

## FOR SALE

4153 Peach Orchard Rd  
Hephzibah, GA



### PROPERTY HIGHLIGHTS

The property is two parcels that make up 0.56 acres on Peach Orchard Road in Augusta, GA. It is on a signaled corner with 20,500 VPD on Peach Orchard Road and 6,100 VPD on GA Hwy 88. The site is located on a signalized corner with an access road running behind the site. There currently is no direct access via Peach Orchard Rd.

<b>BUILDING SF</b>	0.00 SF	<b>SIGNAGE TYPE</b>	N/A
<b>LAND SF</b>	24,393	<b>1-MILE (POP.)</b>	685
<b>YEAR BUILT</b>	N/A	<b>3-MILE (POP.)</b>	10,819
<b>PARKING</b>	N/A	<b>MED. INCOME</b>	\$56,660
<b>TRAFFIC COUNTS</b>	20,500 VPD	<b>SPACE USE</b>	Retail



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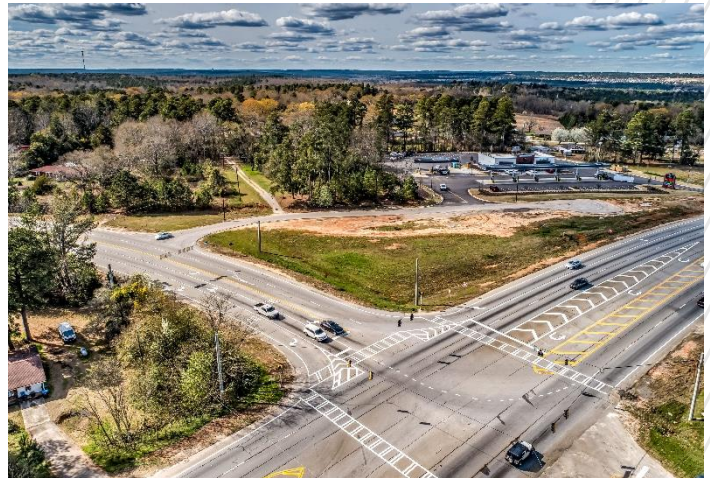
### Highlights

- Located at Signaled Intersection
- Ideal QSR or Coffee Site
- Flat Property
- Located in a Growing Area



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	211019000
<b>2022 RE TAXES</b>	\$233.00
<b>Zoning</b>	Commercial



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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