



FOR SALE

WALMART MARKET OUTPARCEL

5313 Wrightsboro Rd, Grovetown, GA 30813

**SHERMAN &
HEMSTREET**
Real Estate Company

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Property Summary



PROPERTY DESCRIPTION

This 0.9 acre Walmart Market outparcel is located on busy Wrightsboro road in thriving Grovetown, GA. The site has 204 feet of road frontage and is rough graded allowing for superb visibility and exposure for the end user. Water, sewer, natural gas, and AT&T fiber are at the site. The Walmart Market development is currently home to Walmart Market, Mavis Tire, Sparkle Express Car Wash, and Dunkin Donuts. This property is adjacent to the Walmart development, but not a part thereof, therefore is not subject to any restriction, exclusives, or covenants documents of that development.

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	0.918 Acres
Zoning:	GC General commercial
Market:	Grovetown, GA
Metropolitan area:	Augusta, GA
Anchor Tenant:	Walmart Market
Governing Covenants:	None
Utilities at Site:	Water, Sewer, Electric, Gas, Fiber



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Complete Highlights



PROPERTY HIGHLIGHTS

- Walmart Market outparcel.
- 204 feet of primary road frontage.
- Water, sewer, AT&T fiber, and natural gas at the site.
- Rough graded site.
- No restrictions, exclusives, or covenants from the Walmart development (zoning and code restrictions apply).
- Located in thriving and growing Grovetown, GA.
- 14,919 cars per day.
- Already zoned for general commercial uses.

Additional Photos



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Additional Photos



Walmart outparcel with no ECR



Level lot with slight slope at road frontage



Very conducive for development

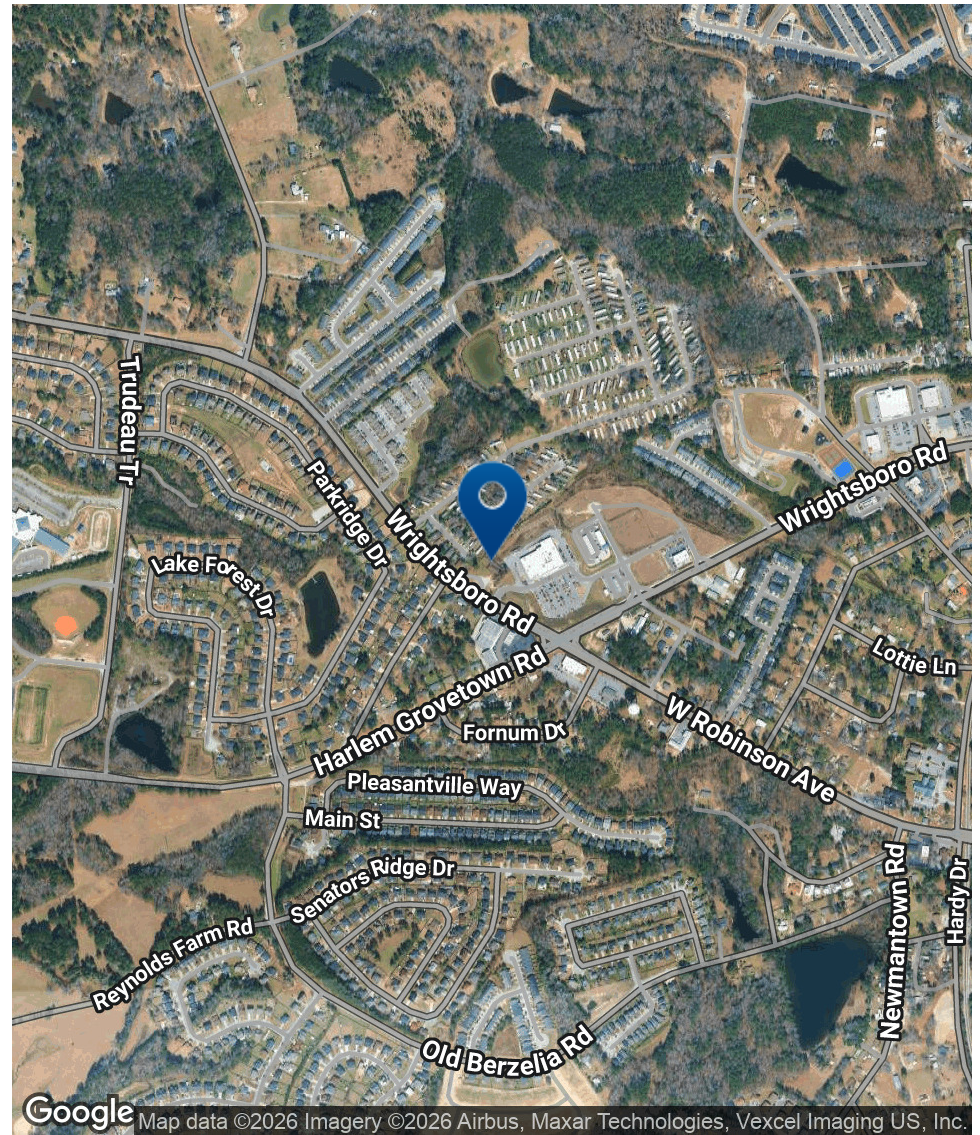
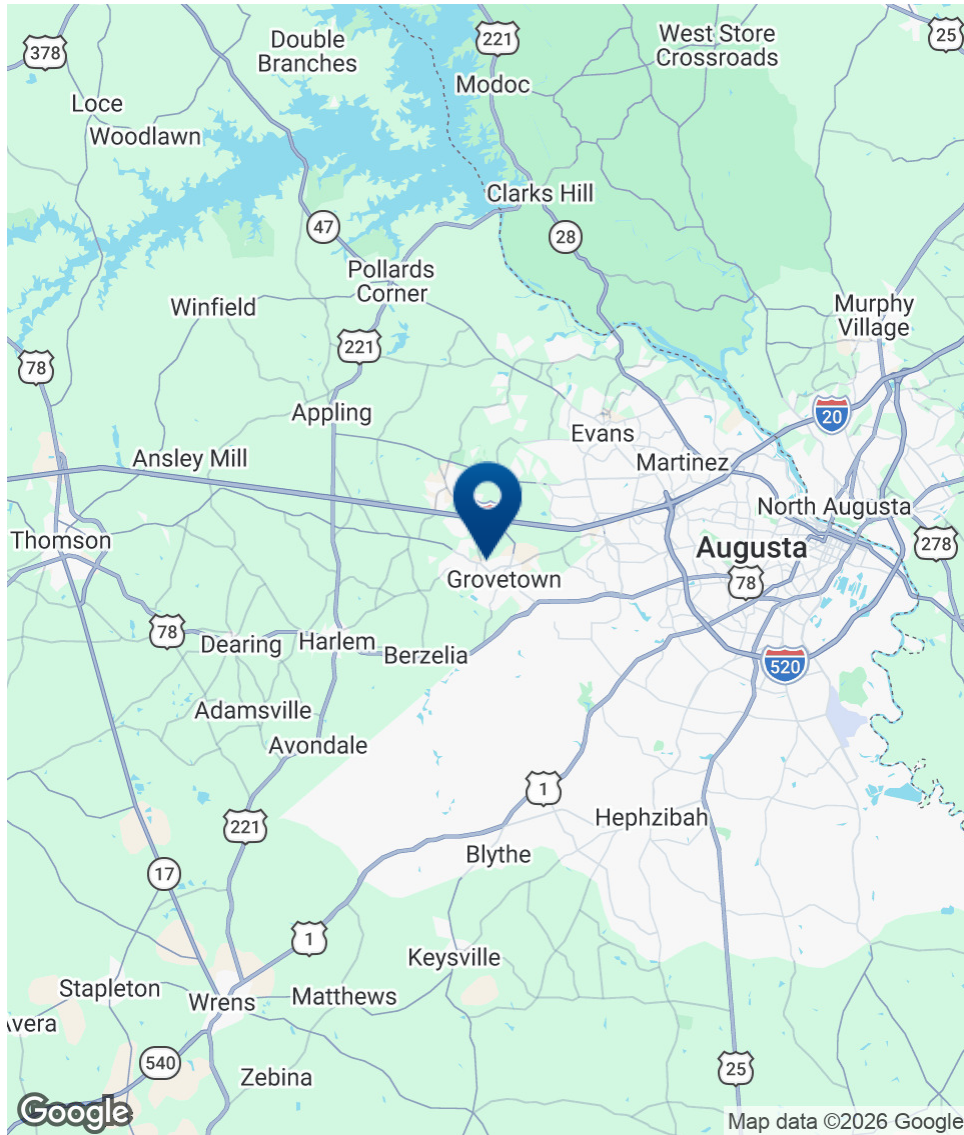


Utilities at the site

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Location Map



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Grovetown, GA Market Area



GROVETOWN MARKET AREA HIGHLIGHTS

- Major Grovetown employers include Fort Gordon, National Security Administration, Cyber Command, John Deere Commercial Products, Georgia Iron works, Amazon, Club Car, Wellstar hospital and much more.
- 3.7% annual population growth expected over the next 5 years.
- Highly educated population with higher than average doctorate degrees
- Below average unemployment
- Suburb of Augusta, GA which is home to the Augusta National Golf Club and host to the Masters Golf Tournament annually.
- Brand new 100 be Wellstar hospital scheduled for completion in 2026. The hospital will entail a 90,000 square foot medical office building.



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Demographics Map & Report

POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	1,592	5,498	31,685
Average Age	36.0	34.9	31.8
Average Age (Male)	36.4	35.2	31.6
Average Age (Female)	36.8	37.5	34.0

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	490	1,758	9,780
# of Persons per HH	3.2	3.1	3.2
Average HH Income	\$98,538	\$91,563	\$95,746
Average House Value	\$261,305	\$245,323	\$251,171

2023 American Community Survey (ACS)

