

SCAN THE
QR TO VIEW
OUR LISTING
ONLINE



10.86 AC Available

2520 Tobacco Road | Augusta, GA 30906

LIAM WELCH
liam@jordantrotter.com
706 • 736 • 1031

ZONE | B2

LAND FOR DEVELOPMENT



JORDAN TROTTER
COMMERCIAL REAL ESTATE

This property is at a major intersection of South Augusta, Tobacco Road and Windsor Spring Road. The 10.83 AC parcel sits adjacent to the Windsor Place Shopping Center that is home to KJ's Market. The intersection at Windsor Spring Road and Tobacco Road see 39,700 vehicles per day.

10.83 AC Development land on Tobacco Road. This parcel is surrounded by new housing developments and busy retail.

• • •

- Windsor Spring Road - 22,200 VPD
- Sits at a high-traffic intersection in a fast growing part of South Augusta



1 MI 3 MI 5 MI

TOTAL POPULATION

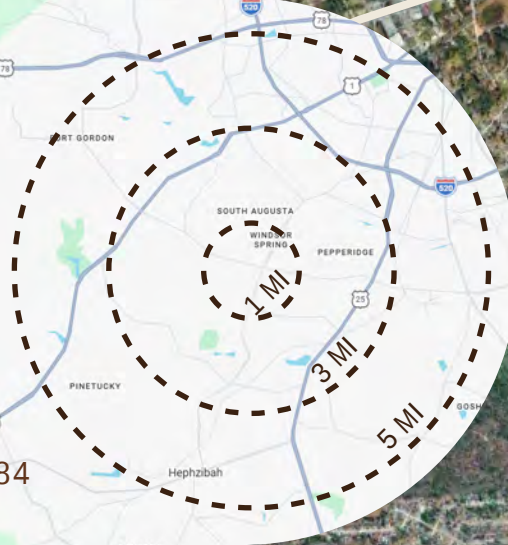
5,809 46,938 87,064

TOTAL HOUSEHOLDS

1,897 15,916 28,983

AVERAGE INCOME

\$72,745 \$70,550 \$67,784



GATE #5
DEANS BRIDGE ROAD

WINDSOR SPRINGS ROAD

TOBAGGO ROAD

PEACH ORCHARD ROAD

Logos for various businesses including: the Y, Pizza Hut, jiffy lube, CIRCLE K, DOLLAR GENERAL, SRP, Advance Auto Parts, BenchMark PHYSICAL THERAPY, Diablo's Southwest Grill, and Sparkle Express Car Wash.

Logos for various businesses including: McDonald's, KJ's, Pizza Hut, KFC, Telefunna, Popeyes, Taco Bell, Wells Fargo, Family Dollar, Domino's, Dollar Tree, Sonic, Advance Auto Parts, Walmart Neighborhood Market, O'Reilly Auto Parts, Hardee's, Dollar General, AutoZone, Subway, and Waffle House.

5 SITE



RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Gordon

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Gordon, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

