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GROVETOWN BUSINESS CENTER

4,000 SF FOR LEASE

5045 Parham Road | Grovetown, GA 30813

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JORDAN TROTTER
COMMERCIAL REAL ESTATE

LEASE | \$18/SF

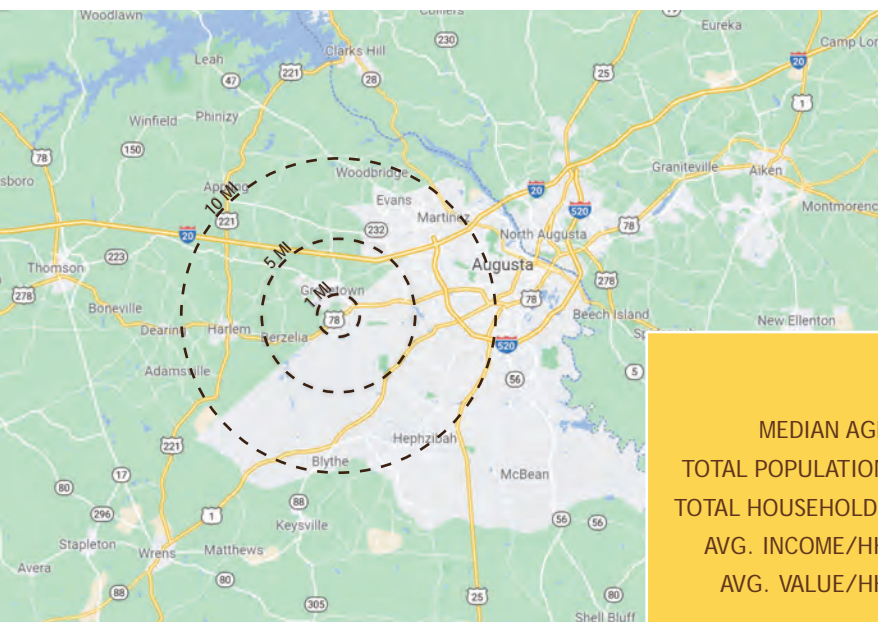
APN | 070003H

This property is located on Parham Road in Grovetown, GA. Parham Road runs west towards Newmantown Road that leads into the heart of Grovetown and runs east towards Gordon Highway that grants access to Fort Eisenhower and eventually Augusta, GA. This is the closest parcel of land available to Fort Gordon and is located between gate #2 and the new gate #6.

This strategic location offers two 2,000 SF suites with a high ROI and growth potential. This flex space has a single and 3-phase available. The building was built in 2016 and offers spacious units with quick and responsive management. Water, sewer, grounds keeping, and trash is paid (tenant pays power).

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- Just minutes from Fort Gordon and I-20/I-520 (Bobby Jones Expressway)
- Office/warehouse in Grovetown, GA
- Quick and Responsive Management
- Build to suite options within units
- 2000 feet of frontage on Gordon Highway with rail access



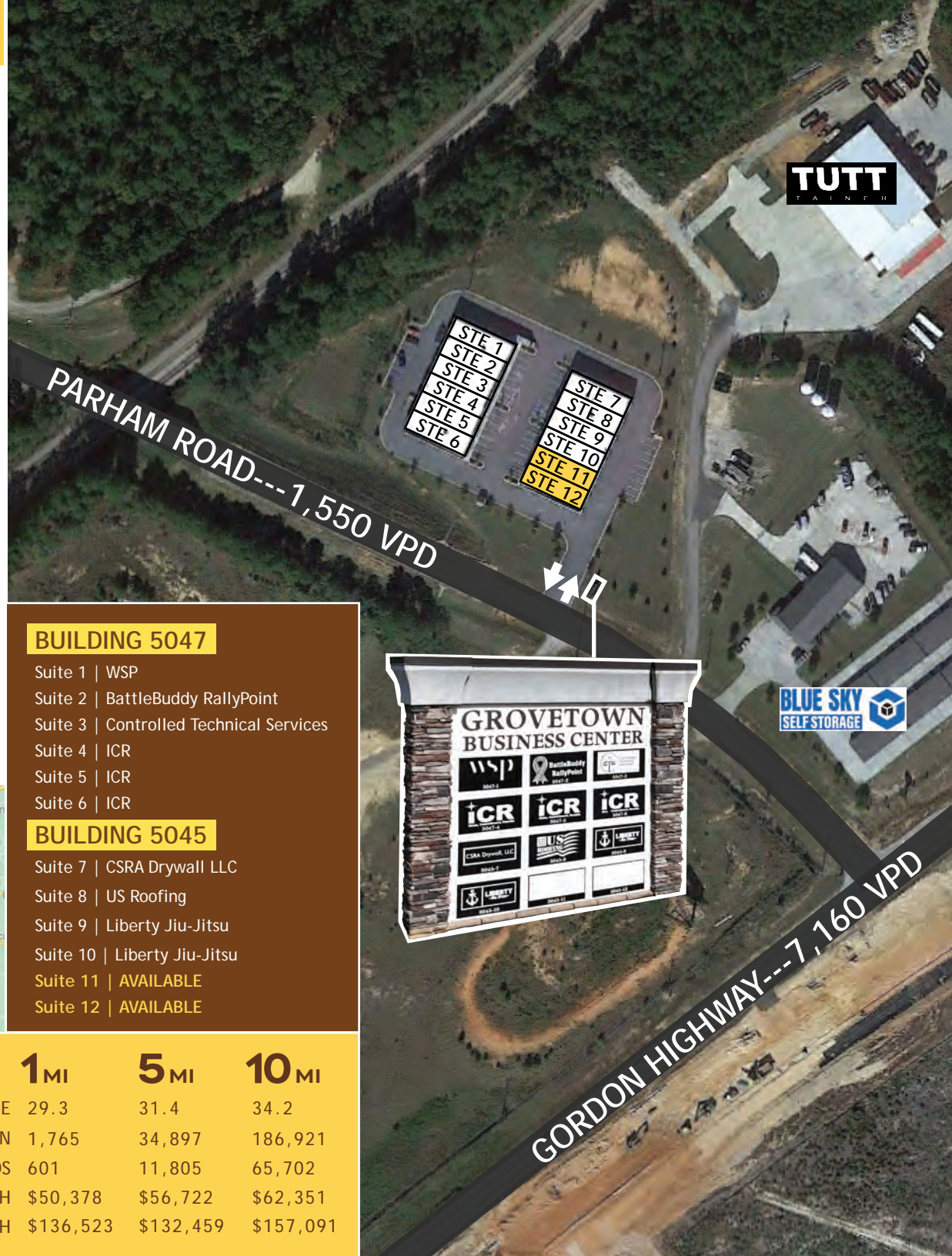
BUILDING 5047

- Suite 1 | WSP
- Suite 2 | BattleBuddy RallyPoint
- Suite 3 | Controlled Technical Services
- Suite 4 | ICR
- Suite 5 | ICR
- Suite 6 | ICR

BUILDING 5045

- Suite 7 | CSRA Drywall LLC
- Suite 8 | US Roofing
- Suite 9 | Liberty Jiu-Jitsu
- Suite 10 | Liberty Jiu-Jitsu
- Suite 11 | AVAILABLE
- Suite 12 | AVAILABLE

	1 MI	5 MI	10 MI
MEDIAN AGE	29.3	31.4	34.2
TOTAL POPULATION	1,765	34,897	186,921
TOTAL HOUSEHOLDS	601	11,805	65,702
AVG. INCOME/HH	\$50,378	\$56,722	\$62,351
AVG. VALUE/HH	\$136,523	\$132,459	\$157,091



TUTT
TRAINING

BLUE SKY
SELF STORAGE



COLUMBIA COUNTY
EXHIBITION CENTER

HORIZON SOUTH PARKWAY

GROVETOWN

WEST ROBINSON AVENUE

LIBERTY PARK

 SITE



WRIGHTSBORO ROAD

GORDON HIGHWAY

FORT EISENHOWER





RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Cener

Major Industry: Fort Eisenhower, Savannah River Site, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, East Central Regional, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

