

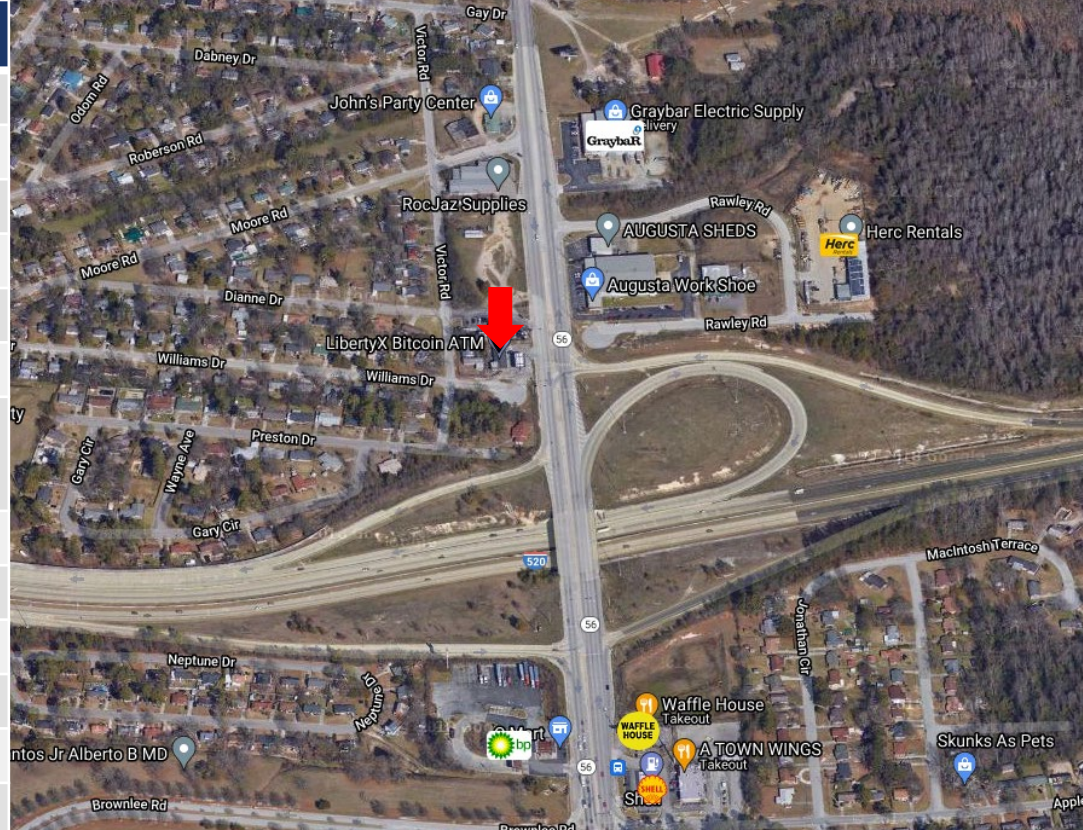
Freestanding Restaurant

Augusta, GA



Jordan Gorjian
Director of Leasing
jordan@gorjianacq.com | gorjianacq.com
516.858.0238
Follow me on [LinkedIn](#) | [Listings](#)

PROPERTY DESCRIPTION	
Address	3325 Mike Padgett Hwy, Augusta, GA
Property Type	Restaurant
Lot Size	.71 Acres
Building Size	1,890 SF
Space Available	1,890 SF - 1,890 SF
Drive-Thru Possibility	Yes
Nearby Retailers	Lowe's Home Improvement, Chick-fil-A, Krispy Kreme, IHOP, Food Lion, MedNow, Wendy's, Cookout and more
Vehicles Per Day	15,294
Comments	Single tenant restaurant building
	Hwy 520 gets over 40,000 VPD
	Exceptional visibility & frontage
	Ample parking
	Easy access



DEMOGRAPHICS			
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	5,702	31,558	89,681
Households	1,827	11,592	33,606
Median Household Income	\$42,144	\$44,509	\$49,498
Median Home Value	\$97,587	\$108,431	\$120,545
Establishments	104	612	1,656
Employees	3,571	17,795	46,665
Race/Ethnicity: White	38%	30%	28%
Race/Ethnicity: Black/African American	59%	65%	67%

