



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

## OFFICE/RETAIL SPACE AVAILABLE

1280 Merry Street | Augusta, GA 30904

FOR SALE

1,092 SF

APN | 045-3-060-05-0

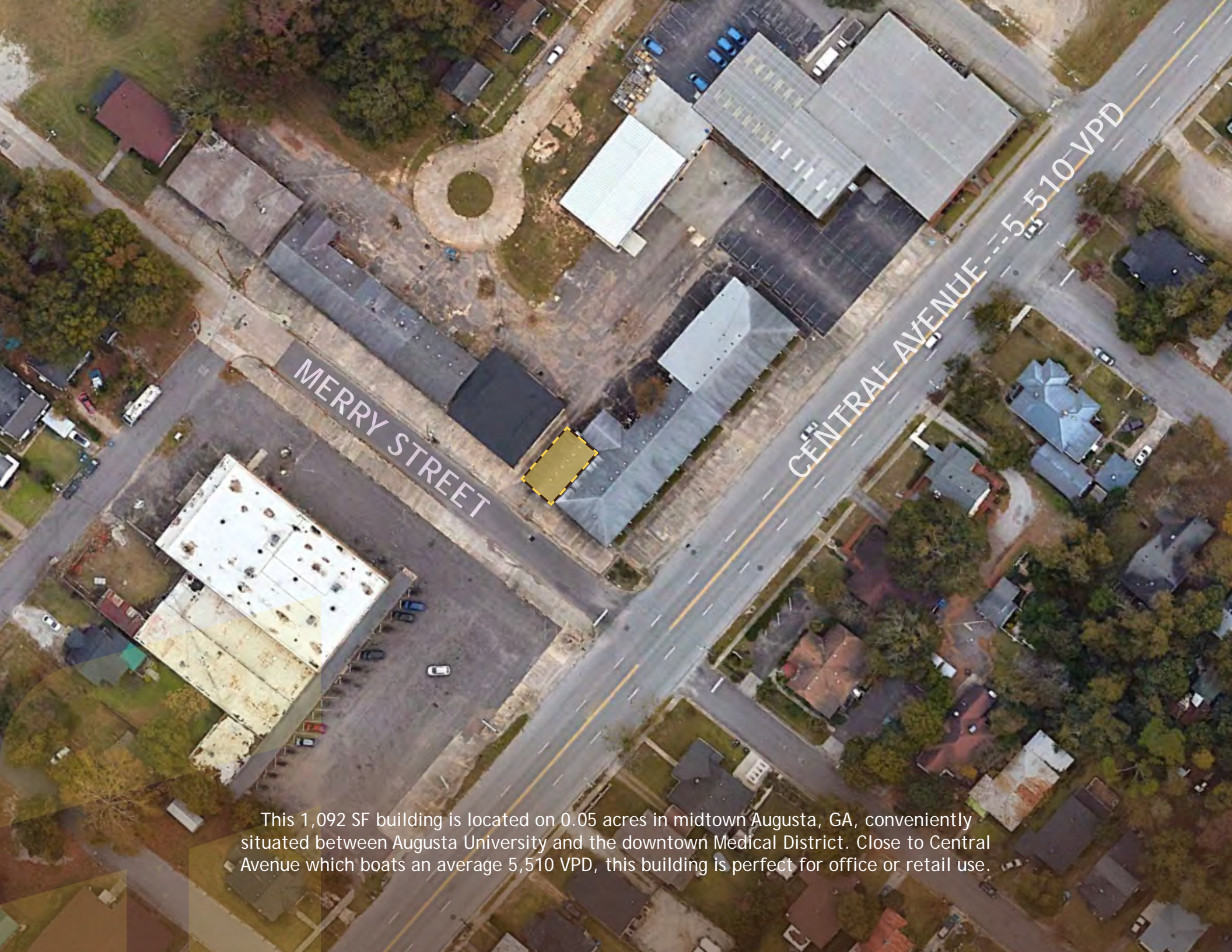
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MERRY STREET

CENTRAL AVENUE --- 5,510 VPD

This 1,092 SF building is located on 0.05 acres in midtown Augusta, GA, conveniently situated between Augusta University and the downtown Medical District. Close to Central Avenue which boats an average 5,510 VPD, this building is perfect for office or retail use.



WALTON WAY



MILLEGE ROAD



Academy of Richmond County

Tubman Education Center

**JSITE**

Paine College

WRIGHTSBORO ROAD

Monte Sand Elementary

Dr. Marian Ebron



Charlie Norwood VA Medical Center



CENTRAL AVENUE



R.A. DENT BOULEVARD



## Population

	1 mi	3 mi	5 mi
Total Population	8,771	53,959	120,862
Median Age (m)	33.6	34.4	35.2
Median Age (f)	41.3	40.0	40.2

## Households & Income

	1 mi	3 mi	5 mi
Total Households	4,451	26,865	60,757
Persons per HH	2.0	2.0	2.0
Average Income	\$46,858	\$46,553	\$48,419
Average Value	\$103,308	\$128,927	\$127,158

