

4.5 Acres for Sale, Lease, or Build to Suit

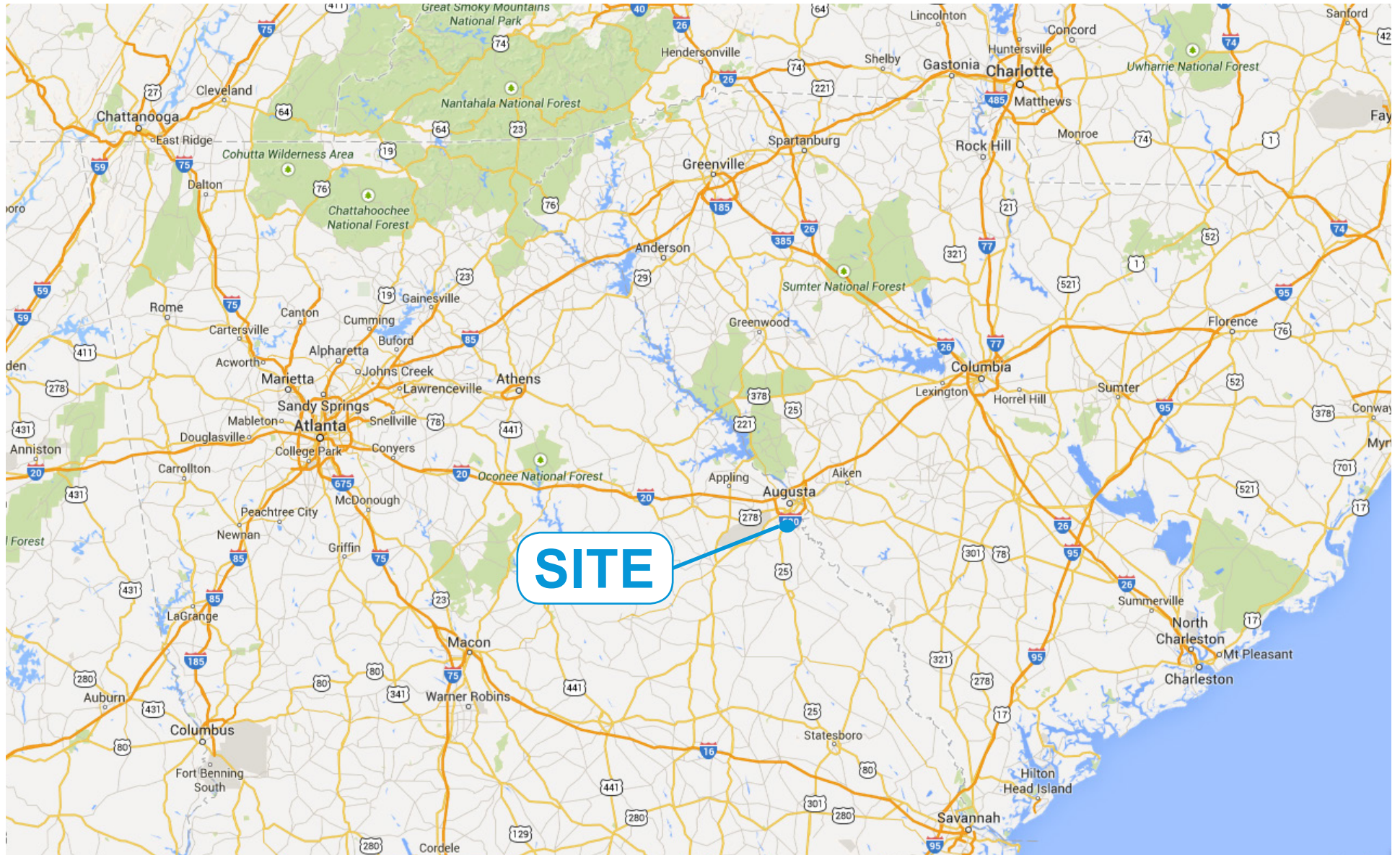
3764 Peach Orchard Rd. | Augusta, GA

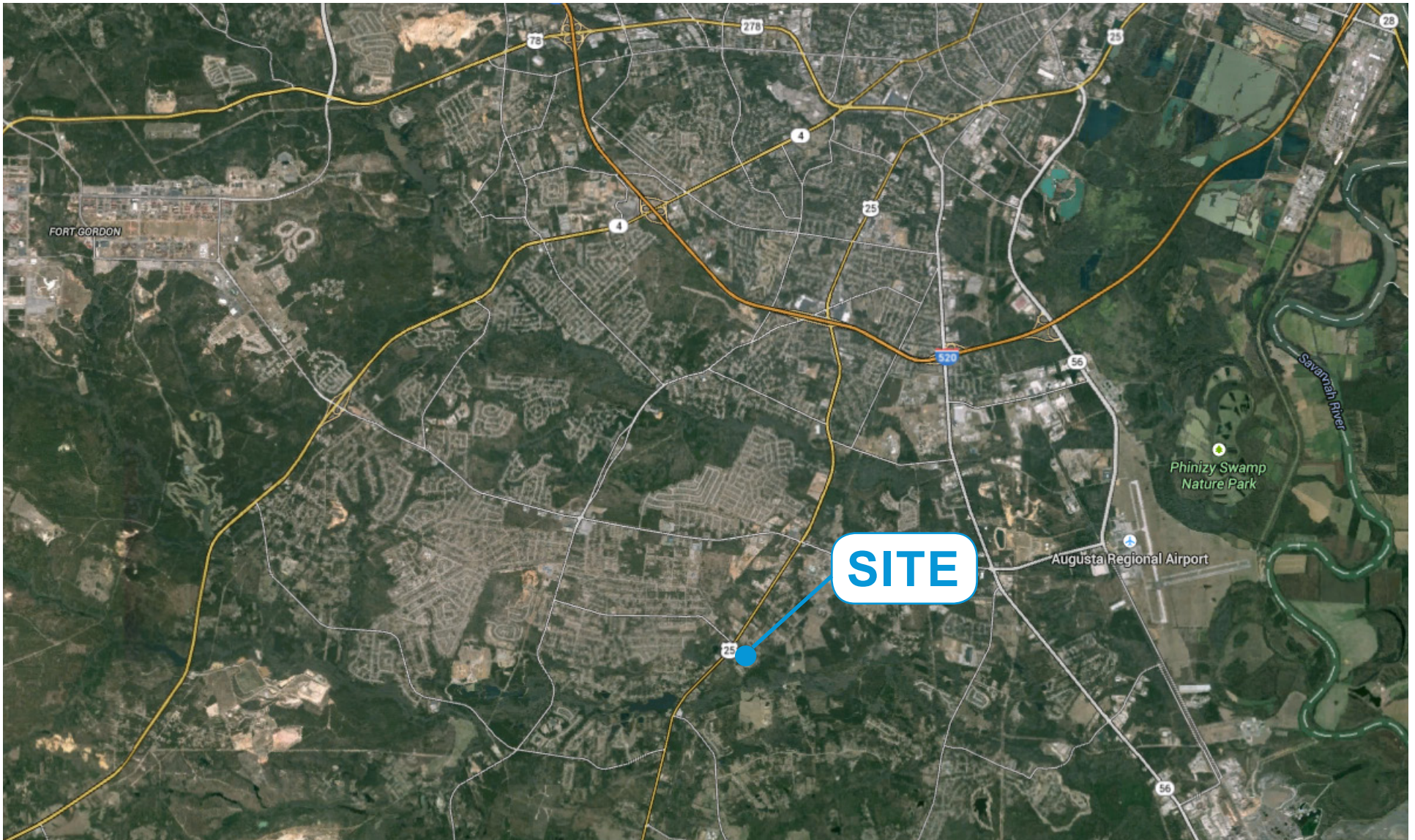


Highlights

- Price: \$299,000
- Approximately 4.5 acres (+/- 205' of frontage)
- Ideal for retail, office or residential use
- 21,730 VPD
- Quickly growing trade area
- Shared access and pond with neighboring new Family Dollar store
- All infrastructure in place (decel land, water and sewer lines, stormwater pond)

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	2,841	30,054	72,899
Average HHI	\$42,270	\$51,881	\$50,589









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