

FOR SALE

2501 Meadowbrook Dr
Augusta, GA 30906



PROPERTY HIGHLIGHTS

- Located at a fully signalized intersection in principal city of Georgia's 2nd 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	SIGNAGE TYPE	N/A
LAND SF	123,710	1-MILE (POP.)	6,076
YEAR BUILT	N/A	3-MILE (POP.)	56,443
PARKING	N/A	MED. INCOME	\$62,990
TRAFFIC COUNTS	42,000 VPD	SPACE USE	N/A



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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:

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