

**PROPERTY DETAILS:**

ADDRESS: 1102 TRUST AVENUE, AUGUSTA, GA 30909  
PARCEL SIZE: 2.58 ACRES  
TRAFFIC COUNTS: 31,800 CARS  
ZONING: B-2 (GENERAL BUSINESS)

**GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY**

BOBBY JONES EXPY  
<88,200 VPD>

WHEELER ROAD <31,800 VPD>

AGERTON LANE

**1102 TRUST AVENUE**  
**AUGUSTA, GA 30909**



INTERSTATE 20  
<70,800 VPD>

BOBBY JONES EXPY  
<88,200 VPD>

TWIN PEAKS  
JIM'N NICK'S  
BAR-B-Q  
chilj's  
Logan's  
ROADHOUSE  
DOLLAR TREE  
NAVY FEDERAL  
Credit Union  
ULTA  
Party City  
Curlington  
Chick-fil-A  
FedEx  
Office

WHEELER  
EXECUTIVE CENTER

the  
YMCA  
23,000 MEMBERS

BARBERITOS  
JJ  
SMOOTHIE  
KING

WELLS FARGO  
CADENCE  
BANK

TARGET

PET SMART

BED BATH &  
BEYOND

OLD NAVY

Michaels

HOBBY LOBBY

HOME 2

REGAL  
CINEMAS

LOWE'S

Walmart

SAM'S  
CLUB

SPROUTS  
FLORIST MARKET

BEST BUY

Orangetheory  
McALISTER'S  
DELI

AMERIS BANK

First  
Citizens  
Bank

Bank of America

WHEELER ROAD <31,800 VPD>

WALTON WAY EXT <19,600 VPD>

TRUST AVENUE

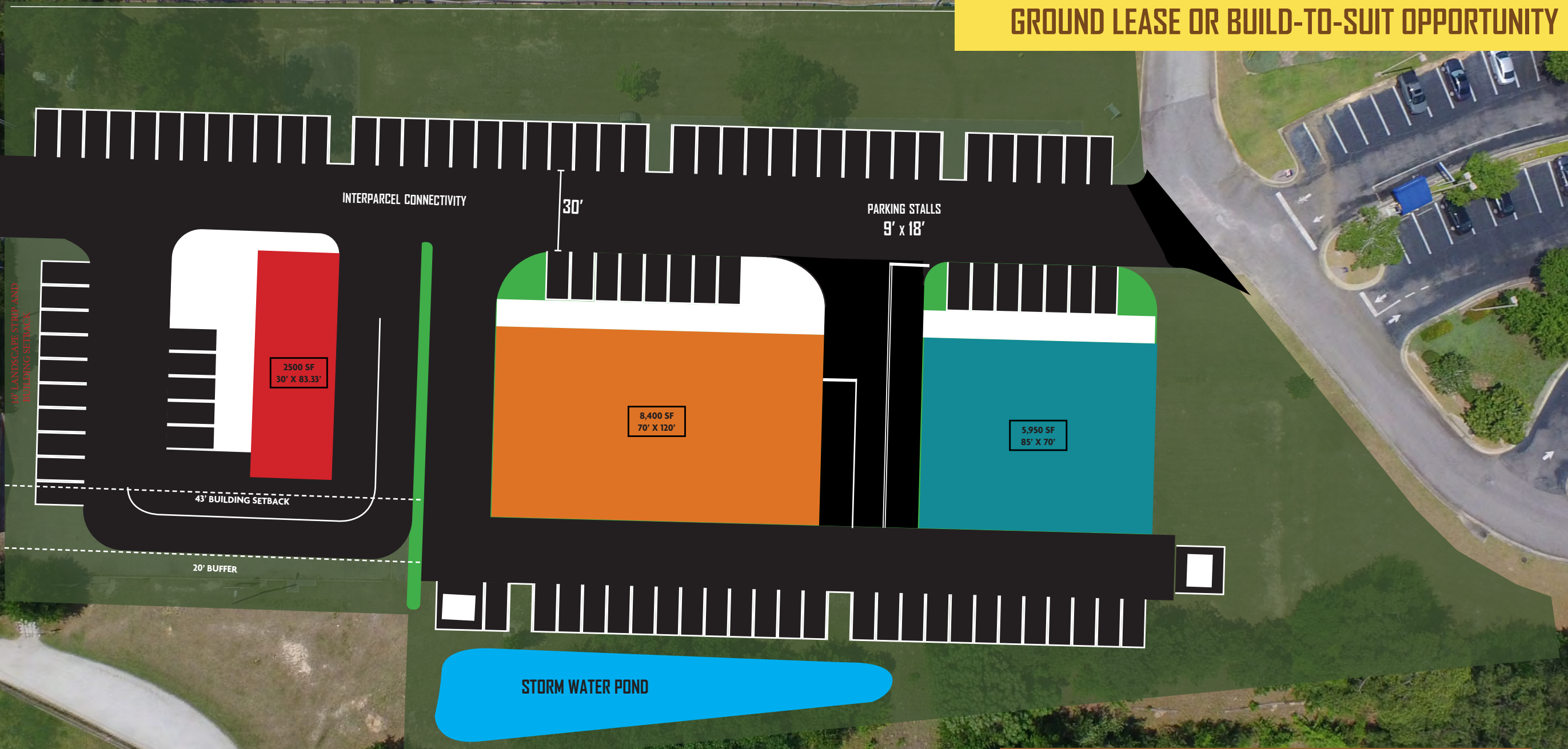
SOUTH  
STATE  
BANK

First Baptist Church  
Augusta, Georgia  
5,000 MEMBERS

JORDAN TROTTER  
COMMERCIAL REAL ESTATE

WHEELER ROAD <31,800 VPD>

**GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY**



LOT LANDSCAPE STRIP AND BUILDING SETBACK

INTERPARCEL CONNECTIVITY

30'

PARKING STALLS  
9' x 18'

2,500 SF  
30' X 83.33'

8,400 SF  
70' X 120'

5,950 SF  
85' X 70'

43' BUILDING SETBACK

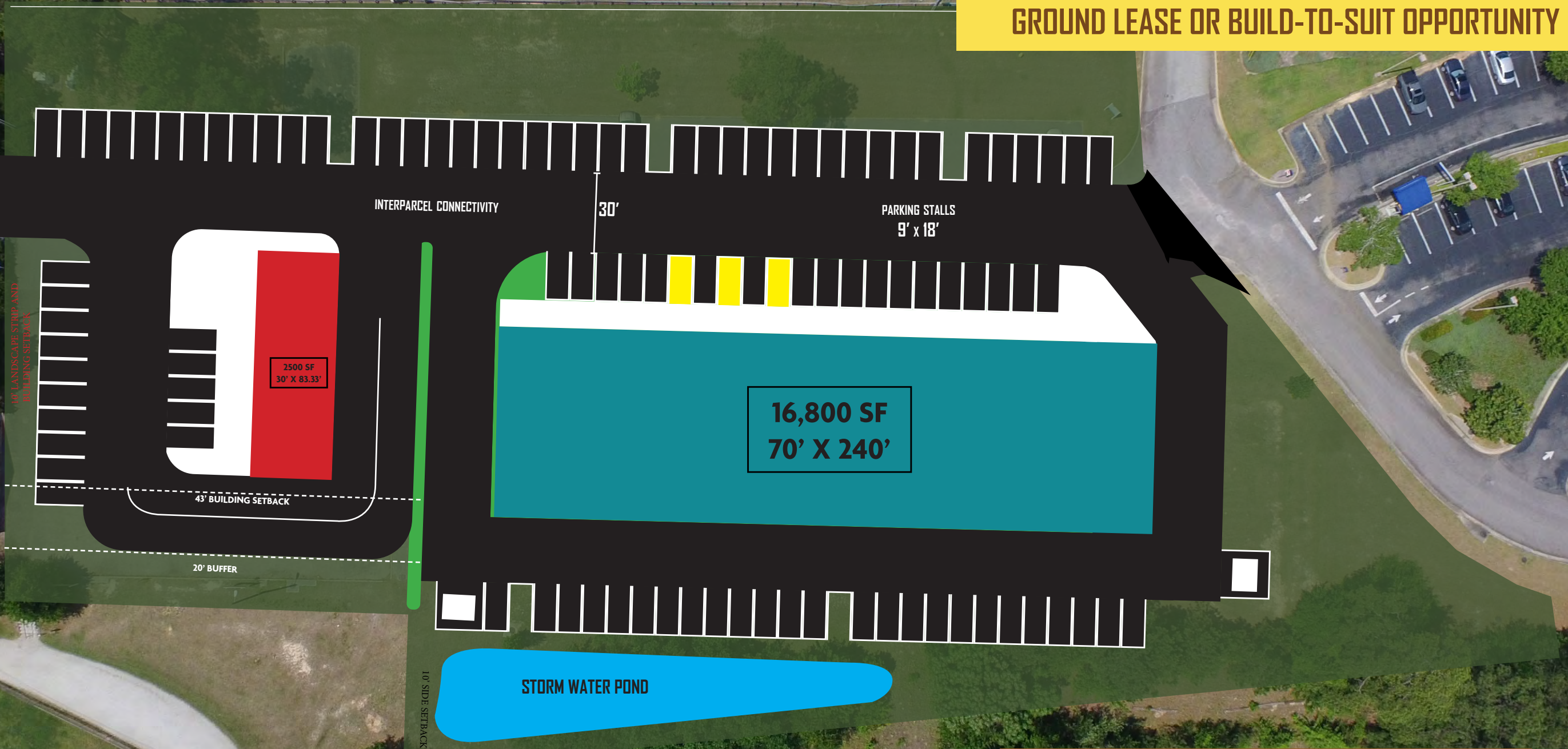
20' BUFFER

STORM WATER POND

PARKING RATIOS	
PROFESSIONAL OFFICE	1 STALL PER 250SF
RETAIL USE	1 STALL PER 200 SF
RESTAURANT USE	1 STALL PER 75 SF OF PATRON AREA (FAST FOOD) 1 STALL PER 50 SF OF PATRON AREA (SIT-DOWN)

WHEELER ROAD <31,800 VPD>

**GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY**



**16,800 SF  
70' X 240'**

**2,500 SF  
30' X 83.33'**

INTERPARCEL CONNECTIVITY

PARKING STALLS  
9' x 18'

30'

43' BUILDING SETBACK

20' BUFFER

10' SIDE SETBACK

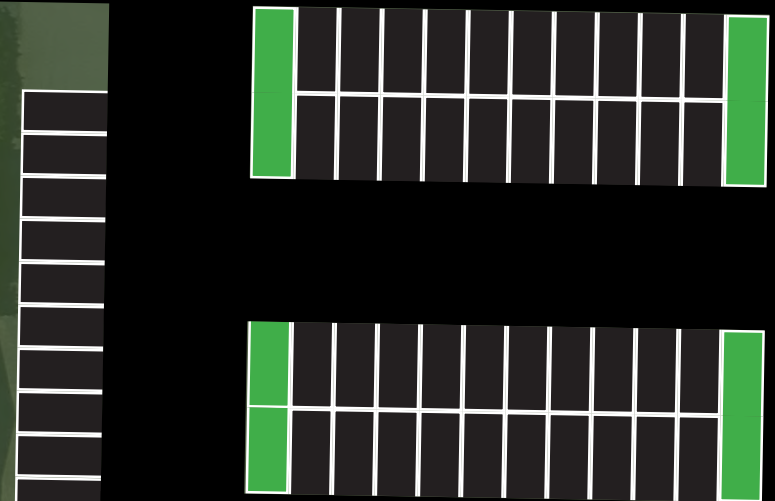
STORM WATER POND

<b>PARKING RATIOS</b>	
PROFESSIONAL OFFICE	1 STALL PER 250SF
RETAIL USE	1 STALL PER 200 SF
RESTAURANT USE	1 STALL PER 75 SF OF PATRON AREA (FAST FOOD) 1 STALL PER 50 SF OF PATRON AREA (SIT-DOWN)



WHEELER ROAD <31,800 VPD>

**GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITY**



**25,000 sf**  
**192.3' x 130'**  
**111 parking stalls**

**POPULATION**

TOTAL POPULATION	5,253	50,017	136,416
MEDIAN AGE (M)	32.5	35.8	35.0
MEDIAN AGE (F)	34.3	37.7	37.5

**HOUSEHOLDS & INCOME**

TOTAL HOUSEHOLDS	2,162	20,297	54,326
PERSONS PER HOUSEHOLD	2.4	2.5	2.5
AVG. HOUSEHOLD INCOME	\$59,587	\$62,182	\$62,505
AVG. HOUSEHOLD VALUE	----	\$127,453	\$159,972

**10 minute - Drive Time**

POPULATION	78,385
HOUSEHOLDS	35,057
HOUSEHOLD INCOME	\$81,385



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE