

LAND AVAILABLE SALE, BUILD TO SUIT, OR GROUND LEASE

0 MAIN ST. | WRENS, GA

SITE

FAMILY DOLLAR
my family, my family dollar.

0.71 ACRES
FOR LEASE OR SALE



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OFFERING SUMMARY	
OFFERING	
SALE OR LEASE:	SALE, BUILD TO SUIT, OR GROUND LEASE
LAND AREA:	0.71 ACRES
PARCEL:	R001-151
ZONING:	C-3 COMMERCIAL ZONING, JEFFERSON COUNTY
SITE FRONTAGE:	163' WITH FULL ACCESS
SITE DEPTH:	190'
VPD:	12,380

PROPERTY HIGHLIGHTS


Located on a highly trafficked road in Wrens, GA, 30 miles south of Augusta, this site boasts high visibility with 11,350 VPD. The site is next to a brand-new Family Dollar store and across from Wrens Middle School. With limited space for area development, the barrier for entry for a competitor is high. Solid synergy with the new Family Dollar, which is projected to be a top performing store.




**HIGH VISIBILITY
ON MAJOR
ARTERIAL ROAD**

FD

**LOCATED NEXT TO BRAND
NEW FAMILY DOLLAR
STORE**




**EXCELLENT LOCATION
DUE TO FRONTAGE
AND PROXIMITY TO
SCHOOLS & ROOFTOPS**



**TOUGH BARRIER
TO ENTRY FOR
COMPETITOR DUE
TO ZONING**




**VPD
12,380**



**ACROSS FROM
WRENS MIDDLE SCHOOL
(270+) STUDENTS**



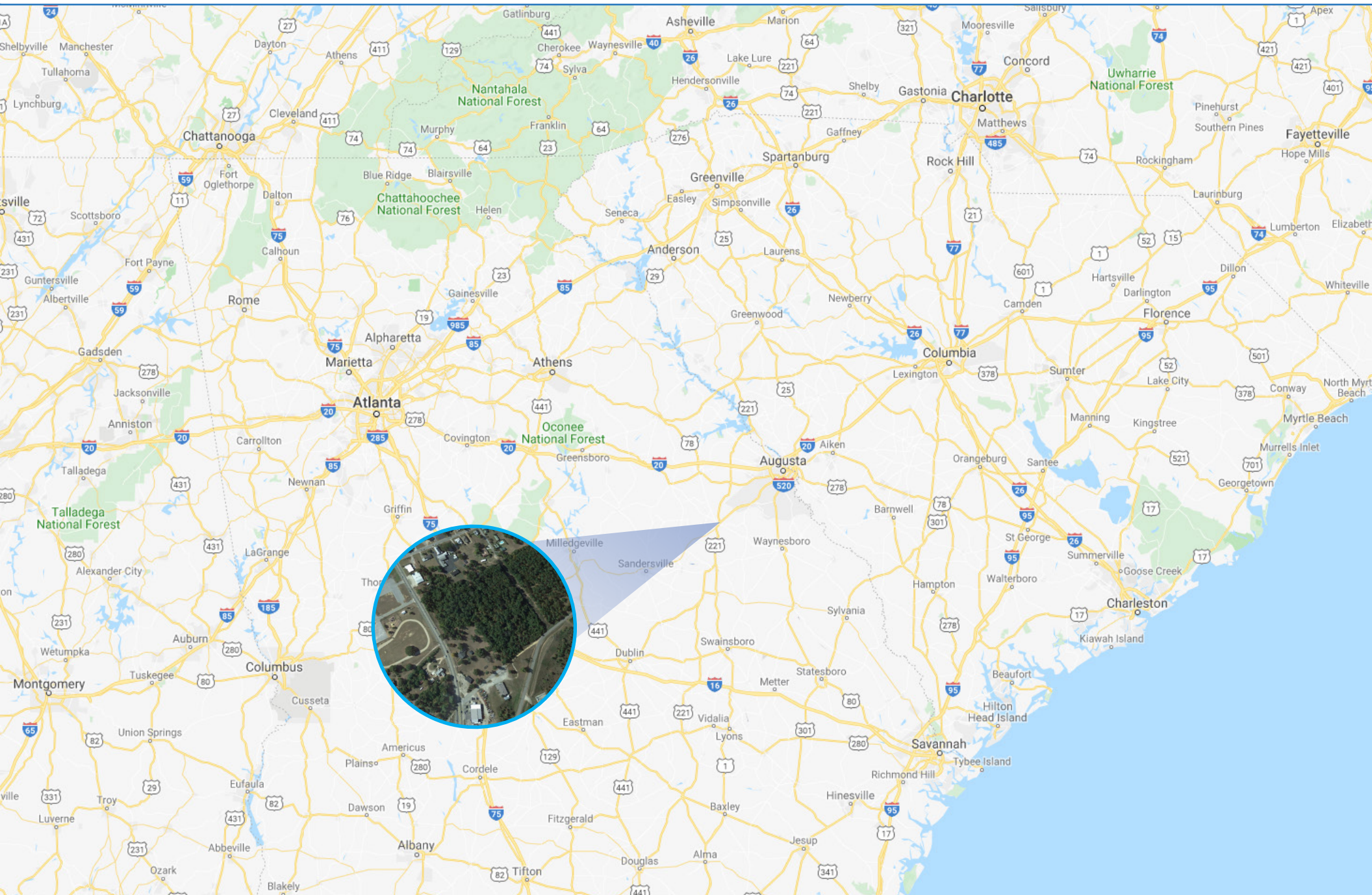
**HIGH DAY TIME
WORK FORCE**



**AVERAGE HOUSEHOLD
INCOME IS \$47,000**

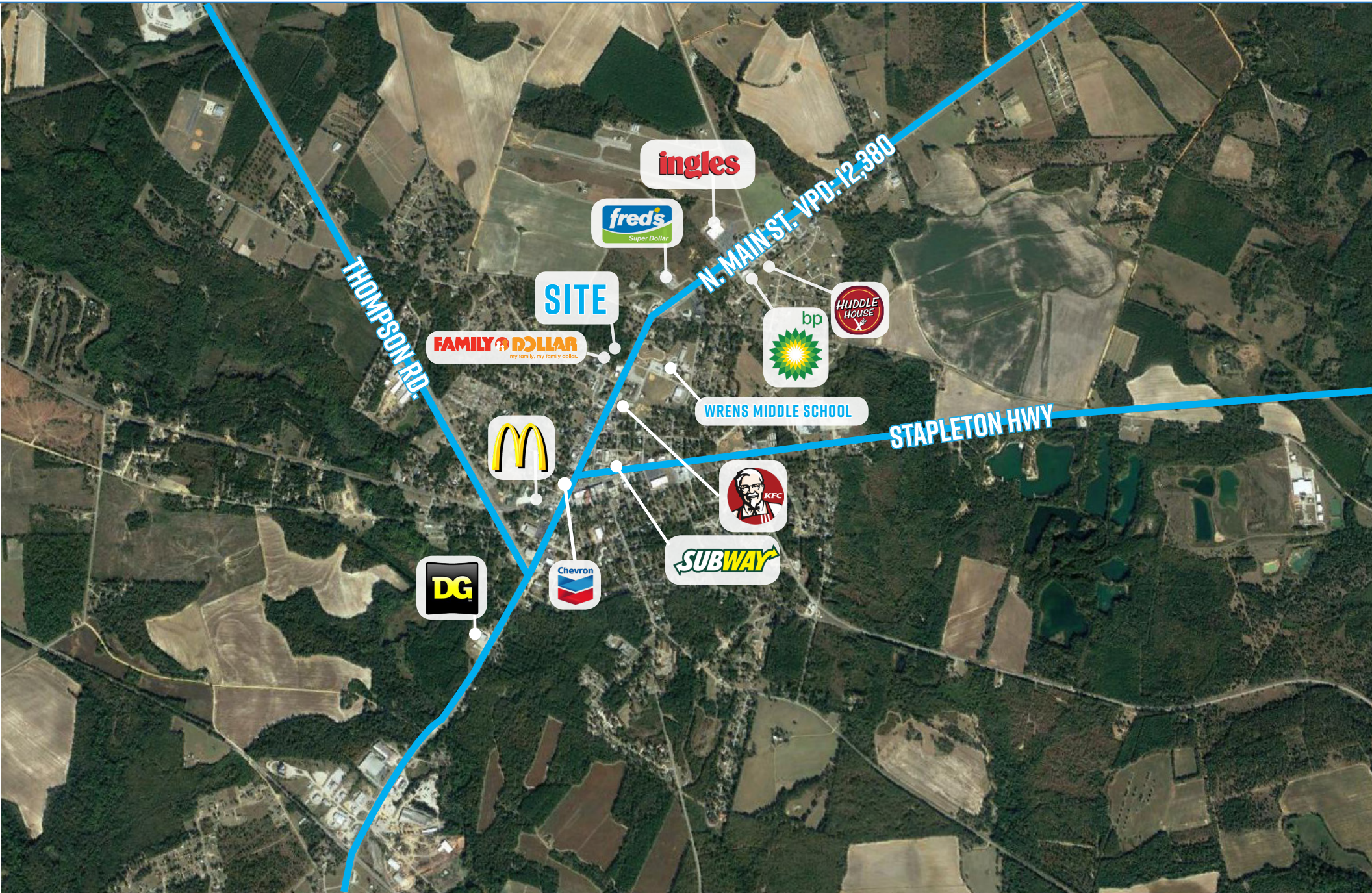
LOCATION OVERVIEW

WRENS, GA
0 MAIN ST.



MID AERIAL

WRENS, GA
0 MAIN ST.



SITE AERIAL



DEMOGRAPHICS



AVERAGE HOUSEHOLD SIZE



LEADING INDUSTRIES

- HEALTHCARE
- SOCIAL ASSISTANCE
- MANUFACTURING
- RETAIL TRADE

2019 SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	2,336	3,722	5,182
HOUSEHOLDS	924	1,412	1,971
FAMILIES	637	987	1,386
AVERAGE HOUSEHOLD SIZE	2.53	2.64	2.63
OWNER OCCUPIED HOUSING UNITS	501	813	1,178
RENTER OCCUPIED HOUSING UNITS	423	599	793
MEDIAN AGE	41.2	40.4	40.2
MEDIAN HOUSEHOLD INCOME	\$33,108	\$33,181	\$34,803
AVERAGE HOUSEHOLD INCOME	\$43,745	\$44,949	\$47,148
2024 SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	2,314	3,673	5,110
HOUSEHOLDS	915	1,393	1,943
FAMILIES	628	969	1,360
AVERAGE HOUSEHOLD SIZE	2.53	2.64	2.63
OWNER OCCUPIED HOUSING UNITS	502	811	1,182
RENTER OCCUPIED HOUSING UNITS	413	582	762
MEDIAN AGE	43.3	42.5	42.1
MEDIAN HOUSEHOLD INCOME	\$36,486	\$36,083	\$37,121
AVERAGE HOUSEHOLD INCOME	\$49,819	\$50,734	\$52,901



CITY OF WRENS

"WRENS IS A SMALL TOWN WITH A POPULATION OF APPROXIMATELY 2,500 PEOPLE, LOCATED ON HWY 1, ABOUT 30 MILES SOUTH OF AUGUSTA, GA. WE ARE A VIBRANT COMMUNITY WITH FRIENDLY PEOPLE AND WONDERFUL BUSINESSES; AND WE WORK HARD TO PROVIDE QUALITY SERVICES TO OUR CITIZENS, AS WELL AS DEVELOP CAPACITY FOR NEW RESIDENTS AND BUSINESSES. WE HAVE LOVELY RESIDENTIAL NEIGHBORHOODS AND GREAT LOCALLY OWNED RESTAURANTS AND SHOPS TO VISIT. WE ALSO HAVE A NICE PARK WITH A PAVILION AND A WALKING TRACK."

- JOHNNY RABUN, MAYOR