



# DEVELOPMENT OPPORTUNITY BY DOCTORS HOSPITAL

3661 Wheeler Road | Augusta, GA 30909



SCAN THE  
QR TO VIEW  
THIS LISTING  
ONLINE



2.46 AC

MEDICAL CENTER DRIVE

WHEELER ROAD



Conveniently located at the entrance to the Doctors Hospital complex in West Augusta, this site is just minutes from Downtown Augusta and Fort Gordon. Doctors Hospital is a 350-bed full-service tertiary care, and the home of Joseph M. Still Burn Center, the largest medical burn facility in the United States.

This site also takes advantage of a large daytime population of 37,500 employees and 14,300 households in a 3 miles radius. Surrounding retail includes the over 1 million SF Augusta Exchange retail center and Augusta Mall comprising of a million square feet of retail.



- 2.46 acre parcel by Doctors Hospital
- Prime location for medical, office, multi-family, C-store
- Wheeler Road VPD - 34,500

**RICHMOND COUNTY**

**APN | 0300054030**

**ZONE | C3**

**2.46 AC**

**FOR LEASE**

**EXIST. POND OUTLET STRUCTURE**

BRICK WALLS 0.8' THICK  
INSIDE DIMENSIONS OF BOX 3.0' X 3.0'  
TOP ELEV. = 368.5'  
IE PIPES = 362.3'  
THREE GRIFICES AT 0.35'X0.35' SQ. EACH  
BOTTOM OF OPENING #1 = 367.8'  
BOTTOM OF OPENING #2 = 365.9'  
BOTTOM OF OPENING #3 = 364.7'

APPROXIMATE LOCATION  
OF SANITARY MANHOLE  
BURIED UNDER DIRT.

**PARCEL 1**  
1.62 ACRES

**RETAIL CENTER**  
10,000 SF  
70' x 142.85'

57 PARKING STALLS

**OUTPARCEL**  
0.85 ACRES

**L. NO. 1**

84. ft.  
ACRS  
PG 1734  
129 (PLAT)  
S.S. -054-03-0

MEDICAL CENTER DRIVE

WHEELER ROAD - R/W VARIES



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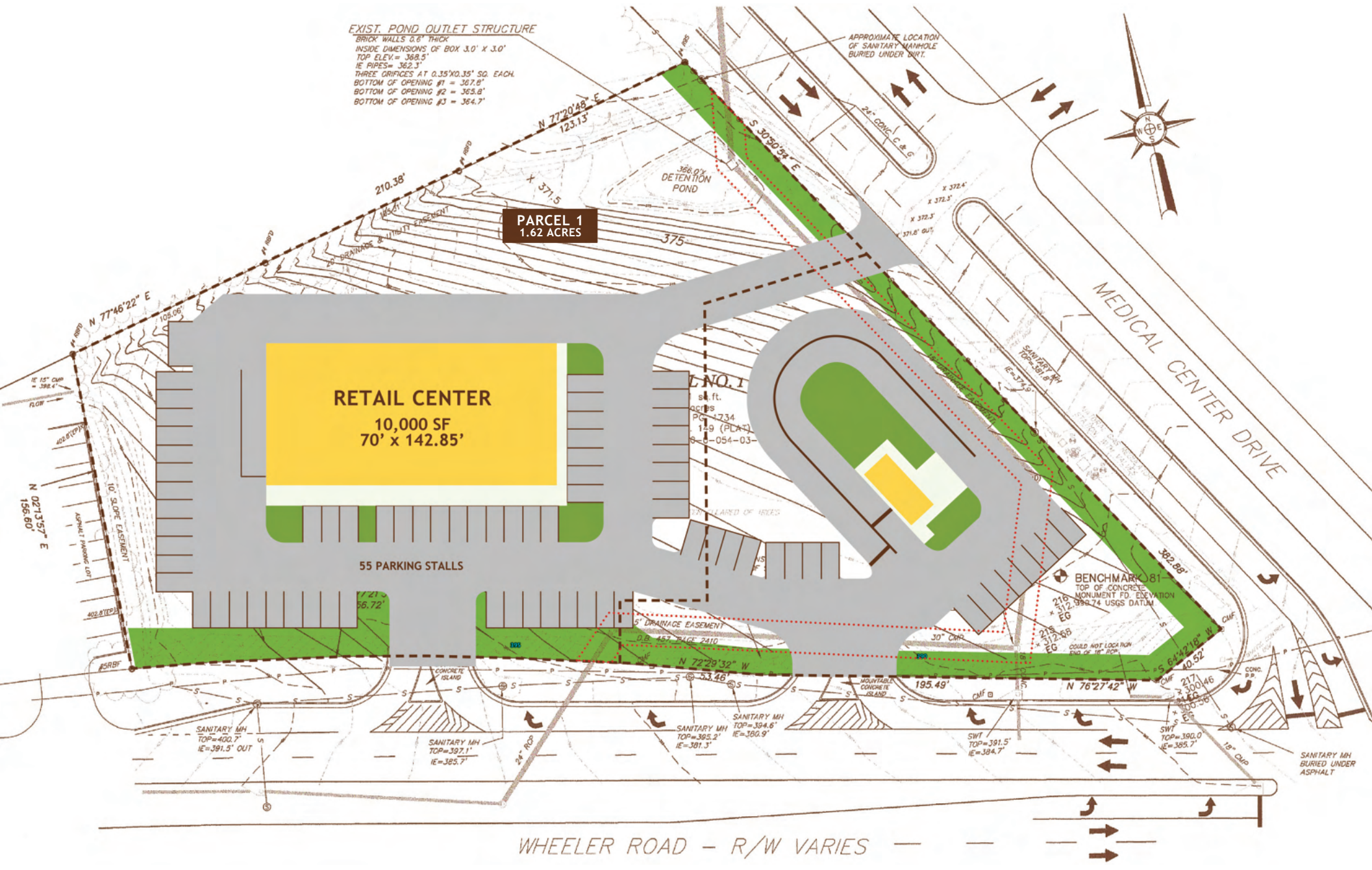
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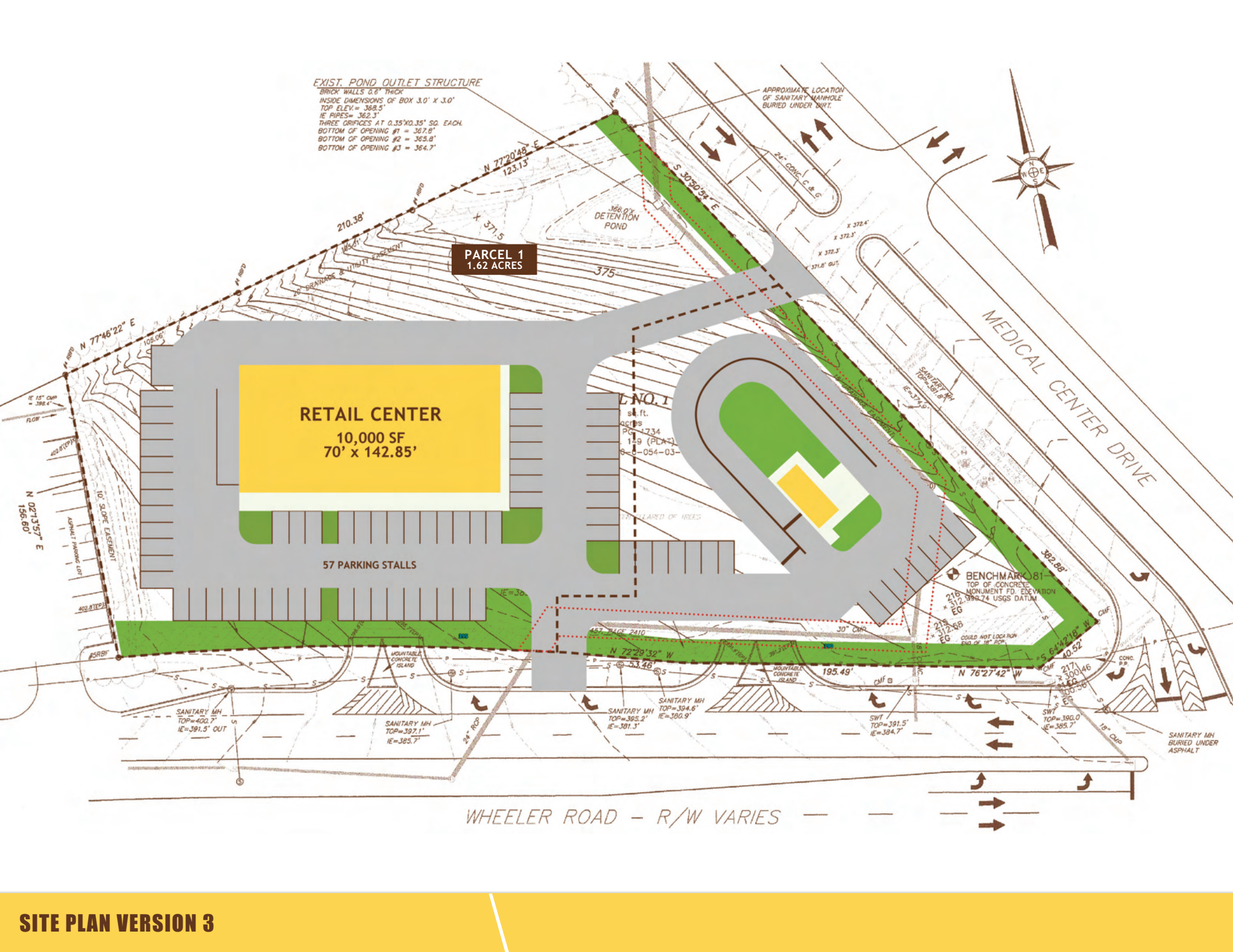
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MEDICAL CENTER DRIVE

WHEELER ROAD - R/W VARIES



Walmart

Sam's CLUB

DOCTORS HOSPITAL

AUGUSTA UNIVERSITY

Charlie Norwood VA Medical Center

Health AUGUSTA UNIVERSITY

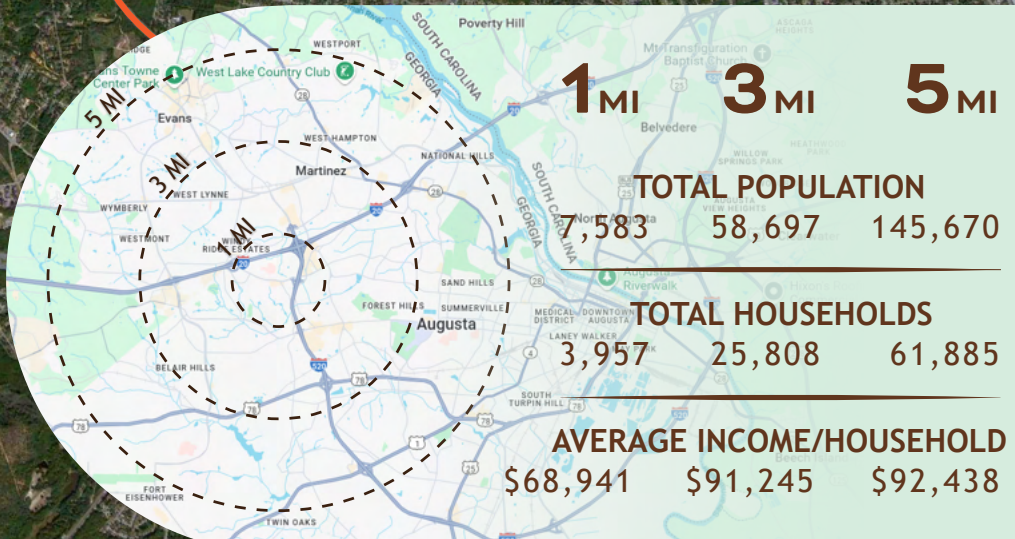
Piedmont HEALTHCARE

# U SITE

INTERSTATE 20

INTERSTATE 520

FORT EISENHOWER



# RIVER REGION STATISTICS



River Region  
Population:  
767,478



Annual  
Growth Rate:  
0.89%

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

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

**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%.



Trade Area  
Population:  
767,478



Medium  
Income:  
\$55,049

**Cyber & Innovation:** Georgia Cyber & Innovation Training Center



Average  
Commute:  
23.5 mins



Unemployment  
Rate:  
3.6%

**Major Industry:** Fort Gordon, 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