



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

# LAND AVAILABLE

2306 Milledgeville Road | Augusta, GA 30904

FOR SALE

1.18 AC

APN | 072-3-024-00-0

**ROBERT MCCRARY**  
robert@jordantrotter.com  
706 • 736 • 1031



This 1.18 acre parcel is located on Milledgeville Road in Augusta less than one mile from Gordon Highway. This property features over 100 feet of road frontage and an average of 22,500 vehicles per day. Surrounding businesses include Family Dollar, AutoZone Auto Parts, and other local businesses.

This 1.18 acre site currently has B-2 zoning on the Milledgeville Road frontage and R-1A zoning towards the rear of the property, so rezoning may be necessary for business use. With a great location close to the bustling Gordon Highway and located not far from downtown Augusta, the site would be ideal for a retail or self-storage use. Property features a billboard and current owner will retain access via easement for billboard maintenance.

- Milledgeville Road---22,500 Avg VPD
- B-2 and R-1A Zoning





# JORDAN TROTTER

COMMERCIAL REAL ESTATE



VILLAGE AT RIVERWATCH

DOWNTOWN AUGUSTA

# SITE

MARTINEZ

DANIEL FIELD

AUGUSTA EXCHANGE

AUGUSTA MALL

THE BARNYARD FLEA MARKETS

Y ROAD

WASHINGTON ROAD

BERKMAN'S ROAD

WRIGHTSBORO ROAD

WHEELER ROAD

WALTON WAY

DAVIS ROAD

WALTON WAY EXTENSION

GORDON HIGHWAY

HIGHLAND AVENUE

DEAN'S BRIDGE ROAD

BEACH LOCKWOOD ROAD

DOLG BARNARD PARKWAY





**Population**    **1 mi**    **3 mi**    **5 mi**

Total Population	7,513	52,365	123,860
Median Age (m)	32.8	32.2	34.1
Median Age (f)	37.6	38.3	39.6

**Households & Income**    **1 mi**    **3 mi**    **5 mi**

Total Households	3,510	24,446	58,389
Persons per HH	2.1	2.1	2.1
Average Income	\$24,635	\$40,329	\$46,878
Average Value	\$42,994	\$97,469	\$121,170

