

FOR SALE

2.5 ACRE DEVELOPMENT SITE

5149 Columbia Road, Grovetown, GA 30813

Property Summary

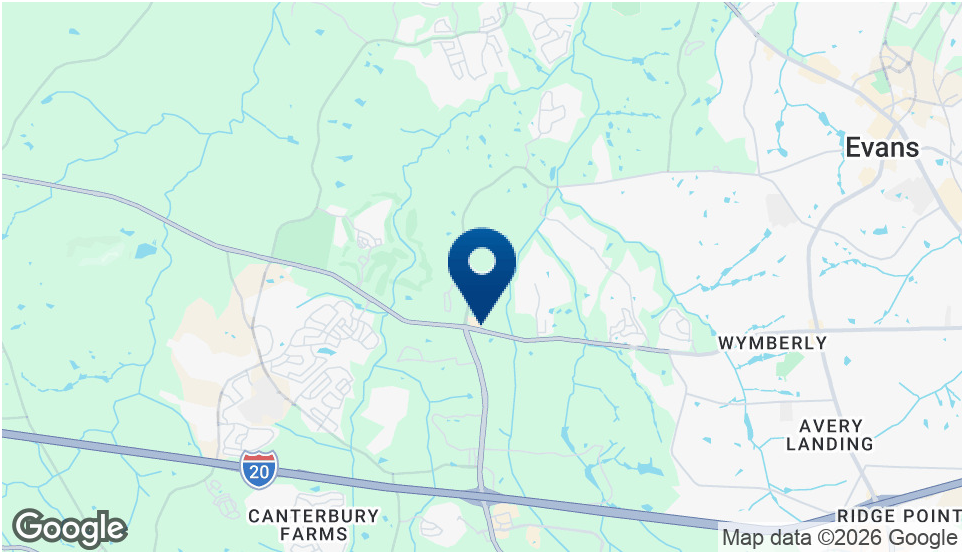


PROPERTY DESCRIPTION

This 2.50-acre site is located adjacent to the Food Lion shopping center at the corner of Hereford Farm Road and Columbia Road. Traffic counts in the immediate area range from approximately 12,000 to 16,000 vehicles per day.

The site is rectangular in shape, with approximately 155 feet of road frontage and a depth of roughly 745 feet. The property will require rezoning. The property to the west is zoned PUD and is part of the adjacent retail shopping center development. The property to the east is zoned C-3, with one residential tract located between the subject property and the C-3 tract. The residential tract is owned by the owner of the C-3 property, which is planned for a self-storage/mini-warehouse development.

The site slopes gradually from the road toward the rear, providing ample elevation change for detention to be located at the rear of the property.



LOCATION DESCRIPTION

The site is located near the intersection of Hereford Farm Road and Columbia Road, directly across from the new Parker's Kitchen development. The immediate area has experienced significant growth, driven by continued residential development along Hereford Farm Road and throughout the Grovetown area. The signalized intersection connects to Lewiston Road, which provides convenient access to Interstate 20, approximately 1.5 miles away, as well as a substantial amount of new retail development.

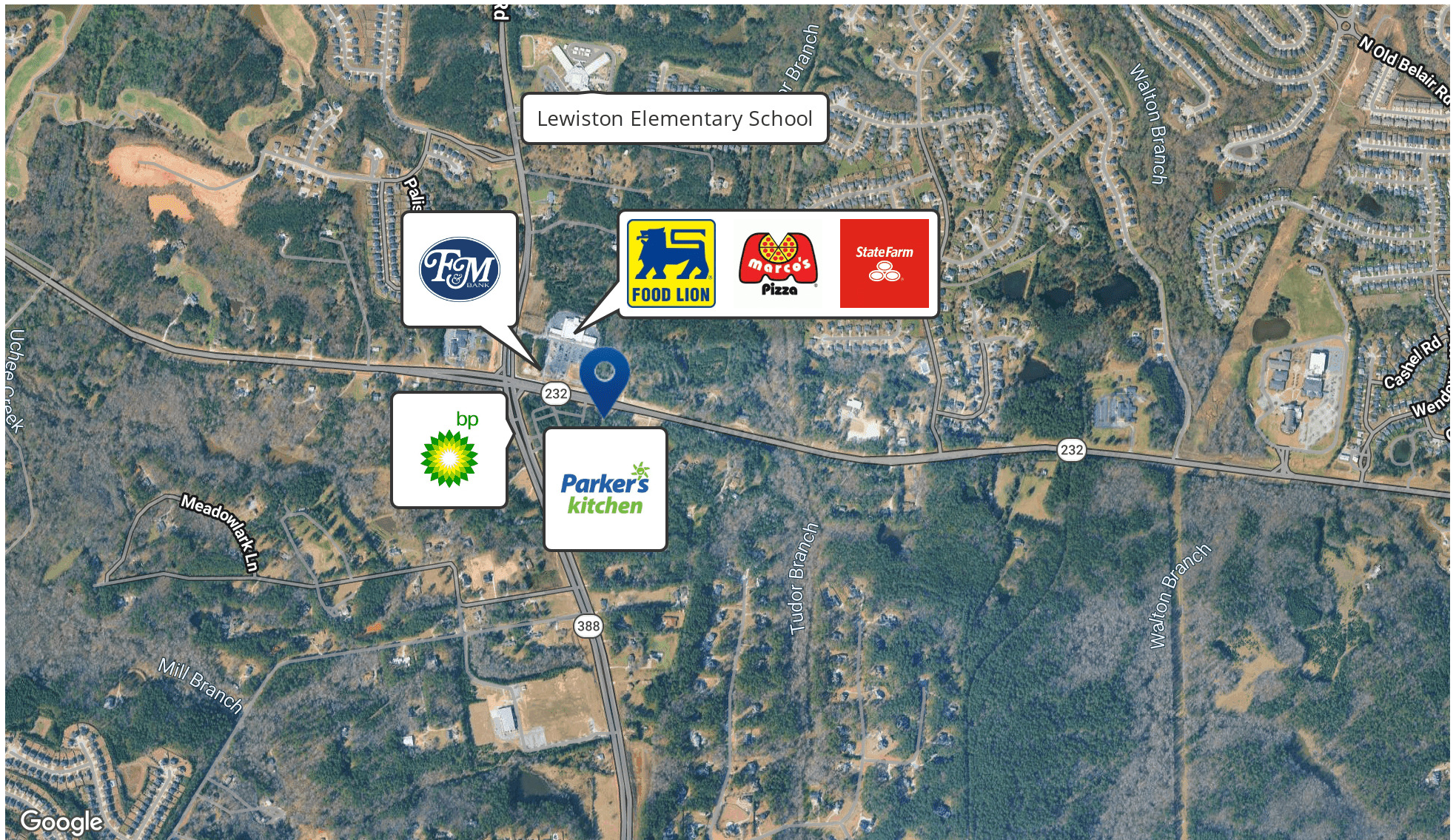
OFFERING SUMMARY

Sale Price:	\$899,000
Lot Size:	2.5 Acres



JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Retail Map



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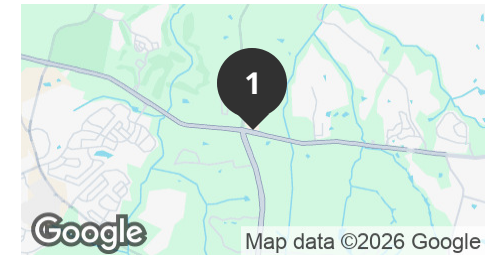
Sale Comps



5151 COLUMBIA RD

Grovetown, GA 30813

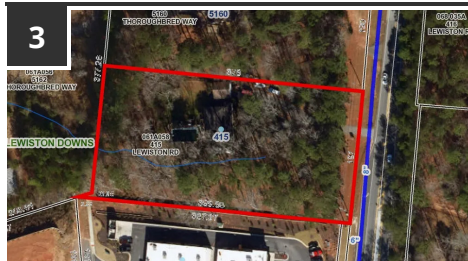
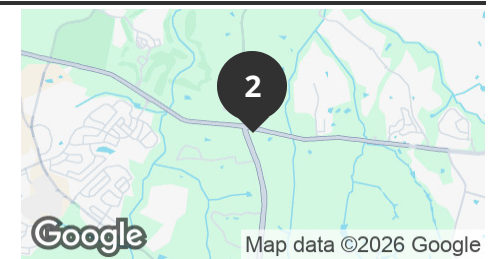
Price: \$775,000 Lot Size: 1.37 Acres
Price/Acre: \$565,693.43



5170 COLUMBIA RD

Grovetown, GA 30813

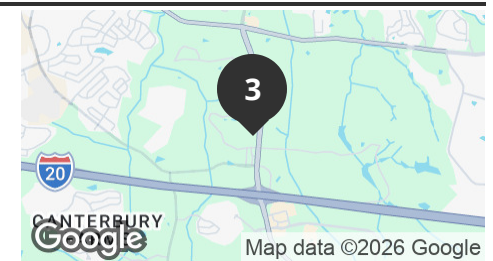
Price: \$1,700,000 Lot Size: 2.70 Acres
Price/Acre: \$629,629.63



415 LEWISTON RD

Grovetown, GA 30813

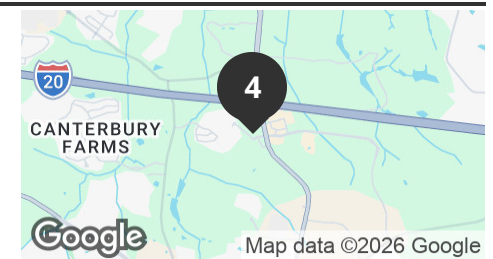
Price: \$675,000 Lot Size: 1.71 Acres
Price/Acre: \$394,736.84



715 GATEWAY CENTER BLVD

Grovetown, GA 30813

Price: \$1,850,000 Lot Size: 4.33 Acres
Price/Acre: \$427,251.73



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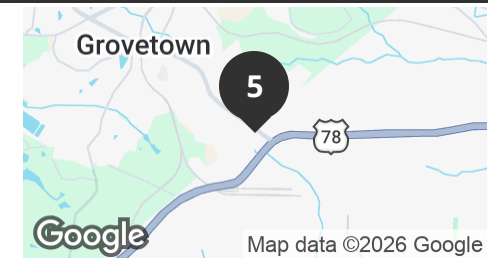
Sale Comps



712 E ROBINSON AVE

Grovetown, GA 30813

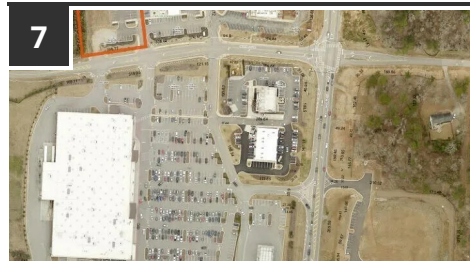
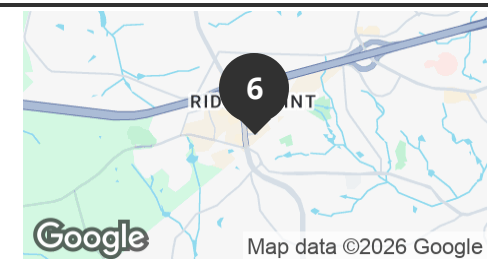
Price: \$325,000 Lot Size: 0.83 Acres
Price/Acre: \$391,566.27



1711 MAGNOLIA WAY

Augusta, GA 30909

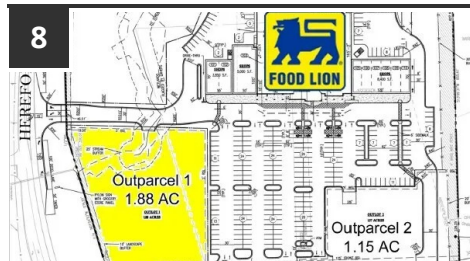
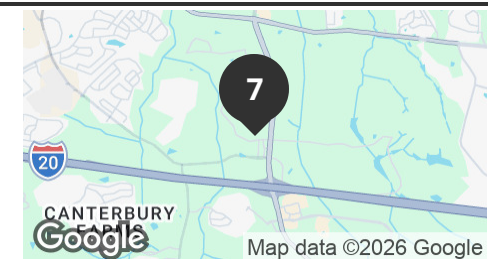
Price: \$300,000 Lot Size: 0.85 Acres
Price/Acre: \$352,941.18



5151 BLUEGRASS TRAIL

Grovetown, GA 30813

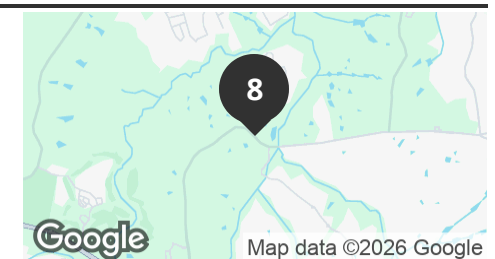
Price: \$650,000 Lot Size: 1.48 Acres
Price/Acre: \$439,189.19



5165 HEREFORD FARM RD

Grovetown, GA 30813

Price: \$1,750,000 Lot Size: 1.88 Acres
Price/Acre: \$930,851.06



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Sale Comps Map & Summary

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Grovetown, GA

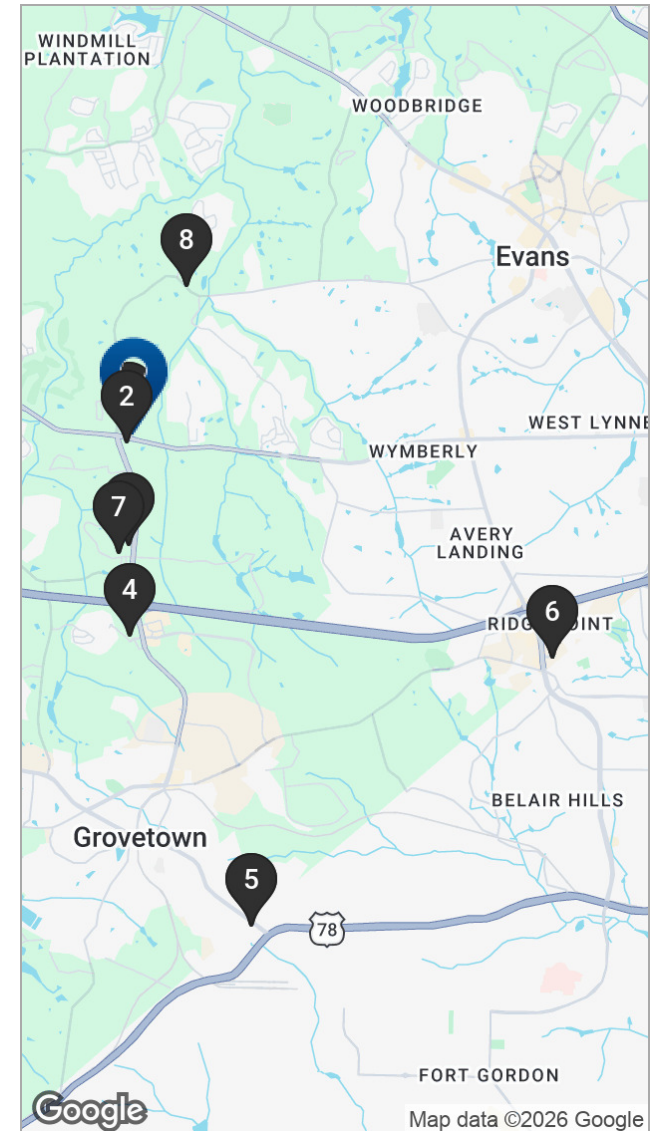
Price \$899,000

Lot Size 2.5 Acres

Price/Acre \$359,600

Deal Status Subject Property

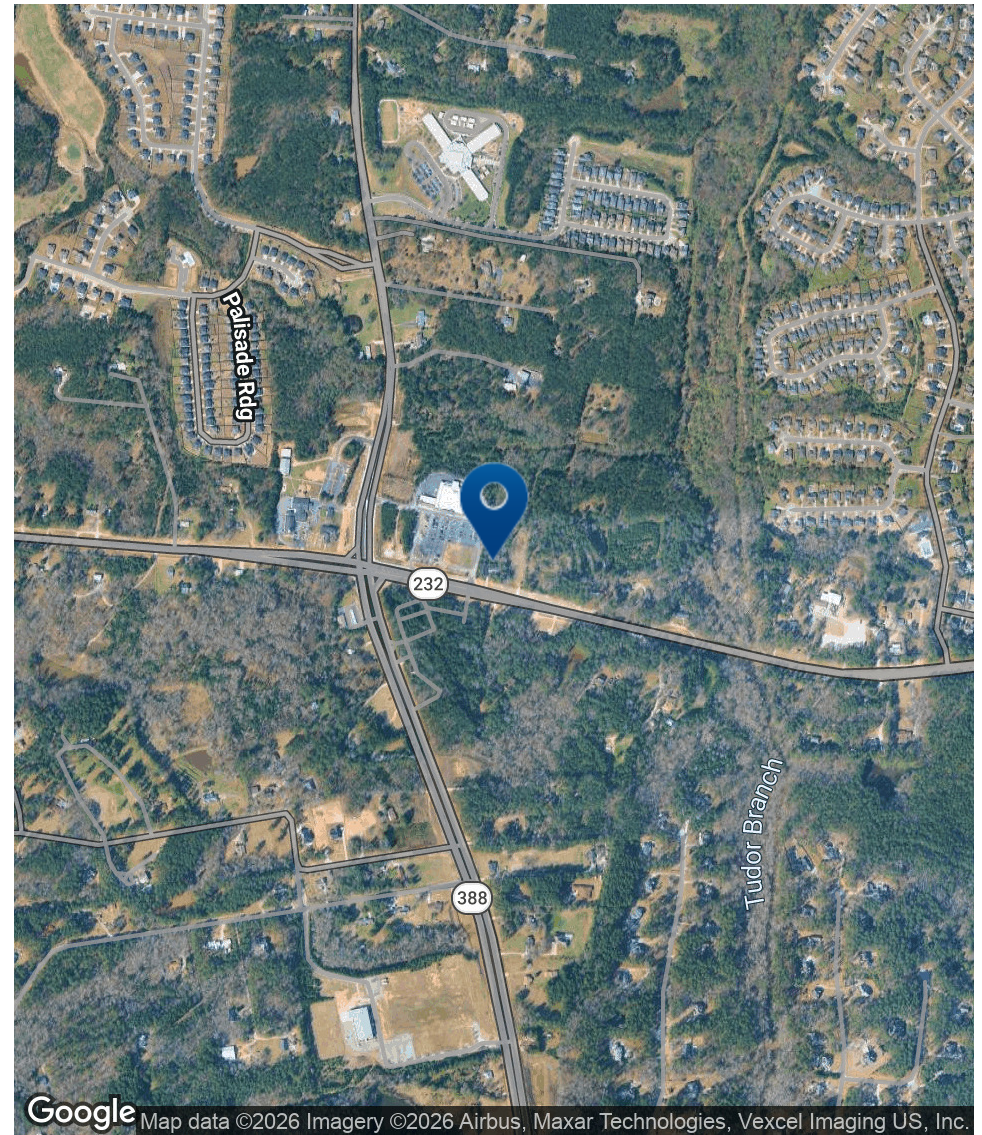
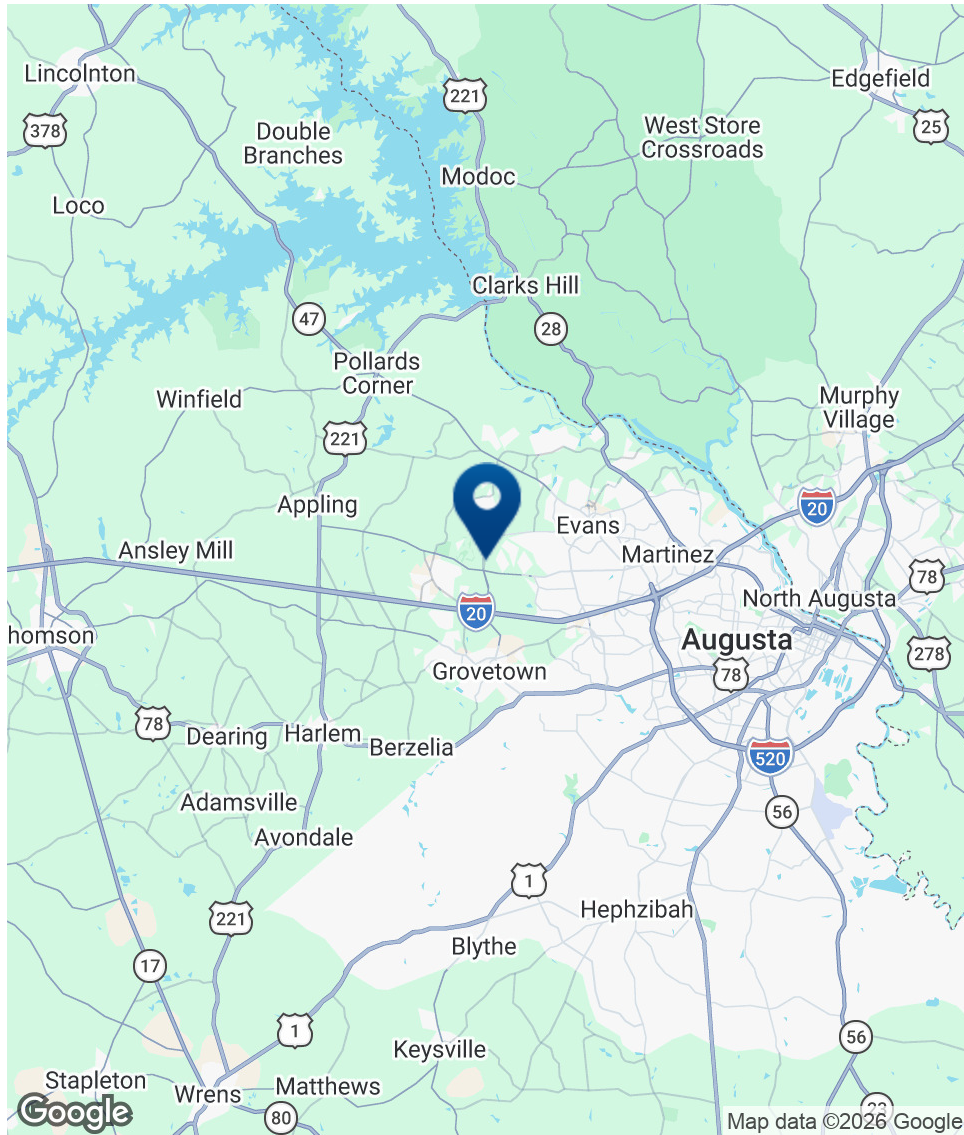
	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/ACRE	DEAL STATUS
1	5151 Columbia Rd Grovetown, GA 30813	\$775,000	1.37 Acres	\$565,693.43	On Market
2	5170 Columbia Rd Grovetown, GA 30813	\$1,700,000	2.70 Acres	\$629,629.63	On Market
3	415 Lewiston Rd Grovetown, GA 30813	\$675,000	1.71 Acres	\$394,736.84	On Market
4	715 Gateway Center Blvd Grovetown, GA 30813	\$1,850,000	4.33 Acres	\$427,251.73	On Market
5	712 E Robinson Ave Grovetown, GA 30813	\$325,000	0.83 Acres	\$391,566.27	Sold 3/3/2026
6	1711 Magnolia Way Augusta, GA 30909	\$300,000	0.85 Acres	\$352,941.18	Sold 5/6/2026
7	5151 Bluegrass Trail Grovetown, GA 30813	\$650,000	1.48 Acres	\$439,189.19	Sold 5/30/2025
8	5165 Hereford Farm Rd Grovetown, GA 30813	\$1,750,000	1.88 Acres	\$930,851.06	Sold 10/2/2024
AVERAGES		\$1,003,125	1.89 ACRES	\$516,482.42	



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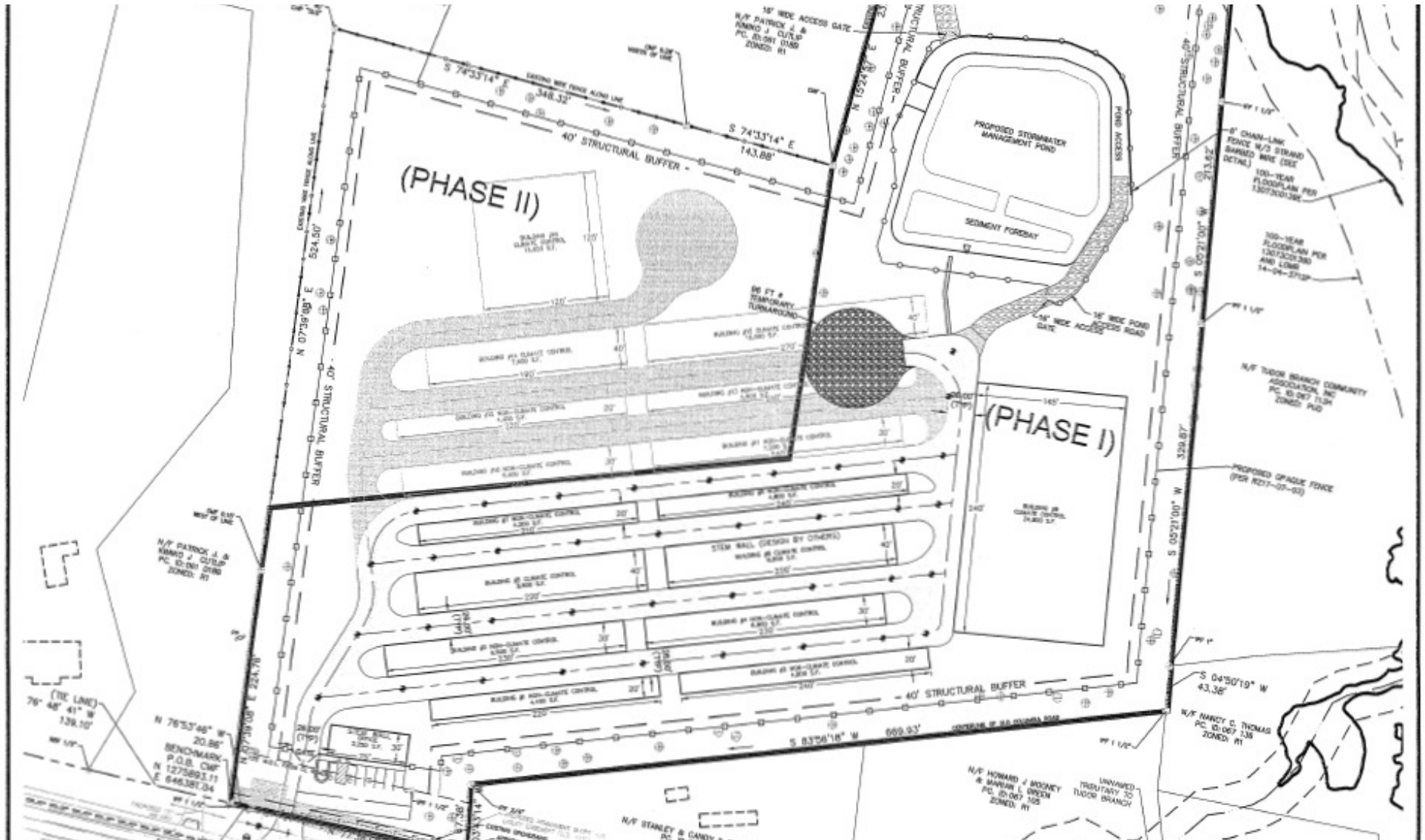
Location Map



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Development Next Door



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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,421	37,073	90,479
Average Age	38.1	35.9	37.1
Average Age (Male)	36.9	32.6	34.5
Average Age (Female)	40.1	37.6	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,028	11,542	28,639
# of Persons per HH	3.3	3.2	3.2
Average HH Income	\$158,138	\$123,056	\$112,282
Average House Value	\$376,371	\$316,331	\$288,233

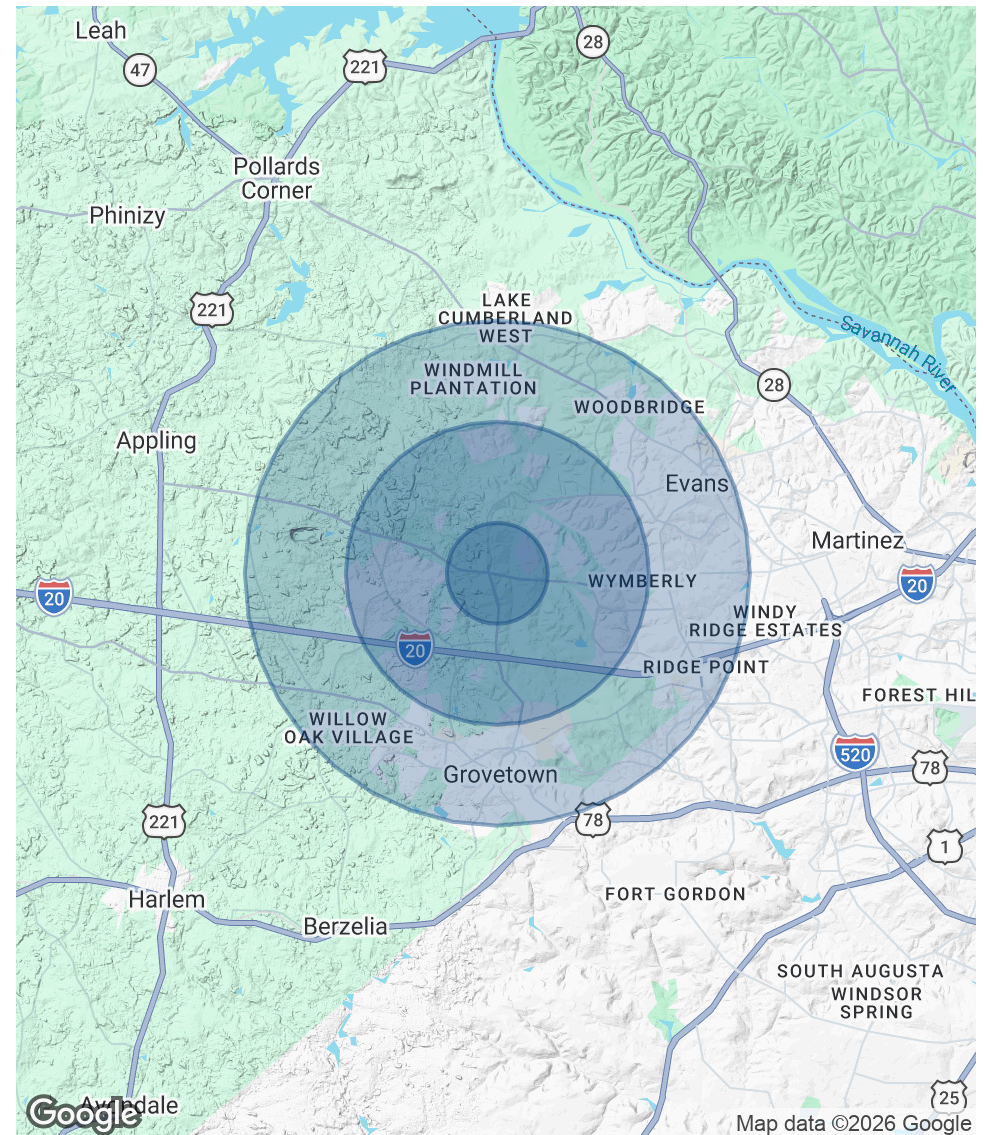
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	2,613	23,767	58,149
Total Population - Black	337	6,911	18,729
Total Population - Asian	85	1,359	3,136
Total Population - Hawaiian	0	0	0
Total Population - American Indian	4	136	229
Total Population - Other	59	1,229	3,027

TRAFFIC COUNT	
Traffic Count	16,000/day
Traffic Count Street	Hereford Farm Rd

2023 American Community Survey (ACS)

**SHERMAN &
HEMSTREET**
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Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Sherman & Hemstreet Real Estate Company

4316 Washington Road,
Evans, GA 30809
706.722.8334



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