motivated, so bring all offers! This property is in an up and coming area and is minutes away from Fort Gordon. The warehouse has 1600 sqft on the first floor with another 1600 sqft on the second floor. The second floor only has one ingress and egress access and windows will need to be installed in order to use the second floor.

## PROPERTY HIGHLIGHTS

- 1.34 acre property located in the heart of Augusta, GA
- Nice square piece of property with almost 200 feet of frontage along Deans Bridge Road
- Zoned B2
- Warehouse consists of 2 floors with over 1600 sqft per floor
- The second floor has two full bathrooms, HVAC, washer and dryer hookups, and a kitchen and with the correct modifications could be used as a residential unit.
- 12X10 Dock Door
- Minutes away from Bobby Jones and Interstate 20

## SHERMAN & HEMSTREET REAL ESTATE COMPANY

624 Ellis St. , Augusta, GA 30901  
shermanandhemstreet.com  
706.722.8334

## ZACK HARTMAN

zhartman@shermanandhemstreet.com  
706.922.0395

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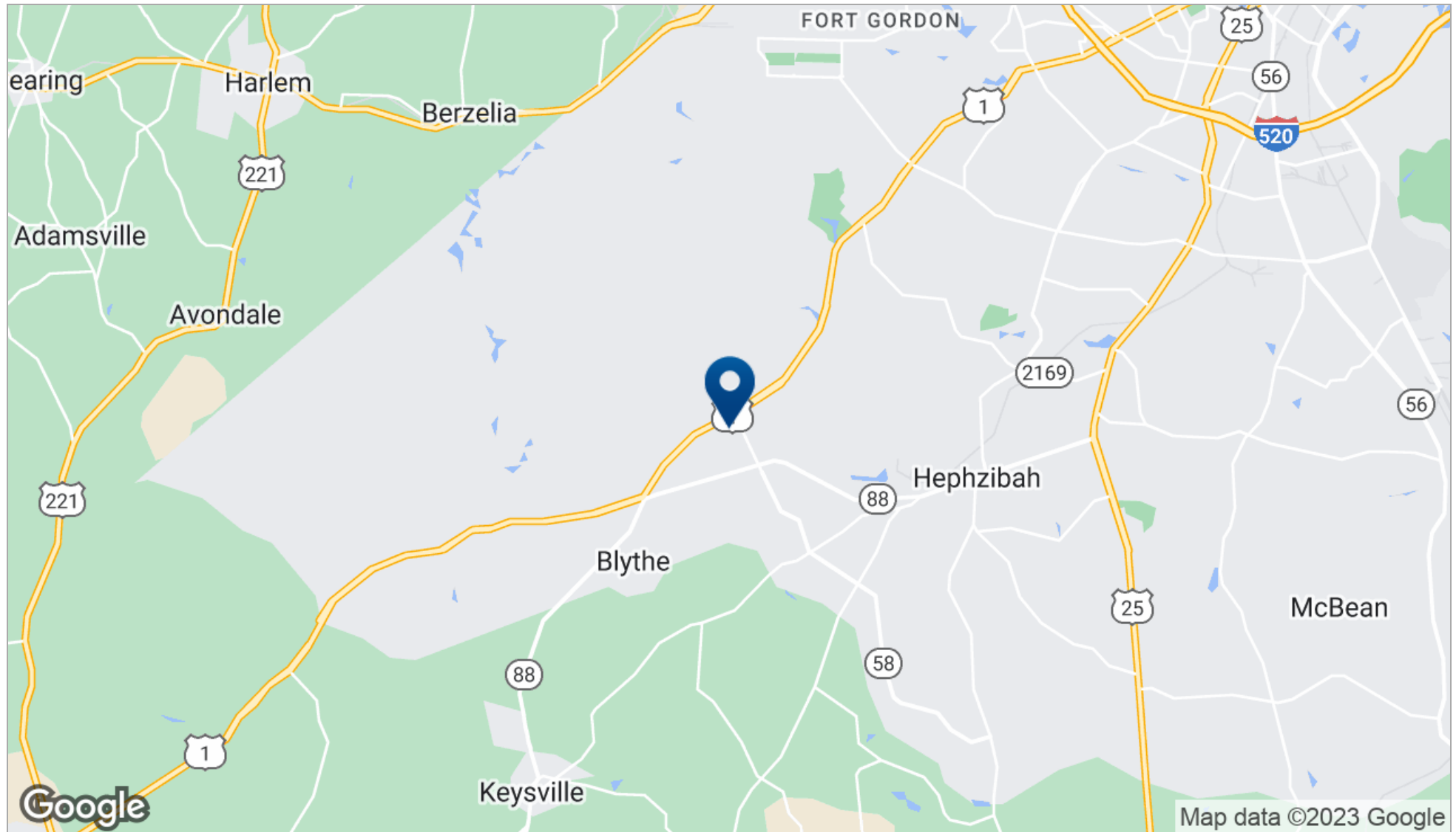
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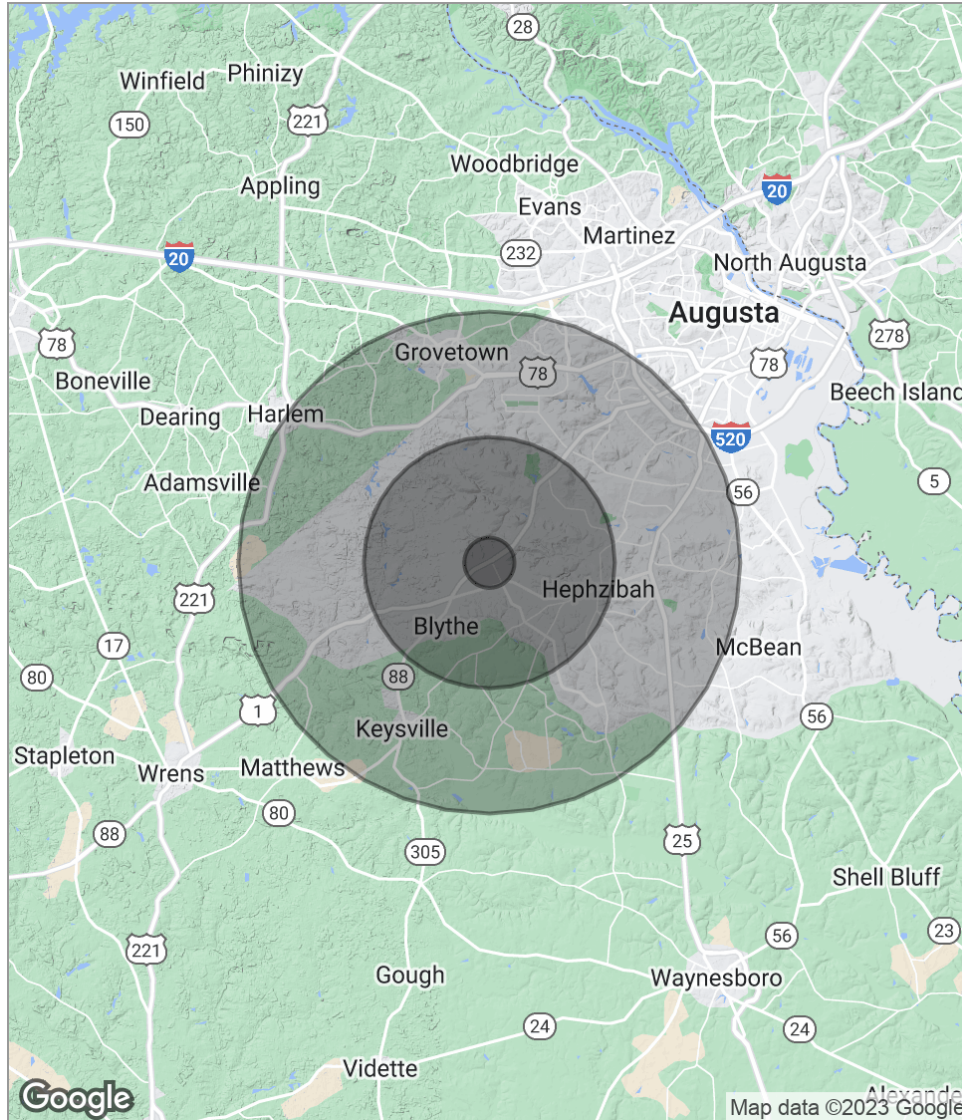
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	459	12,480	99,576
Median age	38.9	31.7	32.2
Median age (Male)	36.6	30.5	30.2
Median age (Female)	40.3	34.0	34.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	150	3,282	32,522
# of persons per HH	3.1	3.8	3.1
Average HH income	\$53,552	\$55,127	\$52,348
Average house value	\$122,406	\$123,881	\$119,149

\* Demographic data derived from 2020 ACS - US Census