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1.13 AC FOR LEASE

725 Furys Ferry Road | Evans, GA 30809

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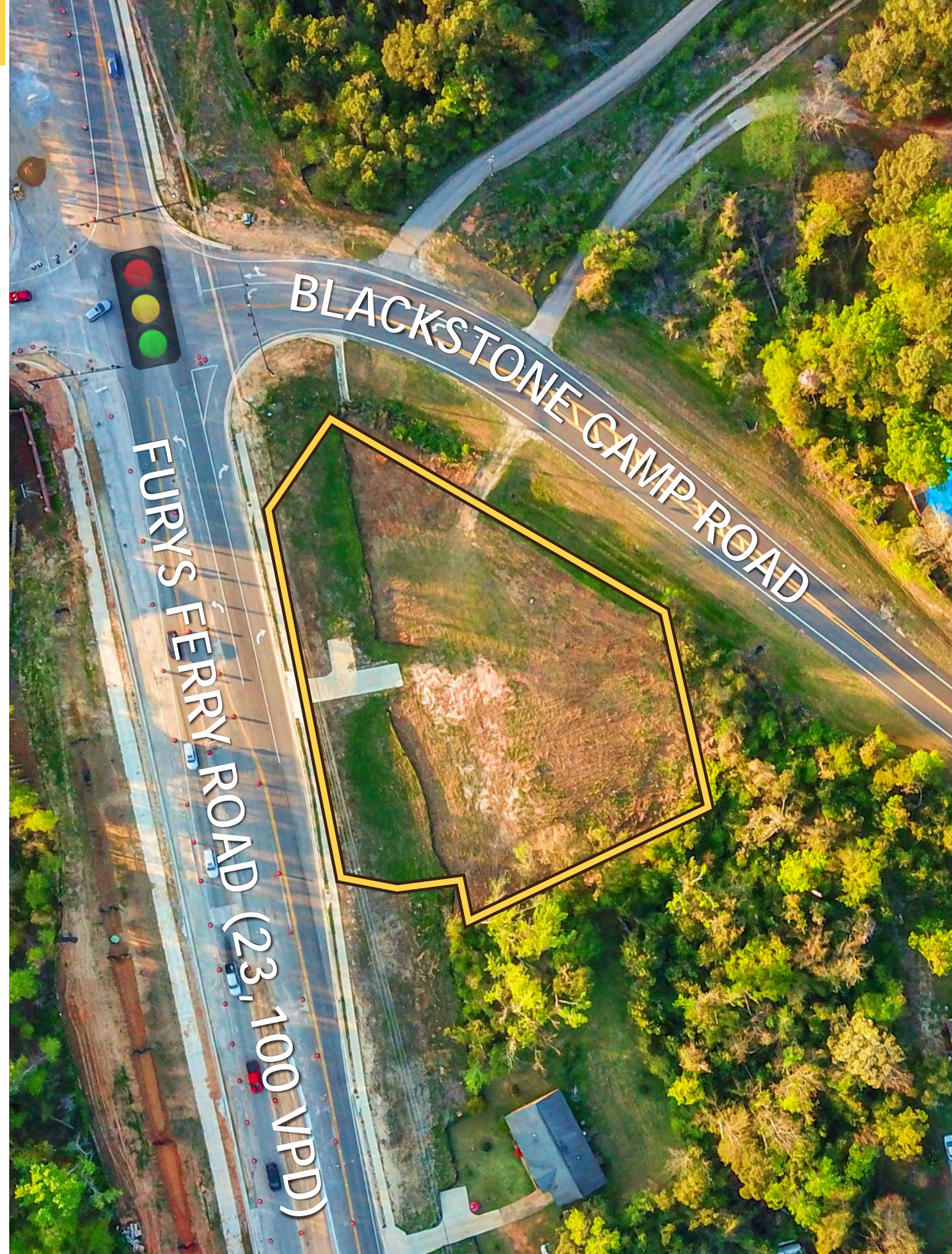
ZONE | C-C

LAND FOR DEVELOPMENT



Located at intersection Furys Ferry Road and Blackstone Camp Road. Furys Ferry Road has been undergoing a multi-year GDOT road widening project, which is close to completion. The road project includes the addition of a traffic light at this intersection, providing multiple access points to the site. The property is located in a Community Commercial Character Area in Columbia County. Community Commercial areas are medium-to-large-scale concentrations of retail and services located at key intersections, designed to serve nearby neighborhoods with daily needs and specialty goods through a mix of multi-tenant centers and outparcels. These areas should feature a blend of commercial uses and compatible supporting uses, with development emphasizing pedestrian-friendly design, shared access and parking, strong connectivity, and appropriate buffering from adjacent residential neighborhoods.

This 1.13 acre parcel is available for ground lease. Featuring CC - Community Commercial Zoning in Columbia County and located on the busy Furys Ferry Road corridor at a signalized intersection, this site would be an ideal location for restaurants, retail boutiques, medical, or office uses. The property was rezoned to CC several years ago at the property owners request to develop a restaurant. The site will require sewer accessibility for any commercial use.



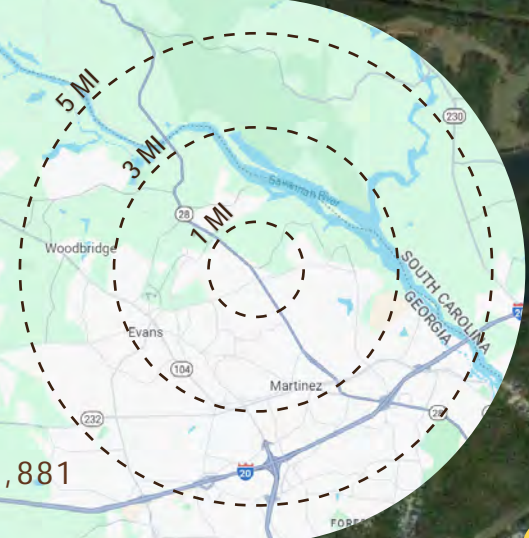


1 MI 3 MI 5 MI

TOTAL POPULATION
 4,142 39,160 89,757

TOTAL HOUSEHOLDS
 1,490 13,541 33,330

AVERAGE INCOME
 \$148,527 \$134,397 \$114,881



SITE

FURYS FERRY ROAD

NORTH BELAIR ROAD

EVANS TO LOCKS ROAD

RIVERWATCH PARKWAY

MARTINEZ

EVANS

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

