

# TRACT OF LAND AVAILABLE

1924 Barton Chapel Road | Augusta, GA 30909

FOR LEASE

5.66 AC

APN | 068-0-007-00-0

**HOLTON BRINSON**

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COMMERCIAL REAL ESTATE





# Highlights

This 5.66 acre property is located at the corner of Barton Chapel Road and Gordon Highway, only 0.45 miles from Interstate 520 (Bobby Jones Expressway). It is less than a mile from Gate 1 at Fort Gordon. This property's location and size make it a great site for a convenience store and/or hotel. This area is full of hotels and gas stations catering to the large population at Fort Gordon (+30,000 soldiers and civilians). This property is at a signaled intersection with high traffic counts on both sides.

- Easy Access I-520/I-20
- Close to Fort Gordon
- Signaled Intersection
- Gordon Highway VPD- 21,900
- Barton Chapel Road VPD- 12,700



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Augusta Exchange



Augusta Mall



Daniel Field Airport



GORDON HIGHWAY KIA OF AUGUSTA



AUGUSTA TECHNICAL COLLEGE



PEACH ORCHARD ROAD

WRIGHTSBORO ROAD

GORDON HIGHWAY

BOBBY JONES EXPRESSWAY

DEANS BRIDGE ROAD

Fort Gordon

**JSITE**



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# Demographics

## Population 1 mi | 3 mi | 5 mi

Total Population	3,611	42,478	128,938
Median Age (m)	30.4	31.5	33.2
Median Age (f)	33.8	33.8	36.8

## Households & Income 1 mi | 3 mi | 5 mi

Total Households	1,362	16,192	50,274
Persons per HH	2.7	2.6	2.6
Average Income	\$40,512	\$46,689	\$54,949
Average Value	\$61,914	\$75,461	\$112,152

