

Meybohm

COMMERCIAL PROPERTIES

3519 Wheeler Road | Augusta, GA | 30909

www.meybohmcommercial.com

THE MILL AT GATEWAY

GROVETOWN, GEORGIA

Site is located off I-20 at exit 190 - Grovetown in Columbia County, Georgia.
 Columbia County is one of the fastest growing counties in Georgia.
 It grew by 39% in the last census and now has a population of over 144,000.



Demographics - 2015	1 Mile	3 Miles	5 Miles
Total Population	930	32,172	66,981
Total Households	345	11,473	23,220
Average Household Income	\$73,770	\$71,150	\$76,482

BOBBY MEYBOHM
 ASSOCIATE BROKER

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Recent Development at this Interchange Includes:

Walmart Opened a superstore in 2009.

Columbia County purchased 50 acres and have built a 50,000 SqFt exhibition center.

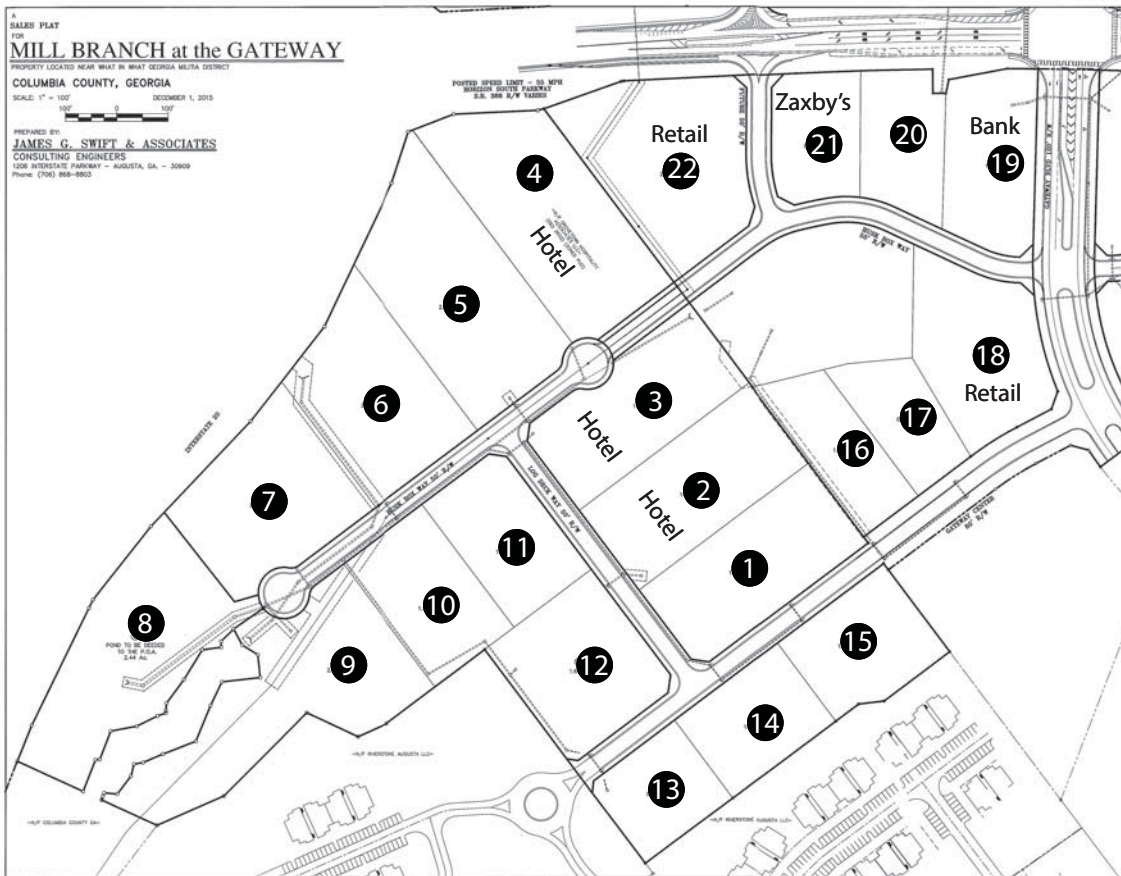
The Family Y is currently leasing 20,000 SqFt of the center with plans to build a new facility in the near future.

University Hospital purchased 6.07 acres and have built a 25,000 SqFt facility.

Several restaurants have opened or are under construction.

AU Health has purchased 80 acres for future hospital.

Riverstone at Mill Branch is a 330 unit multi-family complex



Lot	Price	Acres
1	\$550,000	1.84
2	Sold	1.85
3	Sold	1.91
4	Sold	
5	Under Contract	2.70
6	\$725,000	2.00
7	\$725,000	2.02
9	\$550,000	2.70
10	\$450,000	1.33
11	\$500,000	1.29
12	\$575,000	1.67
13	\$325,000	0.92
14	\$350,000	1.10
15	\$375,000	1.23
16	\$400,000	1.02
17	\$375,000	0.88
18	Under Contract	1.73
19	Under Contract	1.38
20	Under Contract	1.01
21	Under Contract	0.96
22	Under Contract	2.34

Traffic

Over 90,000 per day on I-20
Over 19,000 per day on Horizon South Parkway

Fort Gordon

Approx. 4 miles to Gate 2
On Post Population - 25,000 +
Recently completed NSA facility employees over 5000 people
Headquarters for Army Cyber Command

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