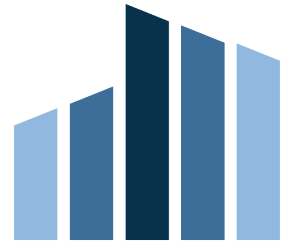


## RETAIL PROPERTY FOR SALE

# LAKEVIEW COIN LAUNDRY

2257 BROAD STREET, AUGUSTA, GA 30904



Property Name:	Lakeview Coin Laundry
Property Address:	2257 Broad Street, Augusta, GA 30904
Property Type:	Retail
APN:	027-3-001-00-0
Lot Size:	0.43 AC
Building Size:	2,448 SF
Zoning:	B-1

### PROPERTY OVERVIEW

Self-service laundromat for 20+ years, in the heart of Augusta. 2448sf brick building that consists of 23 washers and 11 dryers.

### LOCATION OVERVIEW

Directly off Washington Rd/Calhoun Expy, less than 2 miles from the Augusta National. Next door to Lake Olmstead and the Julian Smith Casino.



### SALE HIGHLIGHTS

- 2 Maxi Load Washers (40 lbs)
- 5 Mega Load Washers (60 lbs)
- 8 Triple Load Washers (30 lbs)
- 8 Double Load Washers (20 lbs)
- 11 Stack Dryers (30 lbs pockets)

Presented By:

**Tyler Martin**  
Sales Associate  
706.854.6703

**Jonathan Crawford**  
Development Associate  
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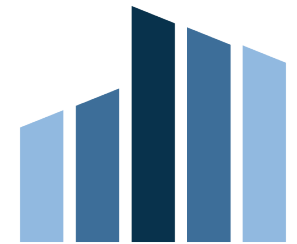
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RETAIL PROPERTY FOR SALE

# LAKEVIEW COIN LAUNDRY

2257 BROAD STREET, AUGUSTA, GA 30904



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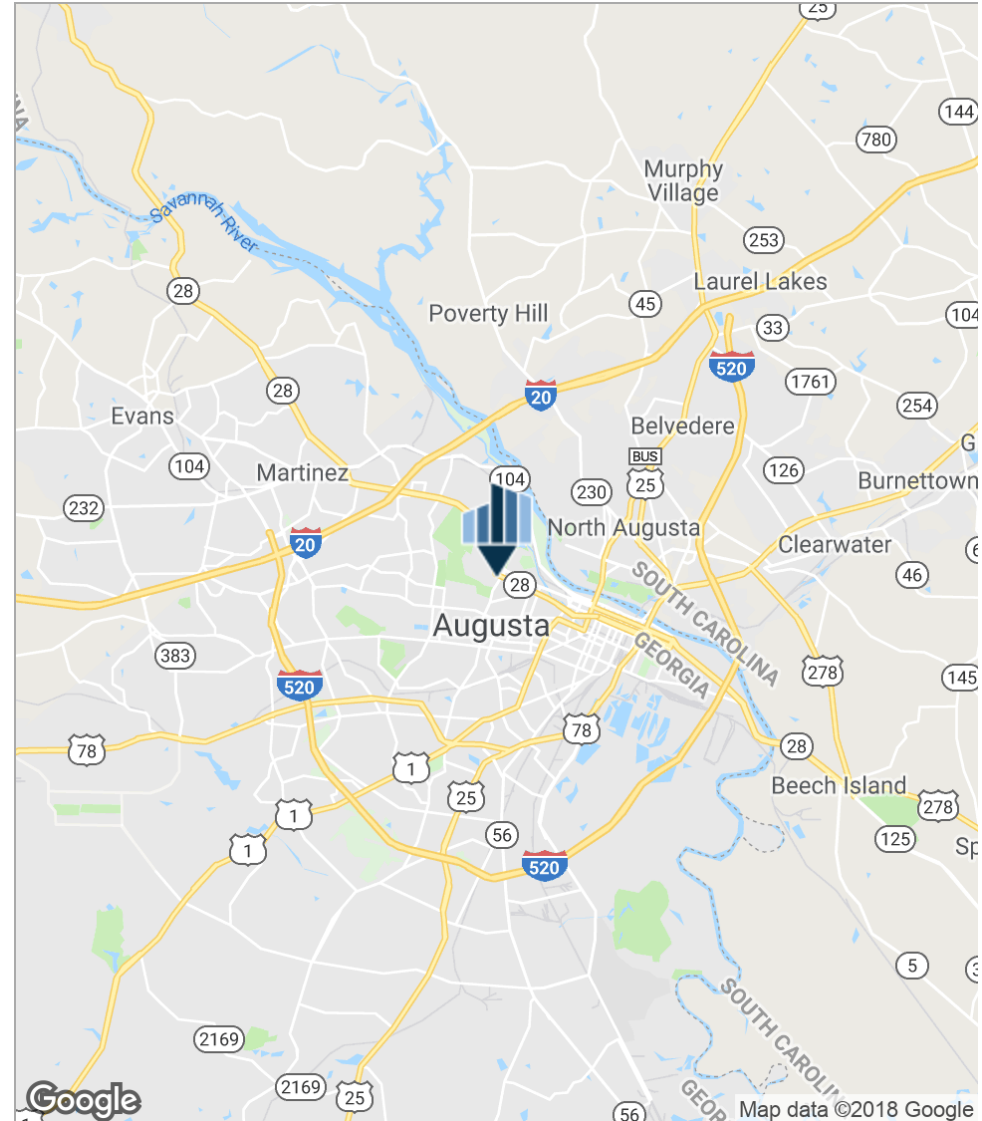
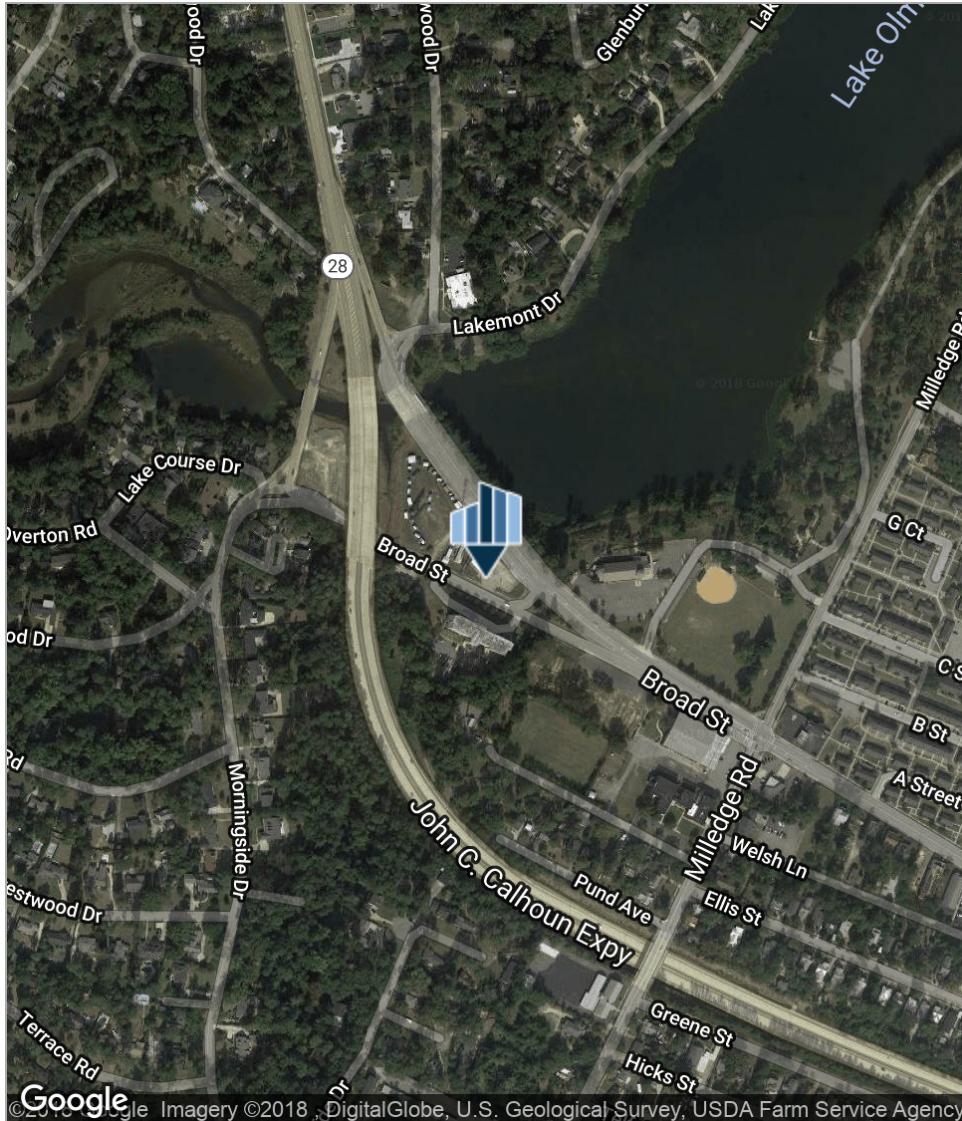
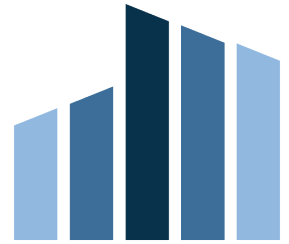
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## LAKEVIEW COIN LAUNDRY

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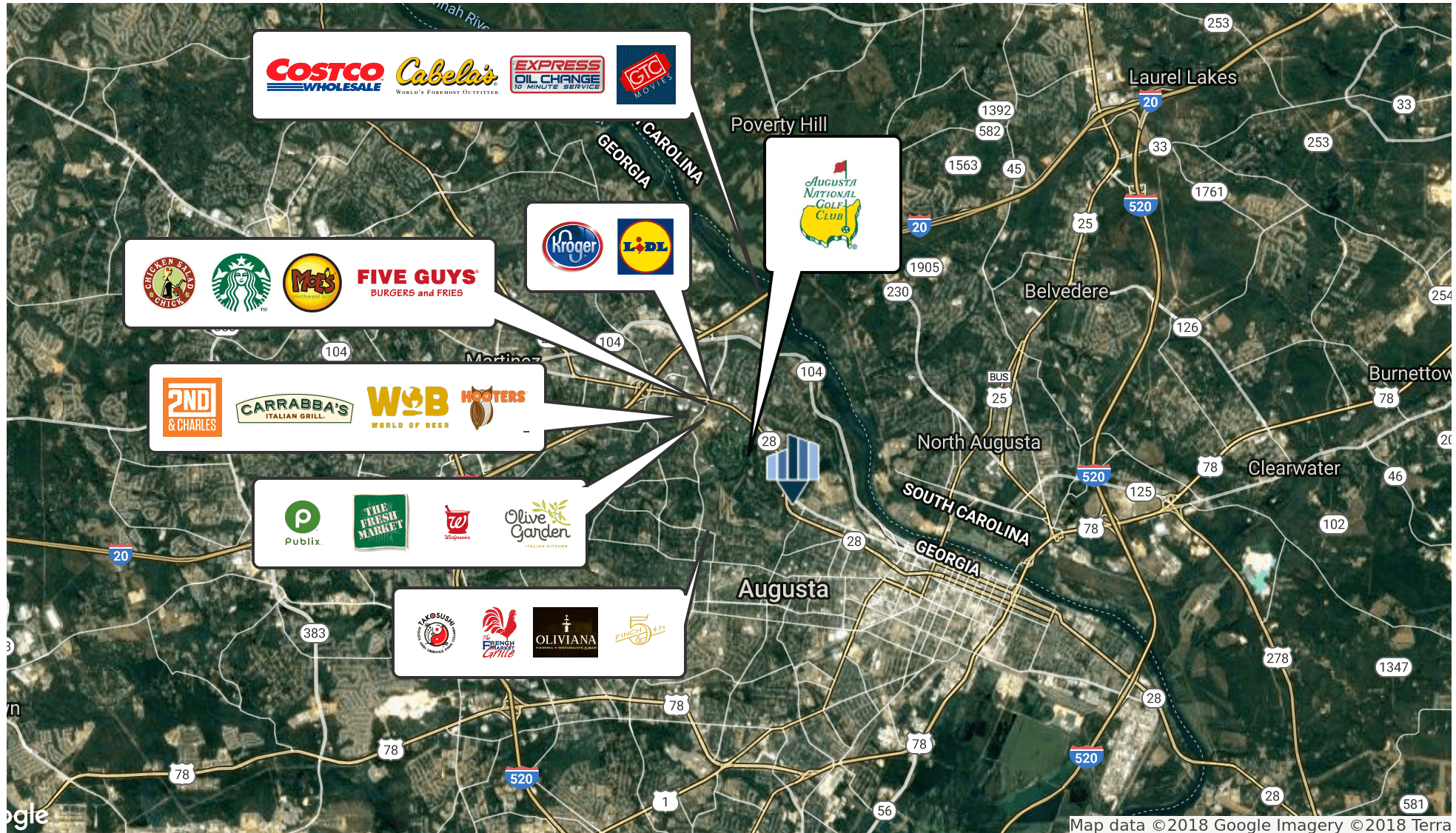
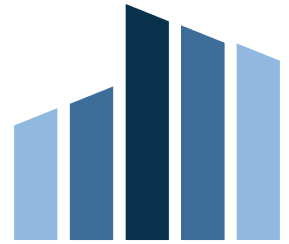
Presented By:

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# RETAIL PROPERTY FOR SALE

## LAKEVIEW COIN LAUNDRY

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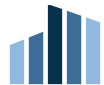
Map data ©2018 Google Imagery ©2018 Terra

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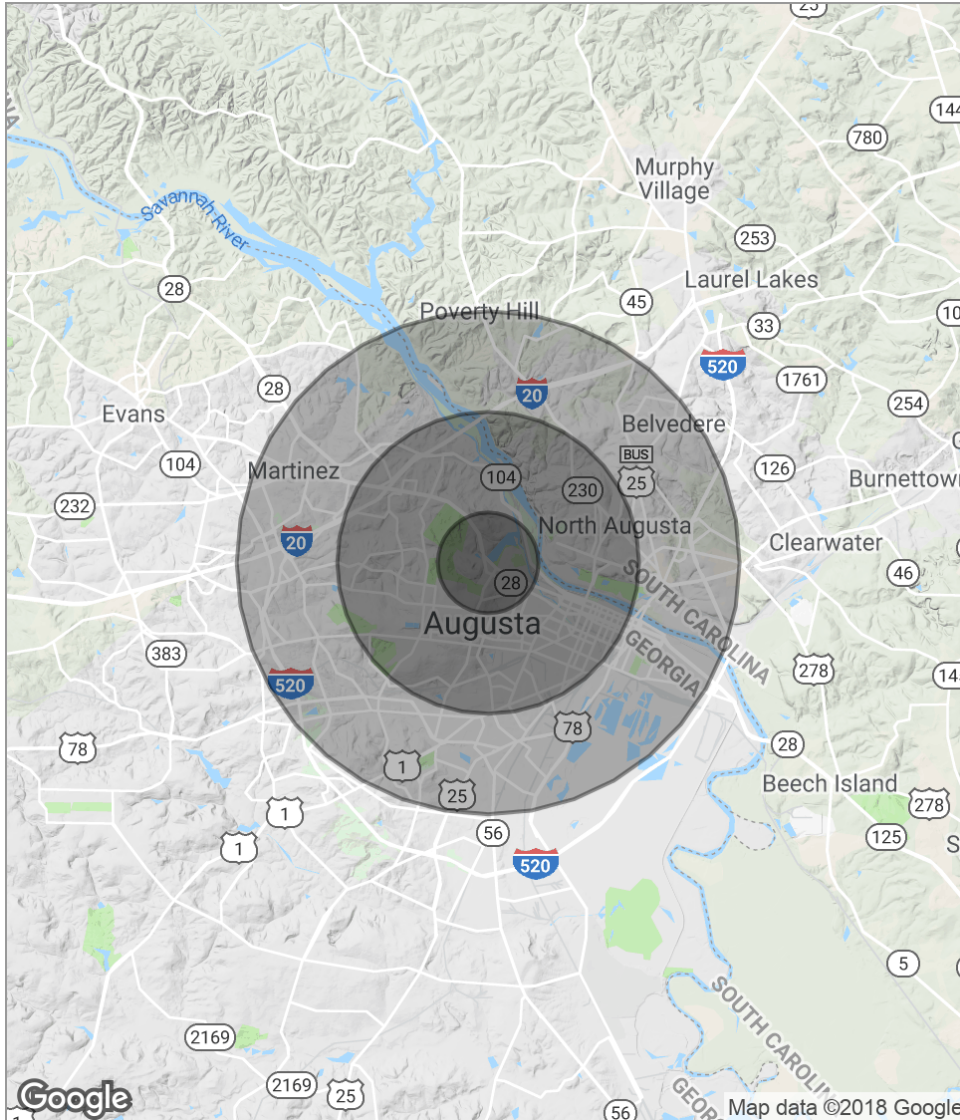
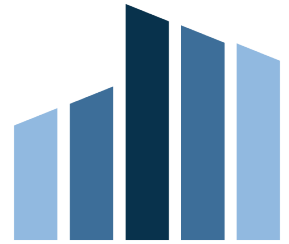
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# RETAIL PROPERTY FOR SALE

## LAKEVIEW COIN LAUNDRY

2257 BROAD STREET, AUGUSTA, GA 30904



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total population	6,253	58,086	126,238
Median age	36.7	36.9	37.0
Median age (Male)	35.5	35.6	35.6
Median age (Female)	38.8	38.4	38.6
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	2,804	26,137	54,533
# of persons per HH	2.2	2.2	2.3
Average HH income	\$51,600	\$53,785	\$53,151
Average house value	\$136,050	\$149,912	\$163,176
<b>ETHNICITY (%)</b>			
Hispanic	3.2%	3.4%	3.3%
<b>RACE (%)</b>			
White	59.9%	54.8%	51.5%
Black	35.9%	40.7%	44.1%
Asian	1.3%	2.2%	1.9%
Hawaiian	0.0%	0.1%	0.1%
American Indian	1.0%	0.4%	0.2%
Other	0.8%	0.7%	0.7%

\* Demographic data derived from 2010 US Census



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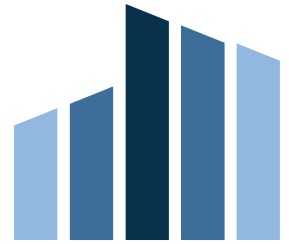
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# RETAIL PROPERTY FOR SALE

## LAKEVIEW COIN LAUNDRY

2257 BROAD STREET, AUGUSTA, GA 30904



### SALE PRICE

**\$270,000**

#### LOCATION INFORMATION

Building Name	Lakeview Coin Laundry
Street Address	2257 Broad Street
City, State, Zip	Augusta, GA 30904
County/Township	Richmond

#### BUILDING INFORMATION

Building Size	2,448 SF
Tenancy	Single
Year Built	1975
Load Factor	Yes

#### PROPERTY DETAILS

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	B-1
Lot Size	0.43 Acres
APN#	027-3-001-00-0



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