

FOR SALE

**1741 Doug Barnard Pkwy
Augusta, GA 30906**



PROPERTY HIGHLIGHTS

- Positioned on a dominant north-south thoroughfare just south of downtown Augusta
- Less than .5 miles from I-520 (27,900 VPD), the essential roadway providing easy connectivity to the majority of the metro area
- Surrounded by employment and economic drivers



BUILDING SF	N/A	SIGNAGE TYPE	N/A
LAND SF	113,256	1-MILE (POP.)	450
YEAR BUILT	N/A	3-MILE (POP.)	14,049
PARKING	N/A	MED. INCOME	\$37,604
TRAFFIC COUNTS	15,400 VPD	SPACE USE	N/A

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ABUNDANCE OF SPACE FRONTING A PRIMARY ROADWAY

1741 Doug Barnard Pkwy offers the opportunity to capitalize on a 2.6 acre site along a major highway. The property provides space for 2-3 single tenant users or even a multi-tenant building. Positioned on a major thoroughfare and adjacent to several employment drivers, 1741 Doug Barnard Pkwy has the potential to attract a broad assortment of tenants and take advantage of an underserved submarket.



LEGAL INFORMATION

TAX PARCEL ID	124-0-004-02-0
2020 RE TAXES	\$734.55
ZONING	HI (Heavy Industrial – Retail is Permitted Under HI)



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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