

1736 Wylds Road
Augusta, GA 30909



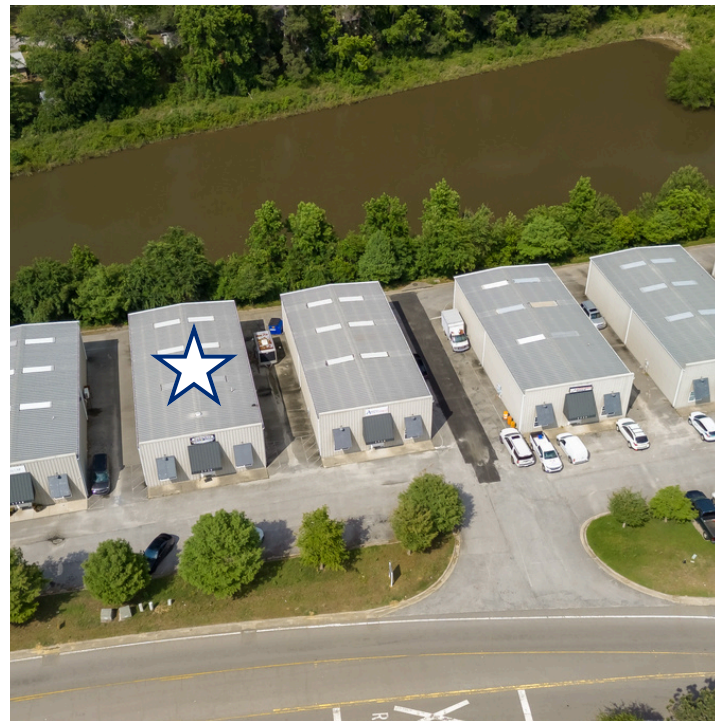
± 3,200 SF FLEX BUILDING IN AUGUSTA, GA | FOR LEASE

PROPERTY DESCRIPTION

- ± 3,200 SF Flex building available for Lease
- Prime location along Wylds Road with high visibility and easy access to major roads and highways, including Wrightsboro Road, I- 520, and HWY 78.
- Approximately ± 800 SF of office space.
- Approximately ± 2400 SF of warehouse with 1 drive-in door.

OFFERING SUMMARY

Lease Term:	3-5 Year Lease
Lease Rate:	\$12/PSF (NNN)
Availability:	After July 15th



LINDSEY TWINING
864.380.4917
ltwining@reedypg.com

REEDY PROPERTY GROUP
301 N. Main Street, Suite 501
Greenville, SC 29601
reedycommercial.com

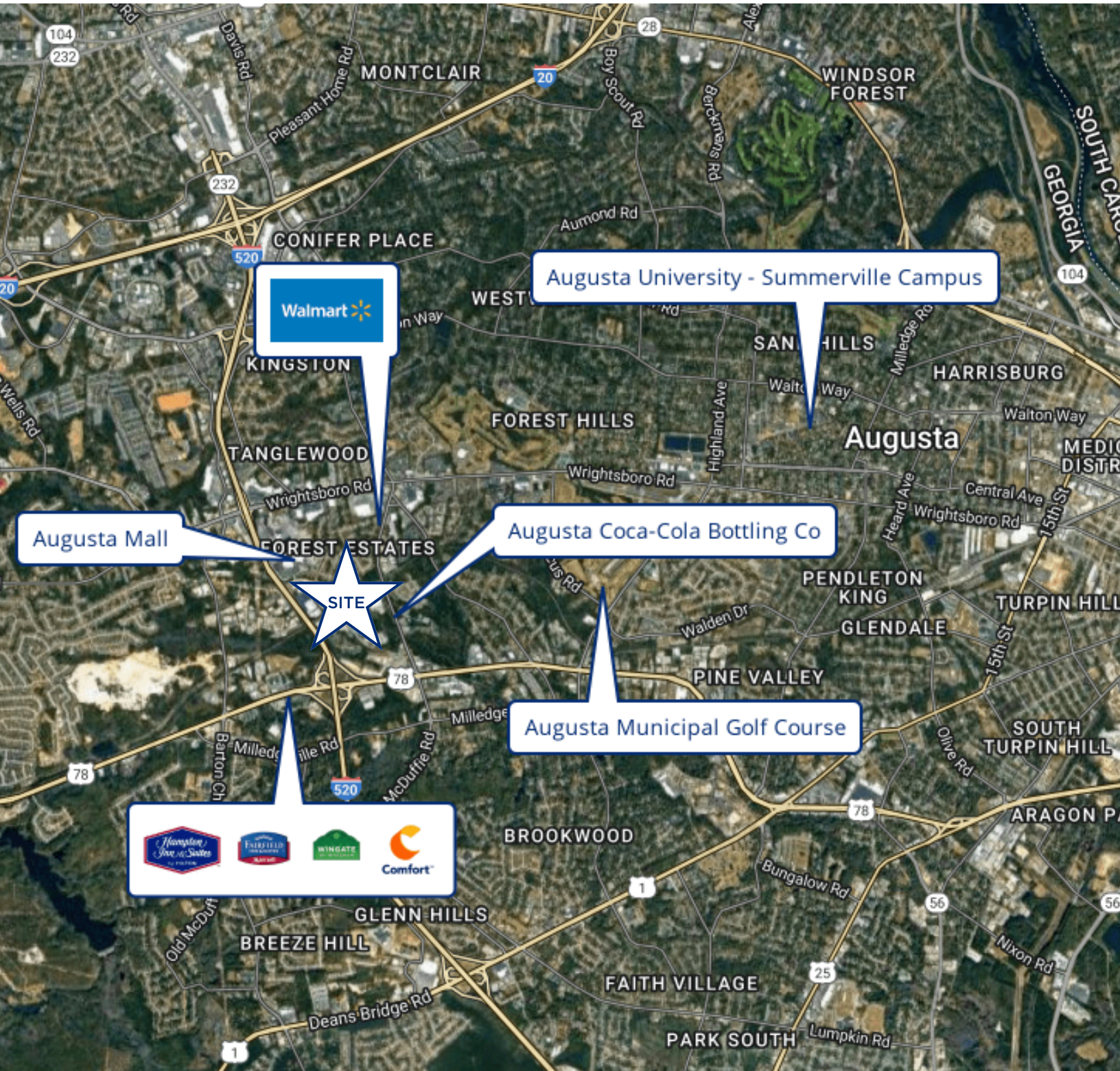
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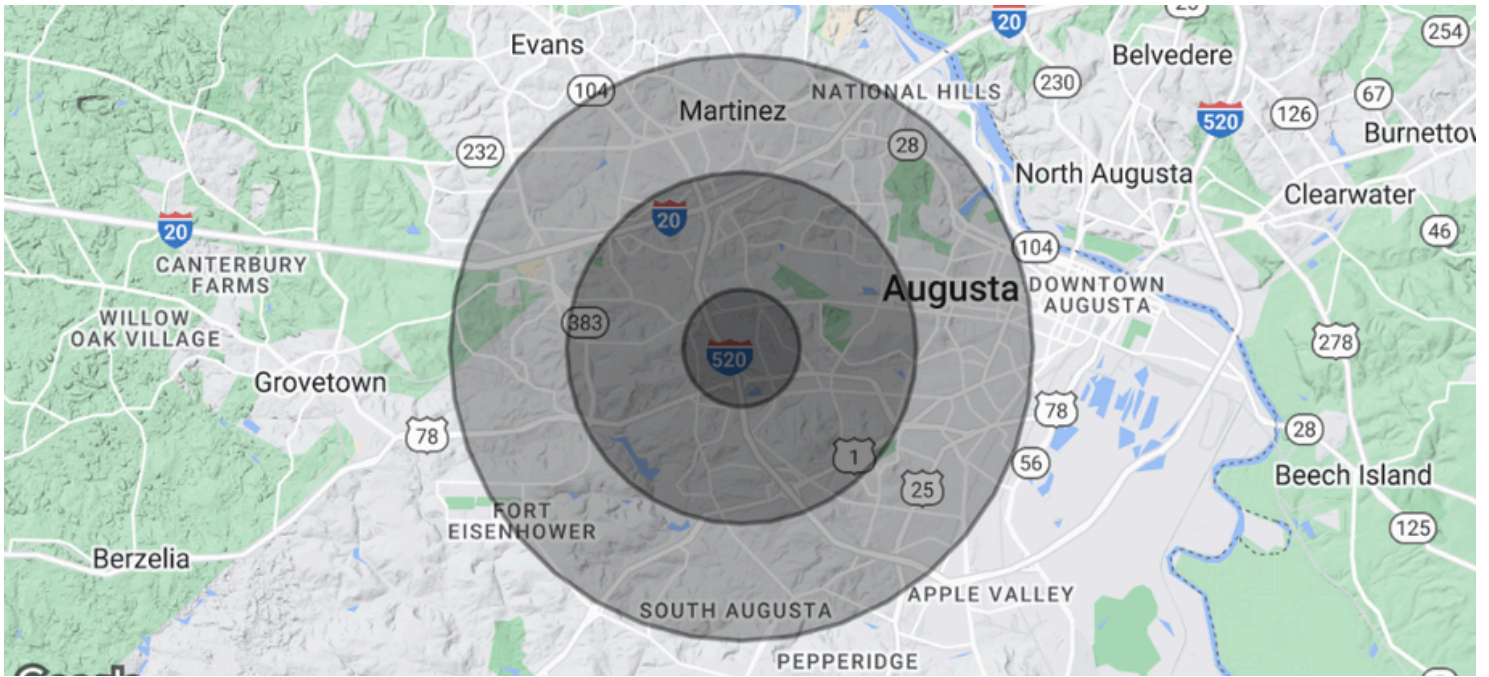
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LOCAL DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,723	51,534	147,676
Average Age	36.8	35.4	36.3
Average Age (Male)	38.0	34.3	34.4
Average Age (Female)	36.3	38.1	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,865	25,618	69,384
# of Persons per HH	1.6	2.0	2.1
Average HH Income	\$35,617	\$53,301	\$51,588
Average House Value	\$92,301	\$130,407	\$122,881

* Demographic data derived from 2020 ACS - US Census