

SCAN THE
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THIS LISTING
ONLINE



6,925 SF FOR LEASE

1465 Reynolds Street | Augusta, GA 30901

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ZONE | LI

0.42 AC

LEASE | \$9/SF/YR NNN



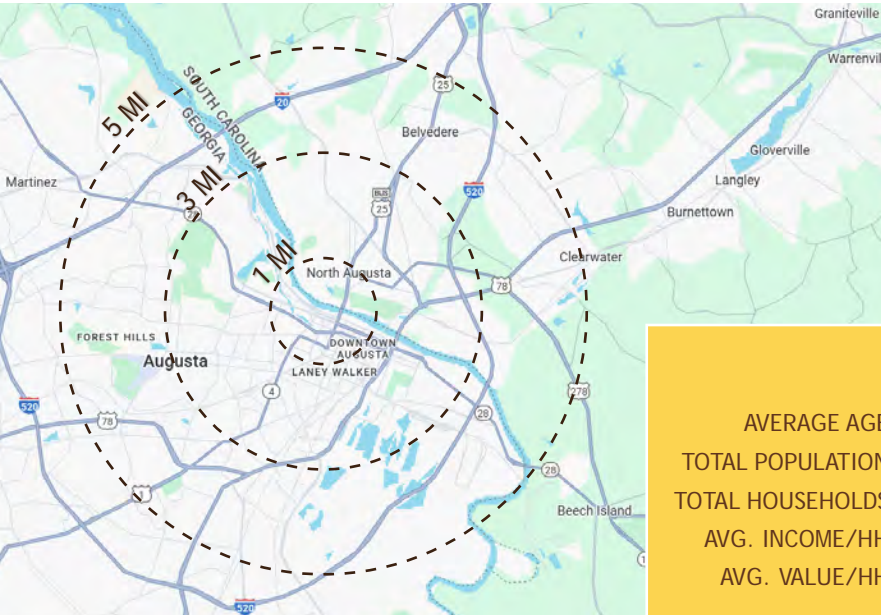
JORDAN TROTTER
COMMERCIAL REAL ESTATE

Property is located on Reynolds Street in downtown Augusta, GA.

This 6,925 square foot building is located on Reynolds Street in Downtown Augusta. The property has been home to Fastenal for the past 15 years. The building contains 1,500 square feet of office/showroom and 5,425 square feet of warehouse. Great spot for a trade supply store or wholesale supply store.

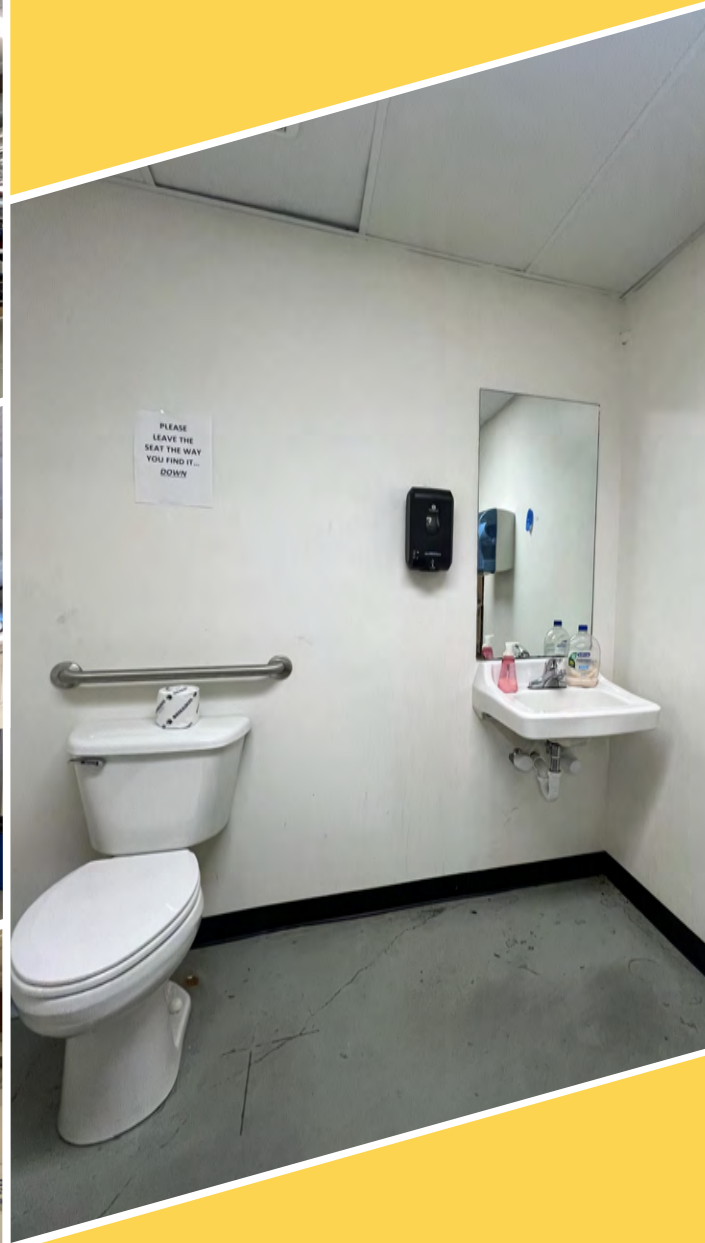
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- 6,925 Square foot metal building
- 5,425 Square feet of warehouse and 1,500 square feet of office/showroom
- 7,360 Vehicles per day on Reynolds St
 - Roll up door (ground level)



	1 MI	3 MI	5 MI
AVERAGE AGE	45	41	40
TOTAL POPULATION	5,498	49,474	105,723
TOTAL HOUSEHOLDS	2,903	22,275	46,840
AVG. INCOME/HH	\$62,070	\$70,735	\$75,840
AVG. VALUE/HH	\$278,789	\$234,871	\$232,327





3 SITE



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 Center

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

