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PROPERTY DESCRIPTION			Gay Dr Vinigoti	
Address	3325 Mike Padget	t Hwy, Augusta, GA	John's Party Center •	(Graybar Electric Supply
Property Type	Restaurant		Roberson Rd	GmybaR
Lot Size	.71 Acres		RocJaz/Supplies	AUGUSTA SHEDS Herc Rentals
Building Size	1,890 SF		Moore Rd	Amarusia Workshop
Space Available	1,890 SF - 1,890 S	F	Dianne Dr	RawleyRd
Drive-Thru Possibility	Yes		Williams Dr Williams Dr	CANADA CONTRACTOR OF THE PARTY
Nearby Retailers		rovement, Chick-fil-A, Krispy Kreme, MedNow, Wendy's, Cookout and more	Preston Dr	
Vehicles Per Day	15,294		CaryCit	MacintoshTerraco
Comments	Single tenant restaurant building			
	Hwy 520 gets over 40,000 VPD		Neptune (b)	and a second
	Exceptional visibility & frontage			Waffle House
	Ample parking	nt	os Jr Alberto B MD	A TOWN WINGS  Skunks As Pets  Takeout
	Easy access		Brownlee Rd	App
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%







