



CAPITAL GROWTH
BUCHALTER

PROPERTY AVAILABLE

GROUND LEASE or BTS

1.25 Acres Available

3404 Wrightsboro Road
Augusta, GA 30090

CONTACT

Greg Craft

(678) 361-4854 / gcraft@cgpre.com

Eric Buchalter

(205) 643-0083 / ebuchalter@cgpre.com






PROPERTY OVERVIEW

3404 Wrightsboro Road / Augusta, GA 30090



Subject site is located on one of Augusta's main retail corridors with excellent visibility & access to over 28,000 VPD. Site is located less than 1 mile from I-520, Augusta Mall & Augusta University (Forest Hills Campus).

LOCATED NEAR

-  Major Retail Hubs
-  Over 28,000 VPD in front of site
-  Higher Educational Institutions
-  Employment Opportunities
-  All Major Utilities

MAJOR BRANDS



MAJOR INTERSECTIONS

- Wrightsboro Rd & Marks Ch. / 36,100 VPD
- Wrightsboro Rd & Jackson Rd / 43,700 VPD

DEMOGRAPHICS

3404 Wrightsboro Road / Augusta, GA 30090

POPULATION	1 MILES	3 MILES	5 MILES
2022 Estimated Population	6,923	56,840	161,178
2027 Projected Population	6,778	56,256	161,718
Projected Annual Growth (2022-2027)	(0.42%)	(0.21%)	0.07%

HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2022 Estimated Households	3,324	25,238	67,174
2027 Projected Households	3,289	25,172	67,817

HOUSEHOLD INCOME	1 MILES	3 MILES	5 MILES
2022 Estimated Median Totals	\$37,949	\$53,036	\$54,947

BUSINESS	1 MILES	3 MILES	5 MILES
2022 Estimated Total Businesses	476	2,608	6,382
2022 Estimated Total Employees	5,557	35,083	77,071



\$54,947

Median Income



161,178

Population



67,174

Households



4.1%

Unemployment

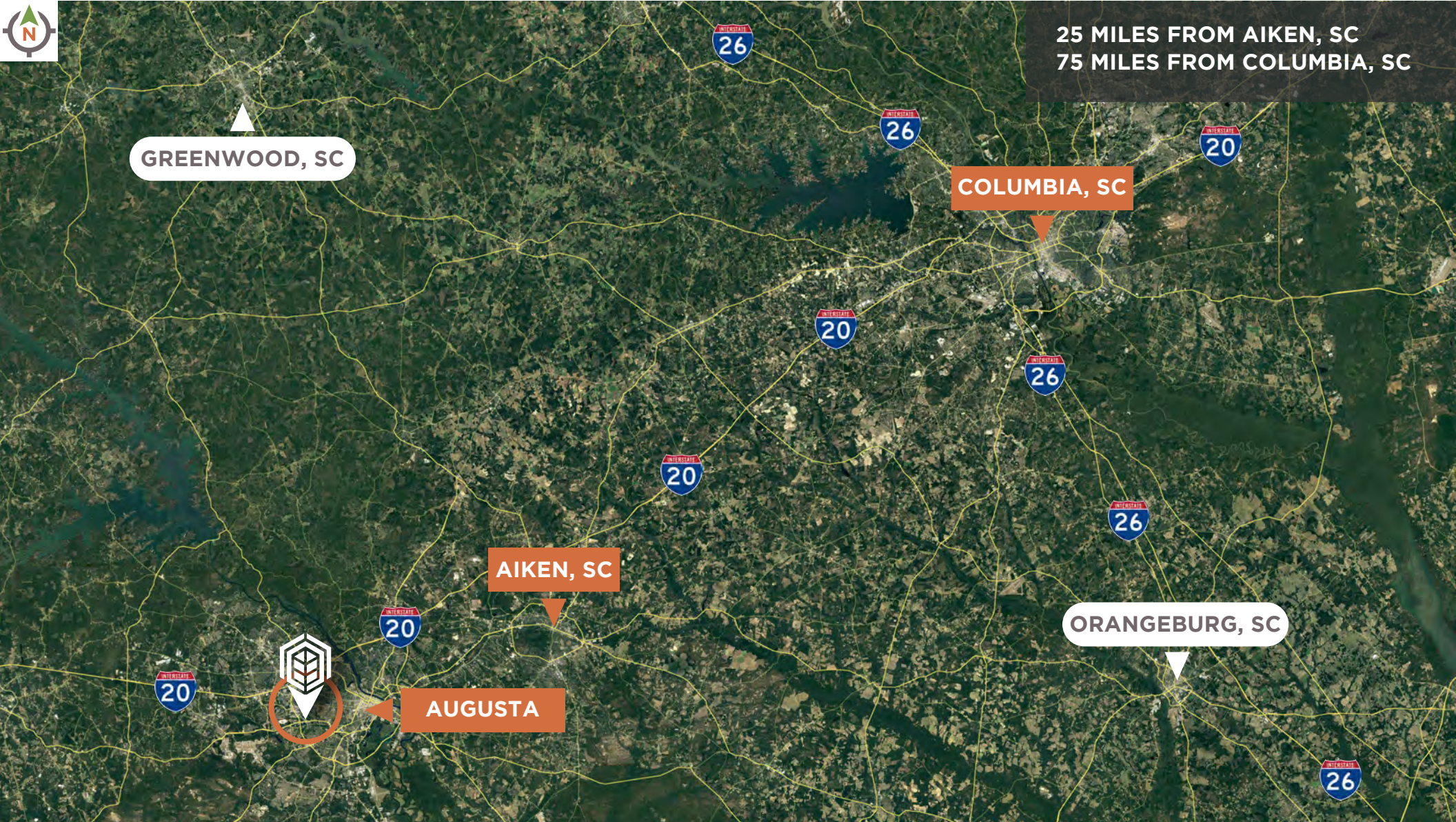


129,153

Labor Force

LOCATION OVERVIEW

3404 Wrightsboro Road / Augusta, GA 30090



25 MILES FROM AIKEN, SC
75 MILES FROM COLUMBIA, SC

GREENWOOD, SC

COLUMBIA, SC

AIKEN, SC

ORANGEBURG, SC

AUGUSTA

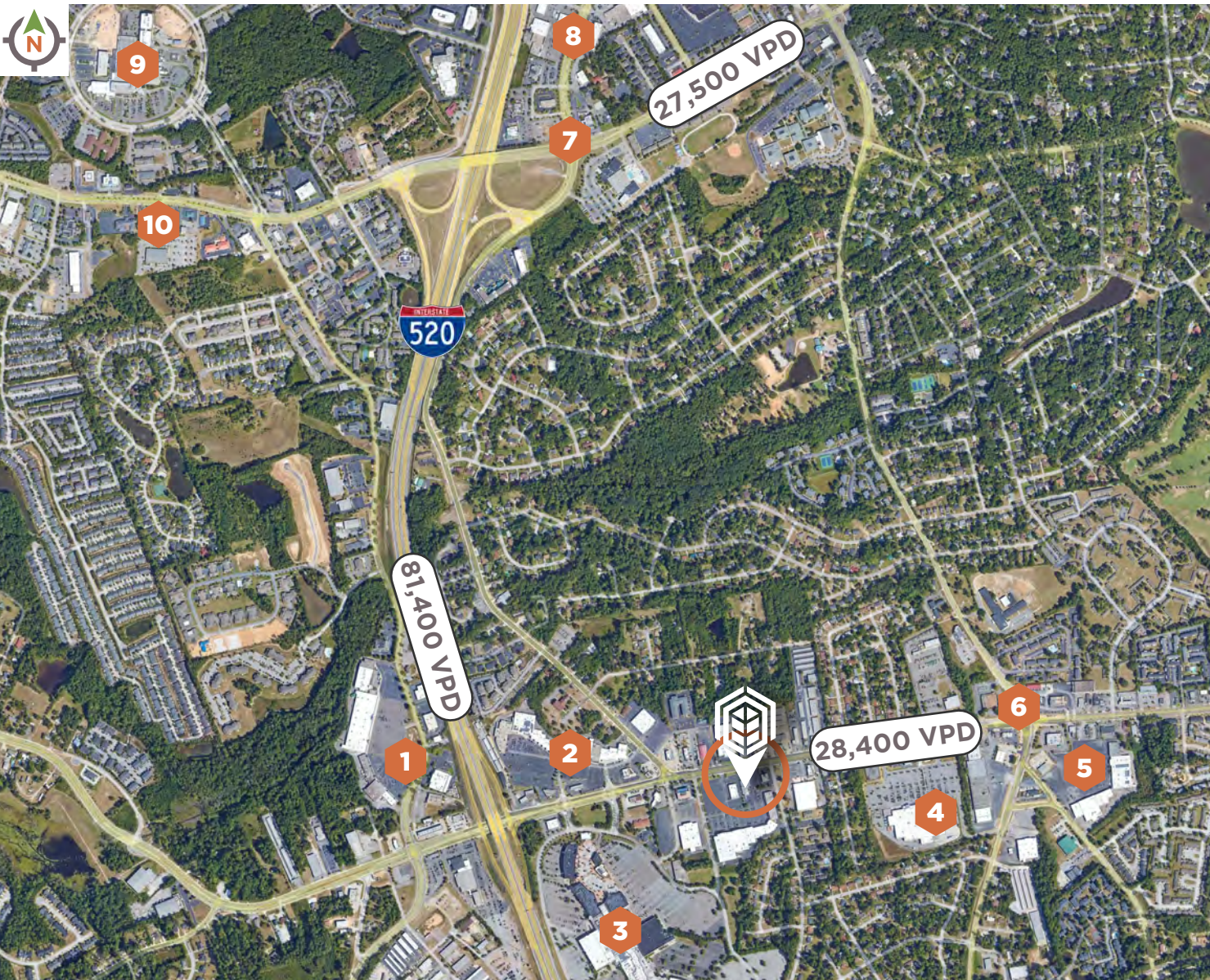
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SURROUNDING MARKET

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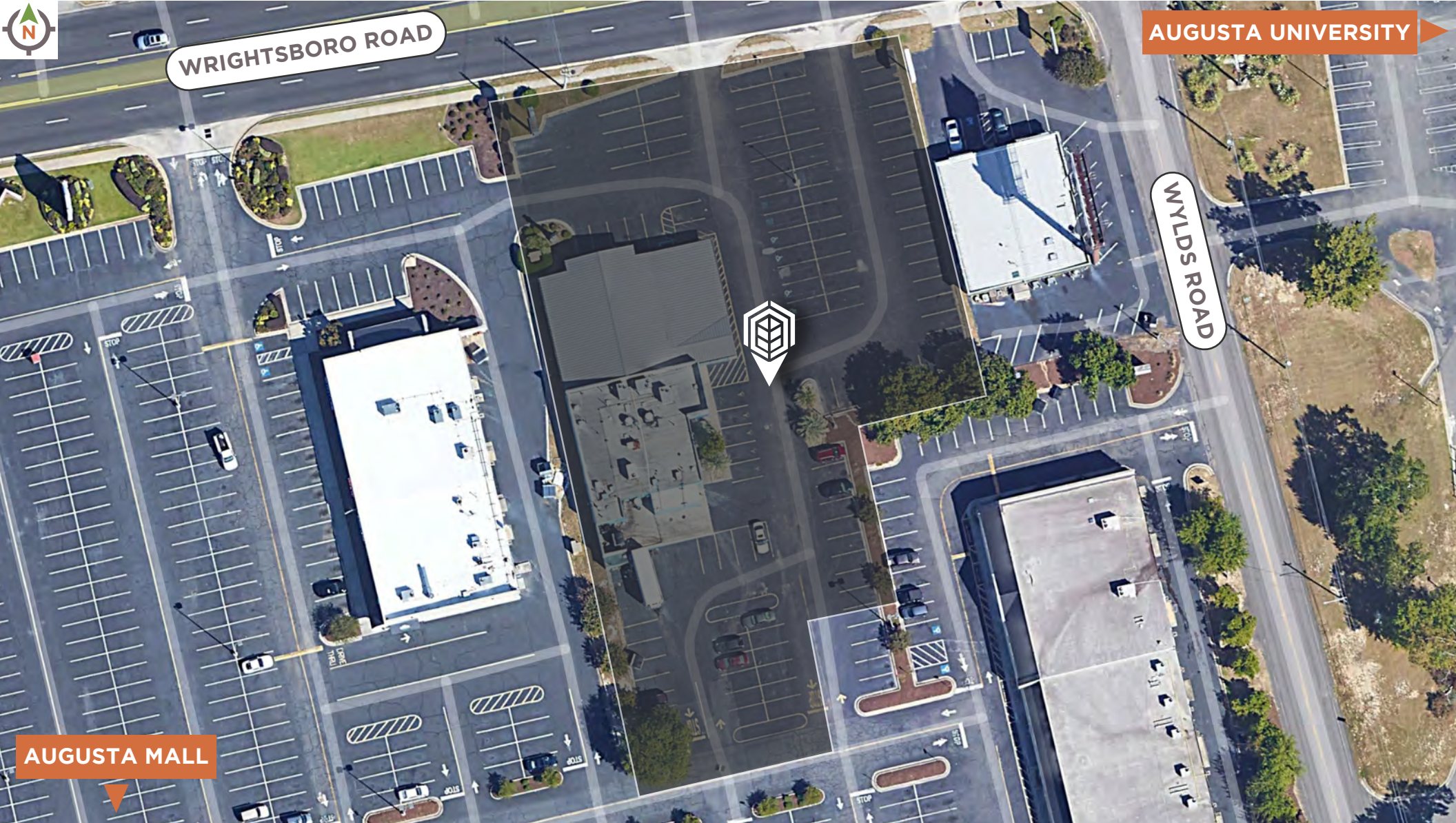


- 1
- 2
- 3 **Augusta Mall (1.1M SF of Retail)**
- 4
- 5
- 6
- 7
- 8
- 9 **Doctor's Hospital (325 beds)**
- 10

CONTACT

PROPERTY SITE VIEW

3404 Wrightsboro Road / Augusta, GA 30090



AUGUSTA MALL

AUGUSTA UNIVERSITY



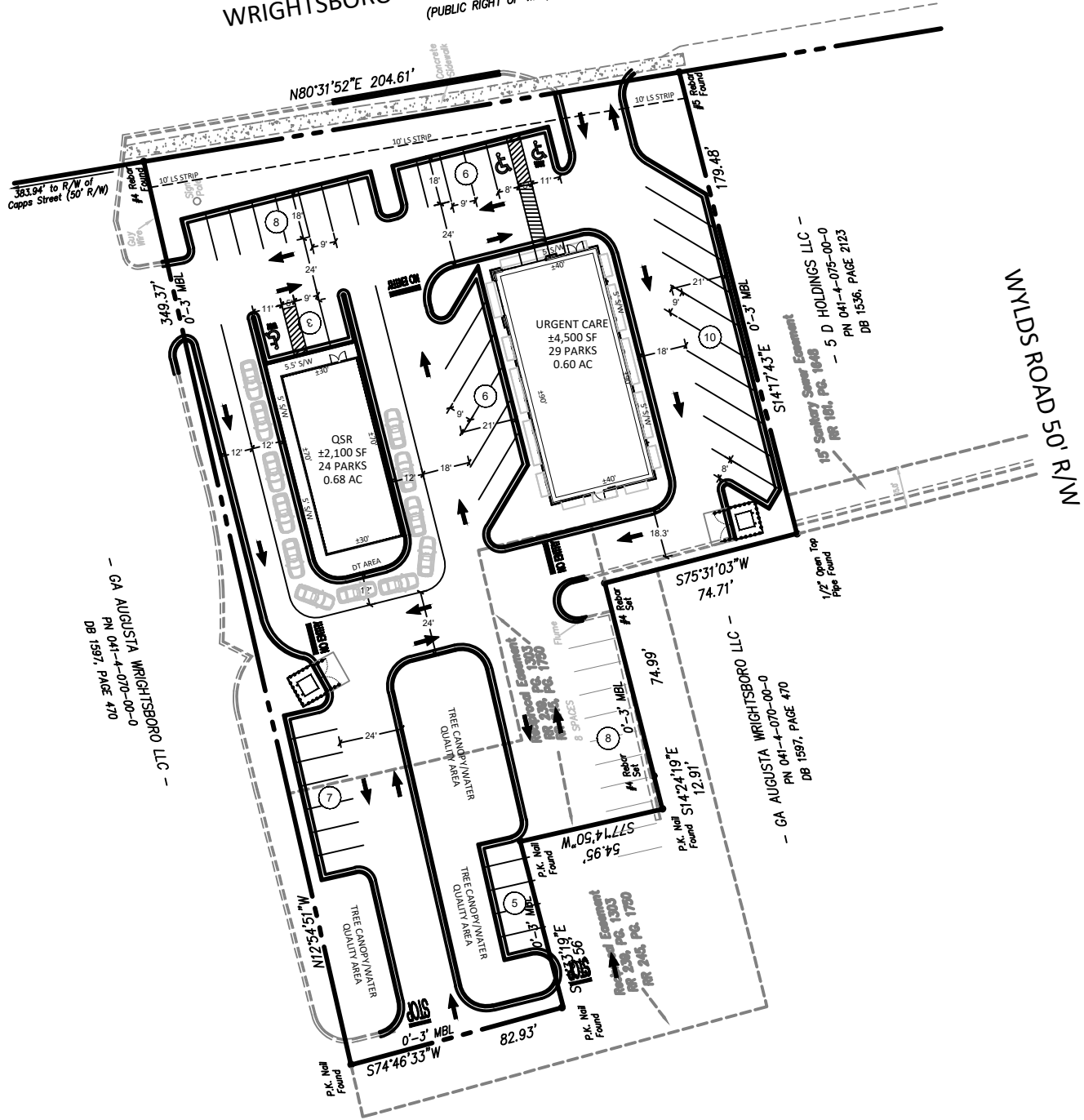
CAPITAL GROWTH
BUCHALTER

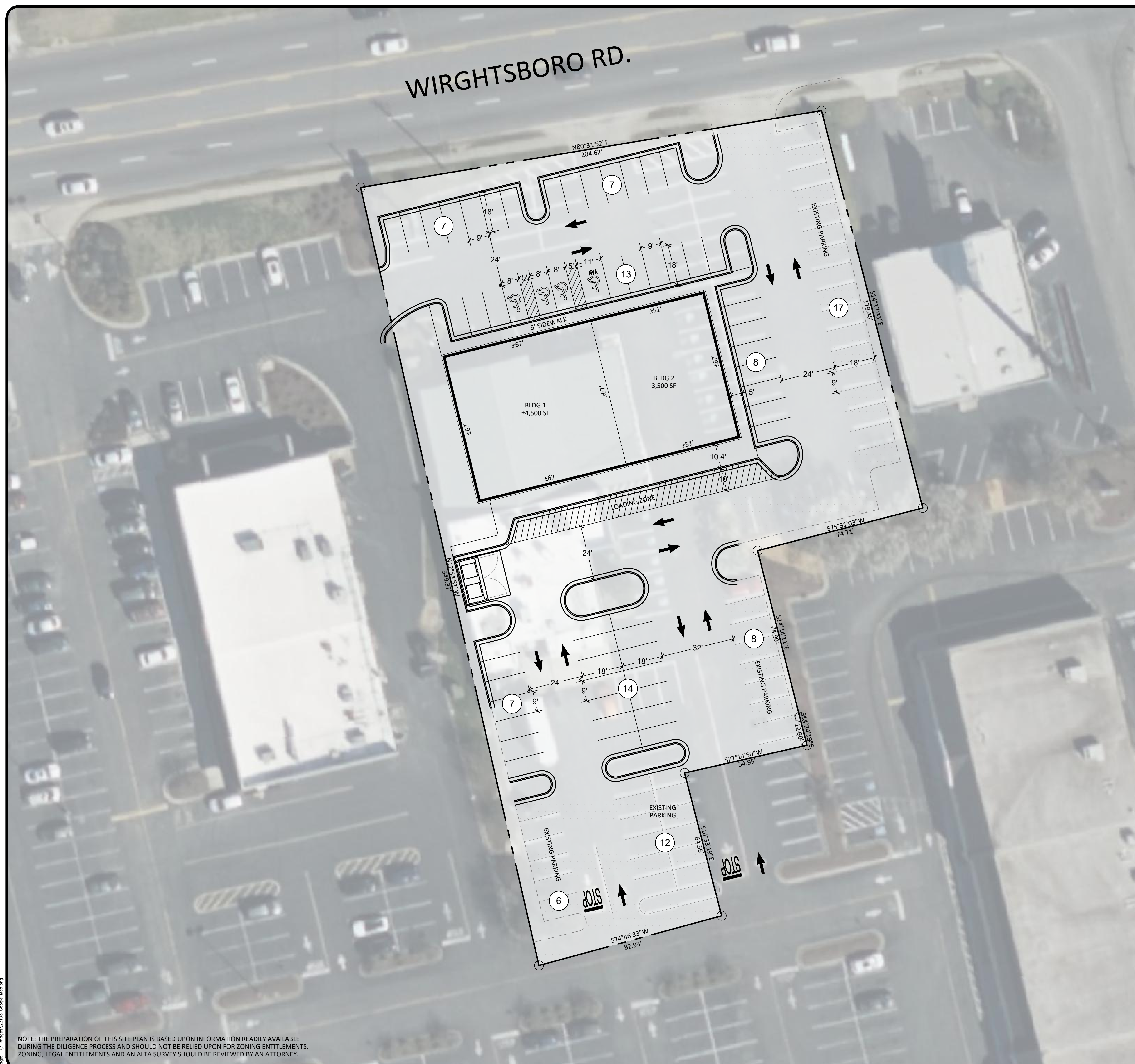
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WRIGHTSBORO ROAD R/W VARIES
(PUBLIC RIGHT OF WAY)





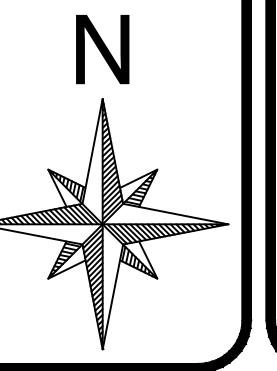
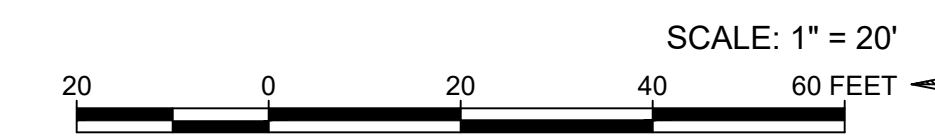
WIRGHTSBORO RD.



Level 1		
	Existing/Req'	Proposed
Zoning	B-3	-
Use Allowed	Yes	-
Use Specific Req'	No	-
Flood Zone	No	-
National Wetlands Inventory		
Overlay District		
Building 1		4,500 SF
Building 2		3,500 SF
Total Bldg SF		8,000 SF
Total Site Area		1.28 AC
Building Setbacks		
Major		40'
Minor		N/A
Side		N/A
Rear		N/A
Landscape Strips		
Major		N/A
Minor		N/A
Side		N/A
Land Use Buffers		
Environmental Buffers		
Level 2		
	Existing/Req'	Proposed
Parking Ratio		1 per 200sf, 1 per 1000sf
Parking Spaces		99
Parking Size		90 Degree parking spaces: 9'x18'
Compact Parking %		
Loading Space		

PAVEMENT LEGEND

- PROPOSED PAVEMENTS
- EXISTING PAVEMENTS



NOTE: THE PREPARATION OF THIS SITE PLAN IS BASED UPON INFORMATION READILY AVAILABLE DURING THE DILIGENCE PROCESS AND SHOULD NOT BE RELIED UPON FOR ZONING ENTITLEMENTS, ZONING, LEGAL ENTITLEMENTS AND AN ALTA SURVEY SHOULD BE REVIEWED BY AN ATTORNEY.

civilooustix
 500 SUN VALLEY DRIVE, STE H3, ROSWELL, GA 30076
 (404) 594-4403 - civilooustix.com

PRELIMINARY SITE PLAN
WRIGHTSBORO ROAD RETAIL
 3404 WRIGHTSBORO RD
 AUGUSTA, GA 30909

CP3
 23103

JANUARY 10, 2023
 REVISIONS
 1 OWNER COMMENTS 01-11-23
 2 OWNER COMMENTS 02-06-23



GROUND LEASE, BTS, SALE

3404 Wrightsboro Road
Augusta, GA 30120

TO INQUIRE ABOUT THIS PROPERTY

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