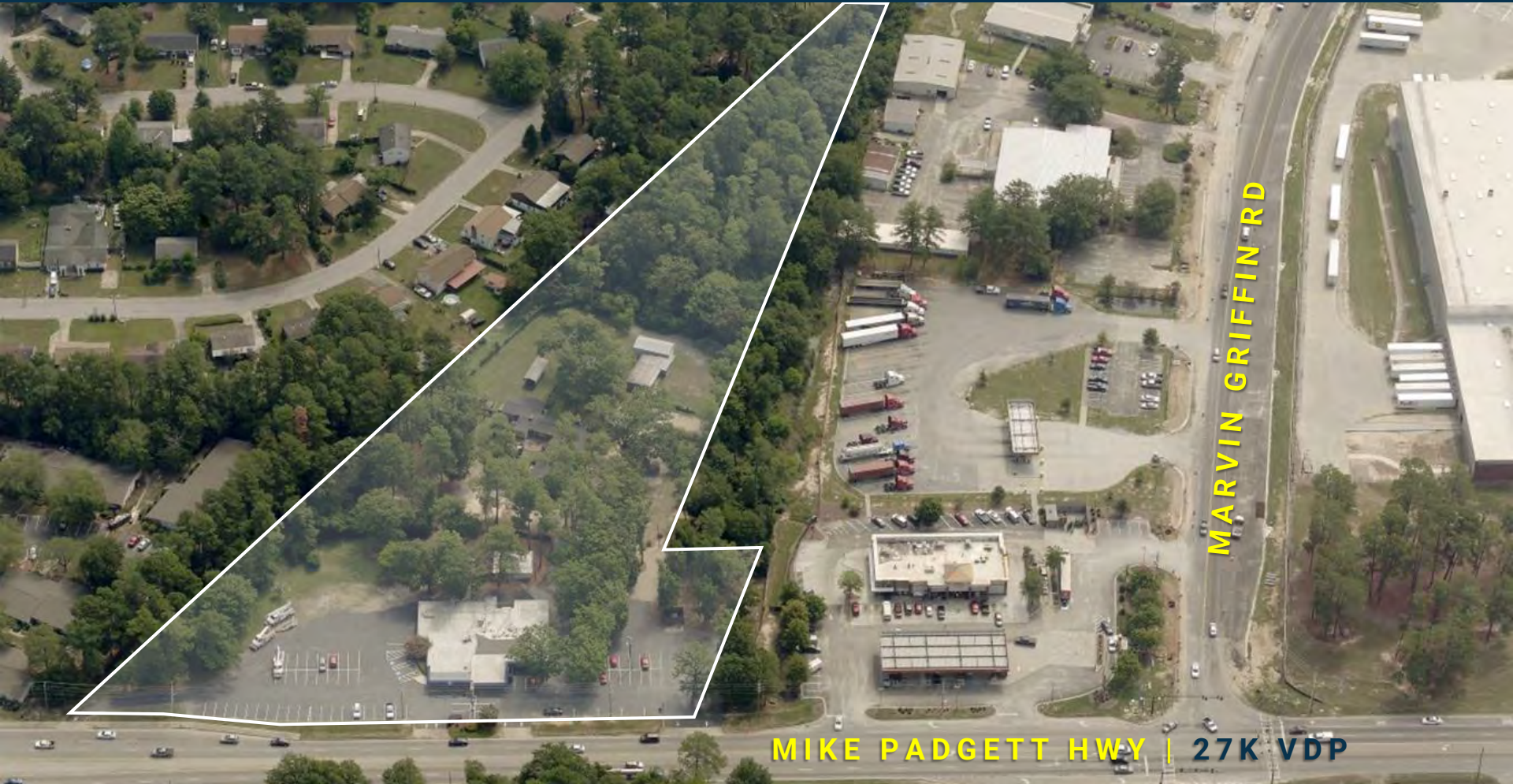


LAND AVAILABLE FOR DEVELOPMENT

3416 MIKE PADGETT HWY | AUGUSTA, GA 30906

FOR SALE | ZONED A & LI | 6.1 ACRES

CAN BE SUBDIVIDED | CALL FOR OFFERS



CHRIS SENN | 706-421-9677 | chris.senn@southeastern.company

LUKE COFFEY | 706-854-6731 | luke.coffey@southeastern.company

ALEX NIXON | 706-840-3739 | alexnixon@crosbylandco.com

SOUTHEASTERN.COMPANY

HIGHLIGHTS

This 6.1 acre site is a prime development opportunity in South Augusta. Located just off Exit 9 of I-520 and Mike Padgett Hwy, the property offers a high traffic corridor with an average daily traffic count of 27,400 on Mike Padgett Hwy and 42,000 on I-520. The property is zoned Light Industrial and Agriculture and is ideal for retail commercial uses. The site is within close proximity to Textron, Kellogg's, Georgia Regional Health and numerous industrial users.

- 6.1 Acre commercial site
- Zoned A/LI
- Traffic Counts of +26,000 on Mike Padgett Hwy



Demographics

Population	1 MI	5 MI	10 MI
Total Population	4,489	77,633	167,369
Median Age	33.7	36.6	36.0

Households & Income	1 MI	5 MI	10 MI
Total Households	1,482	34,130	74,934
Persons per HH	2.8	2.6	2.3
Average Income	\$36,436	\$38,330	\$51,400
Average Home Value	\$112,667	\$134,119	\$228,623

