

1721 Wrightsboro Rd

Augusta, GA 30904



OFFERING SUMMARY

Sale Price:	\$79,900
Lot Size:	0.17 Acres
Year Built:	1942
Building Size:	812
Renovated:	1985
Zoning:	B-1
Price / SF:	\$98.40

PROPERTY OVERVIEW

Single user building. Good space for insurance, counseling, etc...operations. Building has great insulation in attic. New Water heater.

PROPERTY HIGHLIGHTS

- Good exposure.
- Easy access.

SHERMAN & HEMSTREET REAL ESTATE COMPANY

624 Ellis St. , Augusta, GA 30901
shermanandhemstreet.com
706.722.8334

DAVID MORETZ, SIOR

morenet@aol.com
706.951.1405

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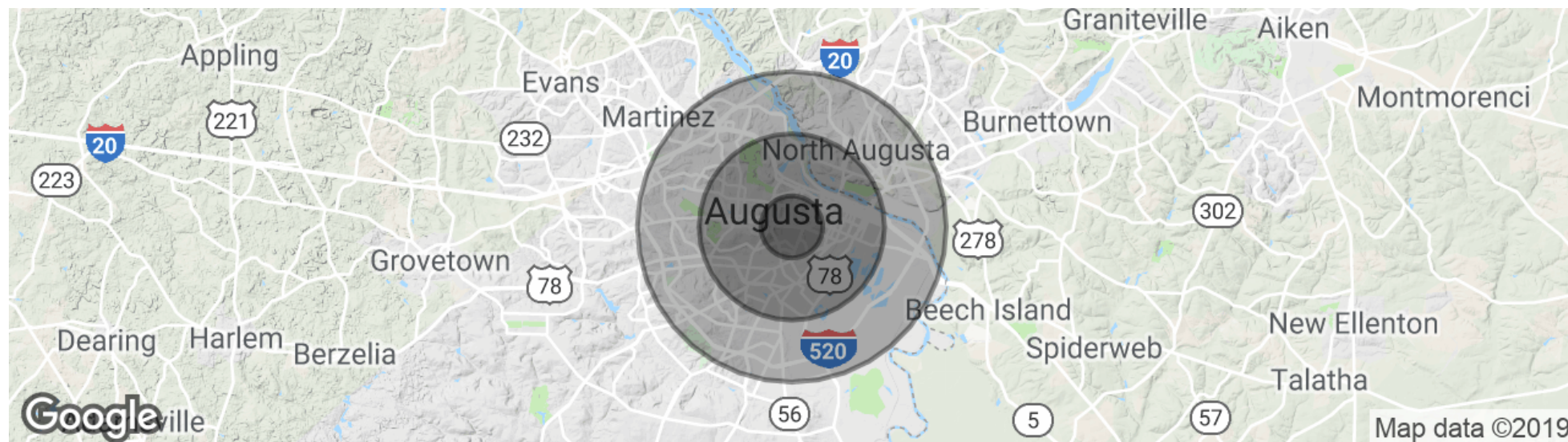
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,720	55,172	125,083
Median age	29.9	36.2	36.2
Median age (Male)	30.2	34.7	34.8
Median age (Female)	29.3	37.6	37.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,845	23,654	53,546
# of persons per HH	2.5	2.3	2.3
Average HH income	\$34,177	\$43,713	\$48,369
Average house value	\$117,593	\$129,921	\$132,158

* Demographic data derived from 2010 US Census

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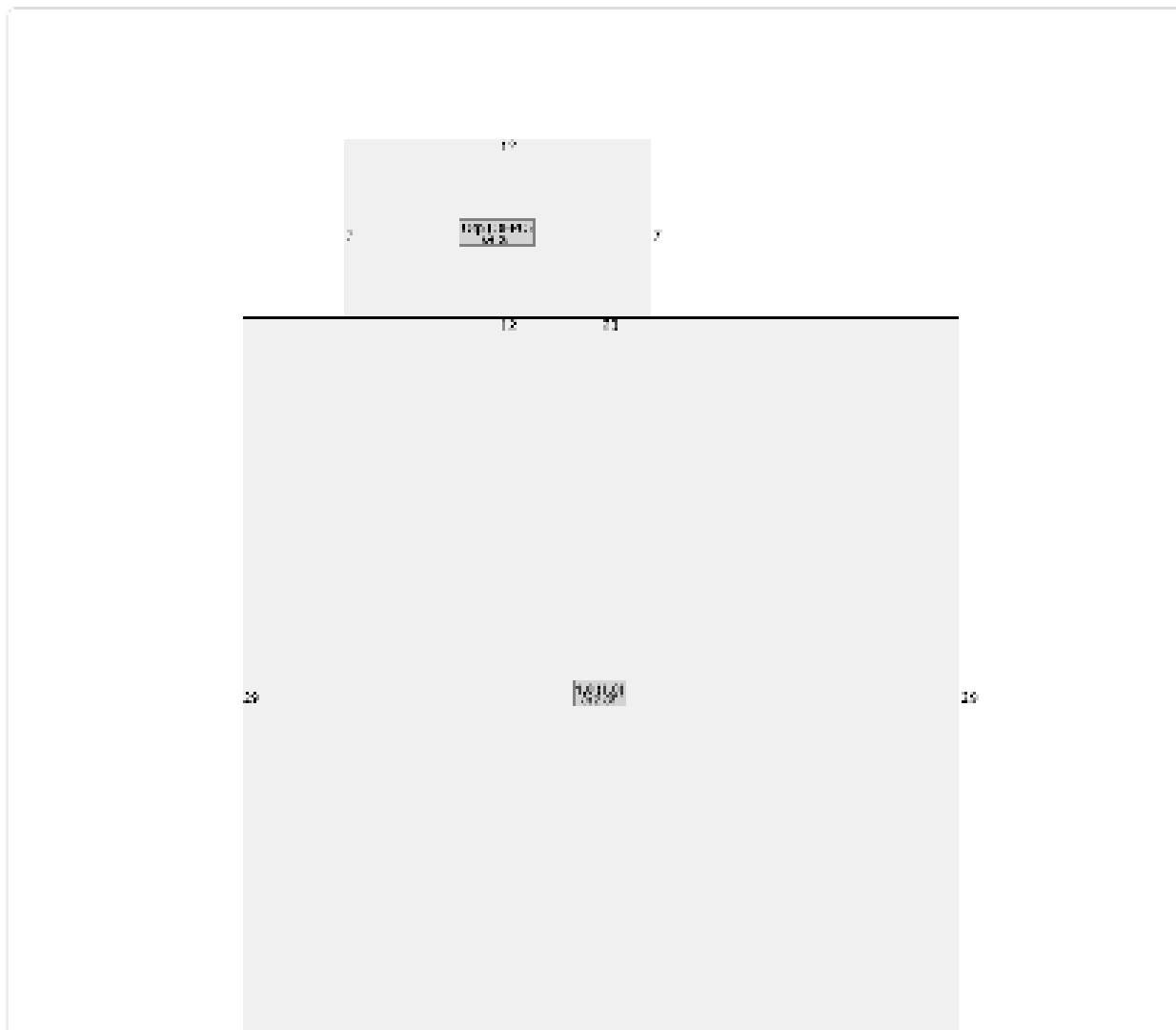
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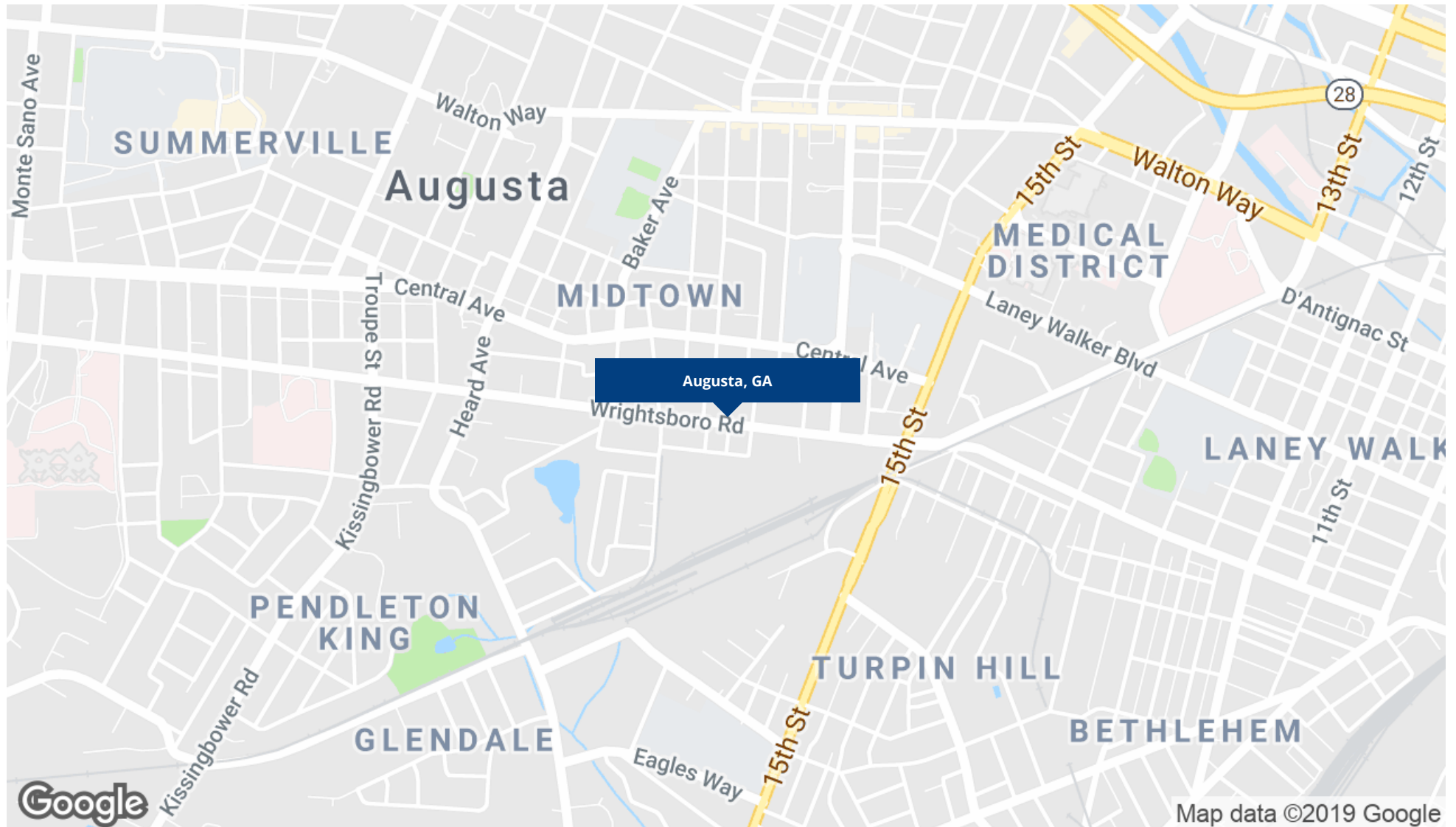
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