



NUGGET OF  
AUGUSTA



Prime 5.28-  
Acre  
Commercial  
Property –  
Ready for  
Growth



# 5.28-Acre Commercial Opportunity

±3,800 SF Building | High-Traffic Corridor | Room to Expand

## Quick Facts:

- 📍 Address: 4301 Windsor Spring Rd, Hephzibah, GA 30815
- 📐 Lot Size: 5.28 acres (less than half currently developed)
- 🏢 Building Size: ±3,800 SF, recently renovated
- 🛣️ Road Frontage: Direct access on Windsor Spring Rd (major south Augusta connector)
- 🚗 Traffic Count: Estimated 15,000+ VPD (vehicles per day)\*
- 👤 Population:
  - 0.5 Miles: ~2,000+ residents
  - 2 Miles: ~20,000+ residents
  - 5 Miles: ~65,000+ residents
- 🏘️ Nearby Uses: Churches, retail, schools, medical offices, and established neighborhoods

## Why This Property Works

- *Existing Use: Fully functioning church facility, ready for a new congregation or community use*
- *Expansion Potential: Over 2.5 acres of unused land for parking, classrooms, family life center, or additional structures*
- *Investment Flexibility: Potential for multifamily, senior living, educational campus, or mixed-use development (subject to zoning approval)*
- *Strategic Location: Situated on Windsor Spring Rd, a growing south Augusta corridor with road improvement projects in motion*

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# For Sale

**NUGGET**

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