



FOR SALE

WRIGHTSBORO @
GIBBS RD
PROFESSIONAL SITE

601 Gibbs Road S, Grovetown, GA 30813

Property Summary



PROPERTY DESCRIPTION

This 1.17-acre commercial development site offers an excellent opportunity for a daycare, professional office, or other similar use, subject to rezoning. The seller is willing to provide adequate time for the rezoning process, and the property is served by city water and sewer, features generally level topography, and benefits from high daily traffic counts for excellent visibility. Site has no wetlands or floodplain constraints, this site is well-positioned for development and a variety of professional uses.

LOCATION DESCRIPTION

Site is located roughly halfway between Dyess Parkway and Grovetown on Wrightsboro Road. Area is largely residential but commercial development is spreading up Wrightsboro Road. Area is surrounded by high density residential. The area across the street was recently zoned for industrial use and there are multiple retail parcels between the subject site and the City of Grovetown.

OFFERING SUMMARY

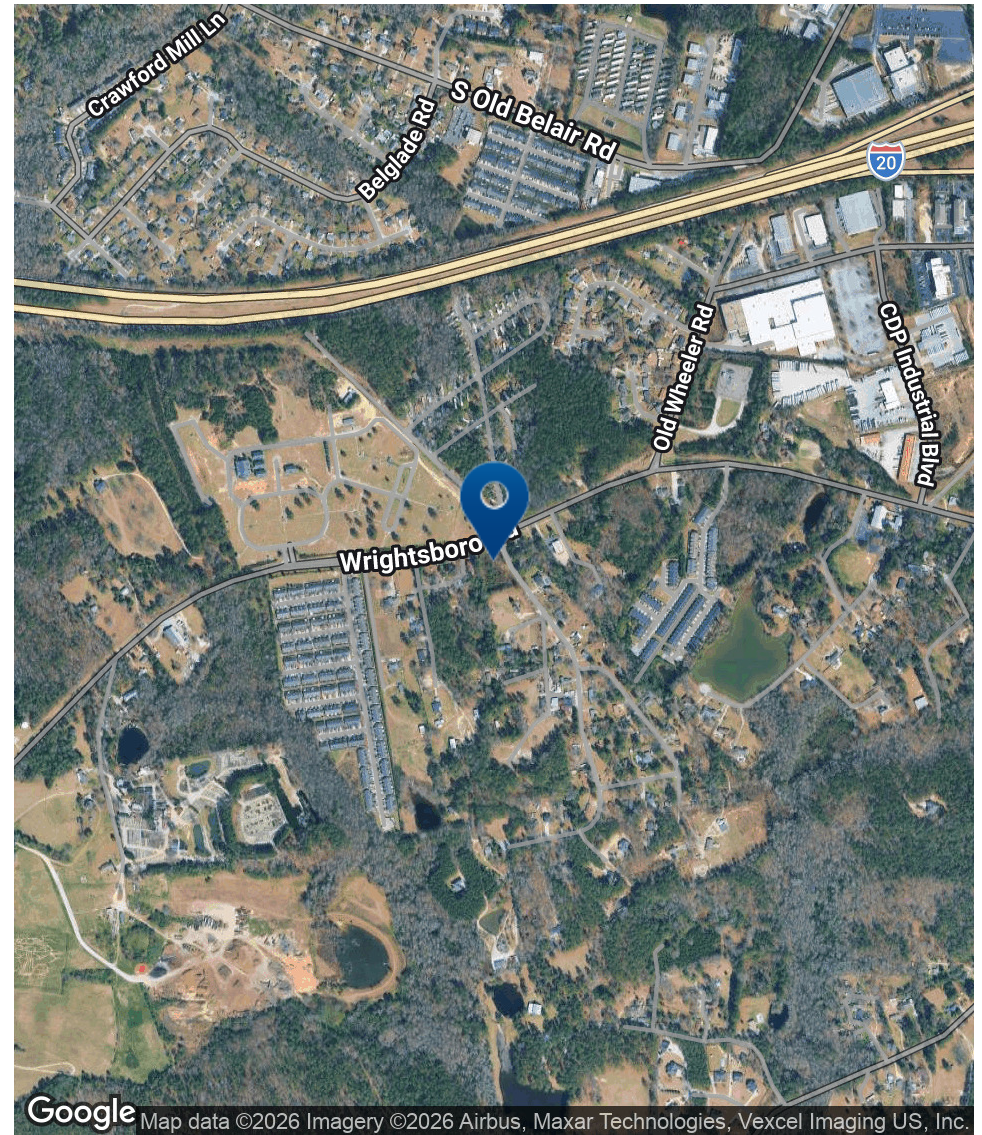
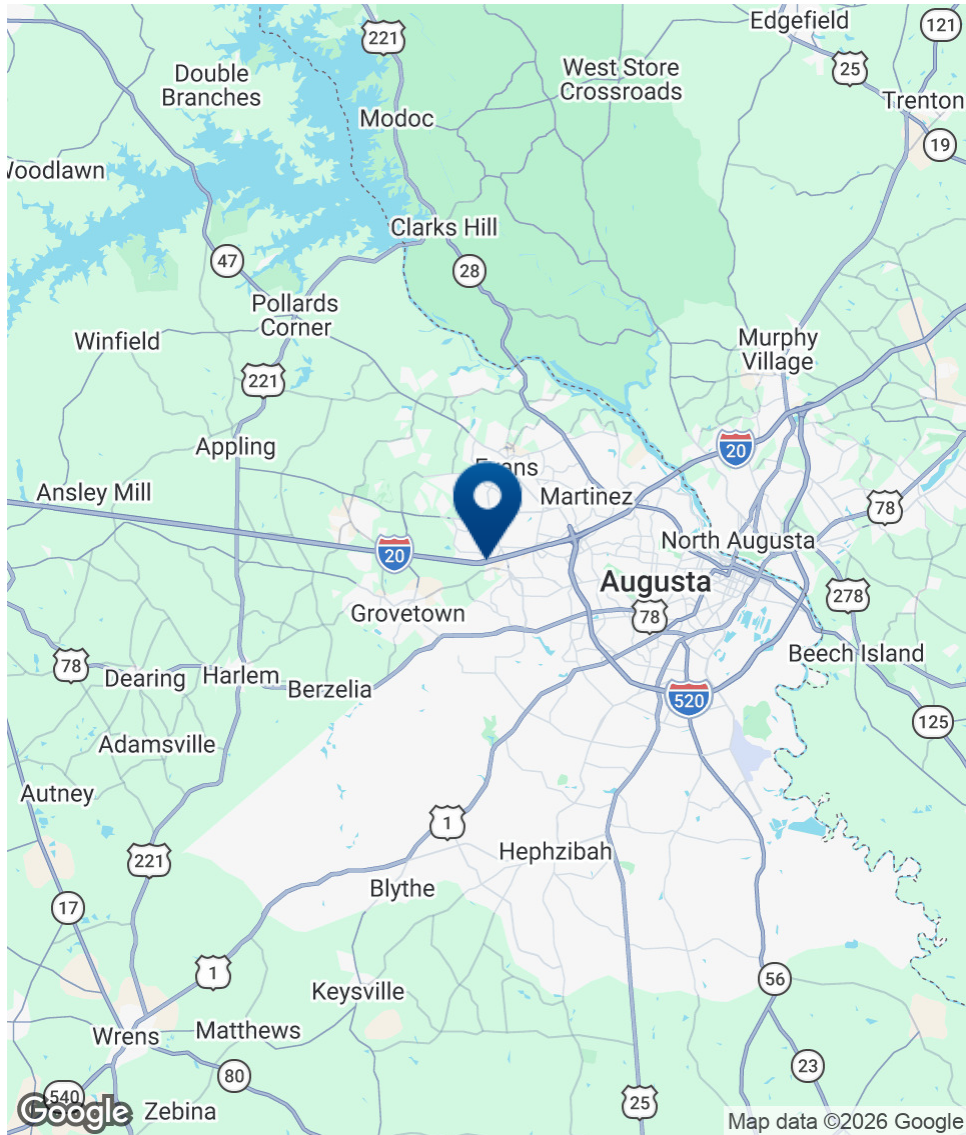
Sale Price:	\$175,000
Acerage:	1.17 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,521	46,183	133,548
Total Population	3,549	109,286	317,123
Average HH Income	\$47,551	\$66,136	\$65,349



ZACK HARTMAN
Commercial Sales Associate
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706.922.0395

Location Map



**SHERMAN &
HEMSTREET**
Real Estate Company

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Retailer Map



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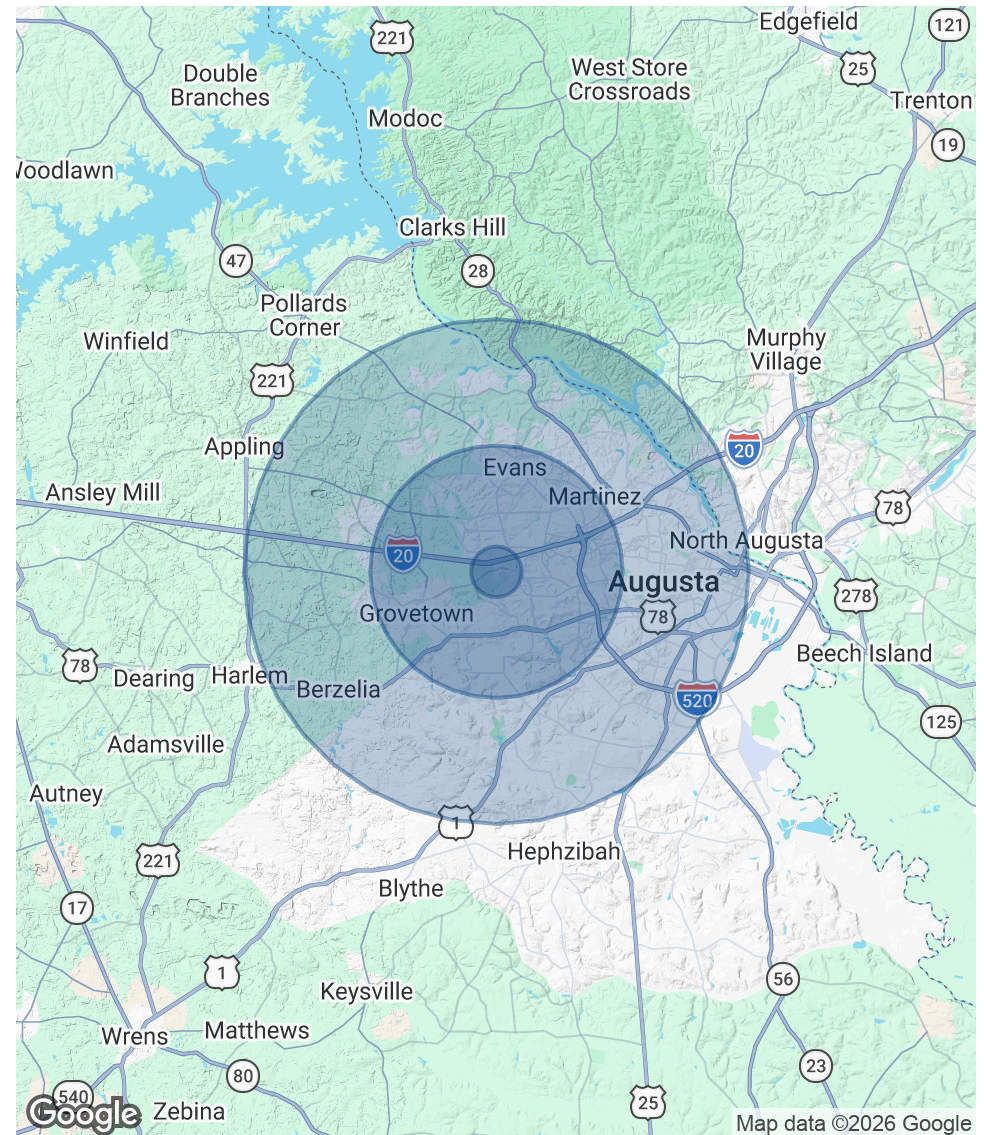
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,549	109,286	317,123
Average Age	43.0	37.0	36.9
Average Age (Male)	40.2	37.0	35.9
Average Age (Female)	46.4	37.6	38.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,521	46,183	133,548
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$47,551	\$66,136	\$65,349
Average House Value	\$140,227	\$172,425	\$167,504

2020 American Community Survey (ACS)



Advisor Bio



ZACK HARTMAN

Commercial Sales Associate

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Direct: **706.922.0395** | Cell: **706.699.5284**

PROFESSIONAL BACKGROUND

Zack, a proud native of Augusta, GA, launched his career with Sherman and Hemstreet in 2017. Initially focusing on property management across the Southeast, he dedicated two and a half years to enhancing low-income housing communities, adeptly identifying and resolving challenges to elevate property value for his clients. His enthusiasm for real estate and strong client relationships enabled him to expand his expertise to managing a diverse range of income-producing properties.

Leveraging his background in property management, Zack empowers property owners to recognize the true value of their investments and expertly guides them through the complexities of the current real estate market. Outside of his professional life, Zack is passionate about hands-on projects, whether building or repairing, and cherishes time spent outdoors with friends and family.

Sherman & Hemstreet Real Estate Company

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