

32,000 SF CLAUSSEN ROAD OFFICE

1058 CLAUSSEN ROAD, AUGUSTA, GA 30907



32,000 SF AVAILABLE FOR SALE

SALE PRICE: \$2,200,000

Presented By:

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JORDAN TROTTER

COMMERCIAL REAL ESTATE

3638 Walton Way Ext, Suite 200

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706.736.1031

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PROPERTY SUMMARY

Sale Price:	\$2,200,000
Lot Size:	2.61 Acres
Building Size:	32,000 SF
Building Class:	A
Zoning:	B-2 (General Business)

PROPERTY OVERVIEW

This property was renovated to Class A office space in 2012. With 32,000 square feet of contiguous space, this property is a rare opportunity for any large office user or investor. This property is split into 3 suites, but can be easily combined.

LOCATION OVERVIEW

This property is located along Claussen Road, between Washington Road and Riverwatch Parkway. This property is visible from Interstate 20.

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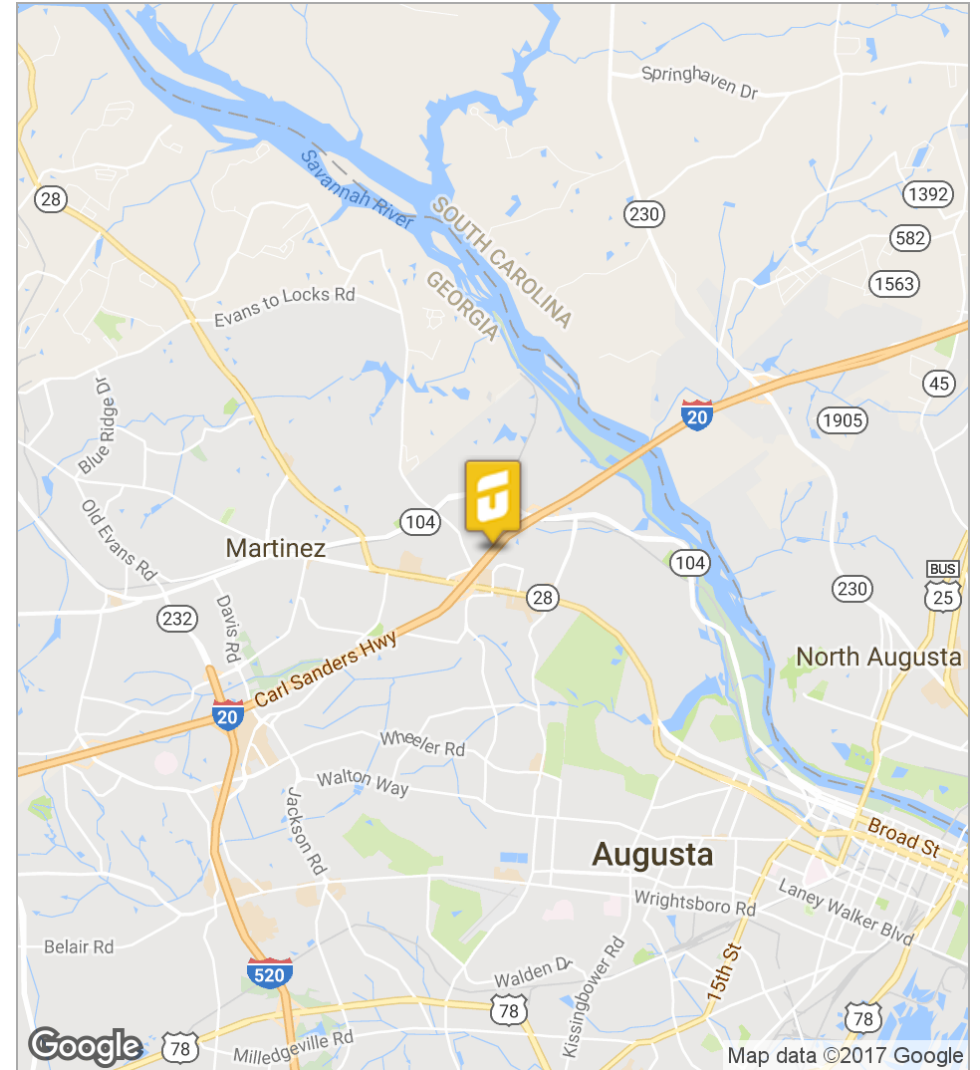
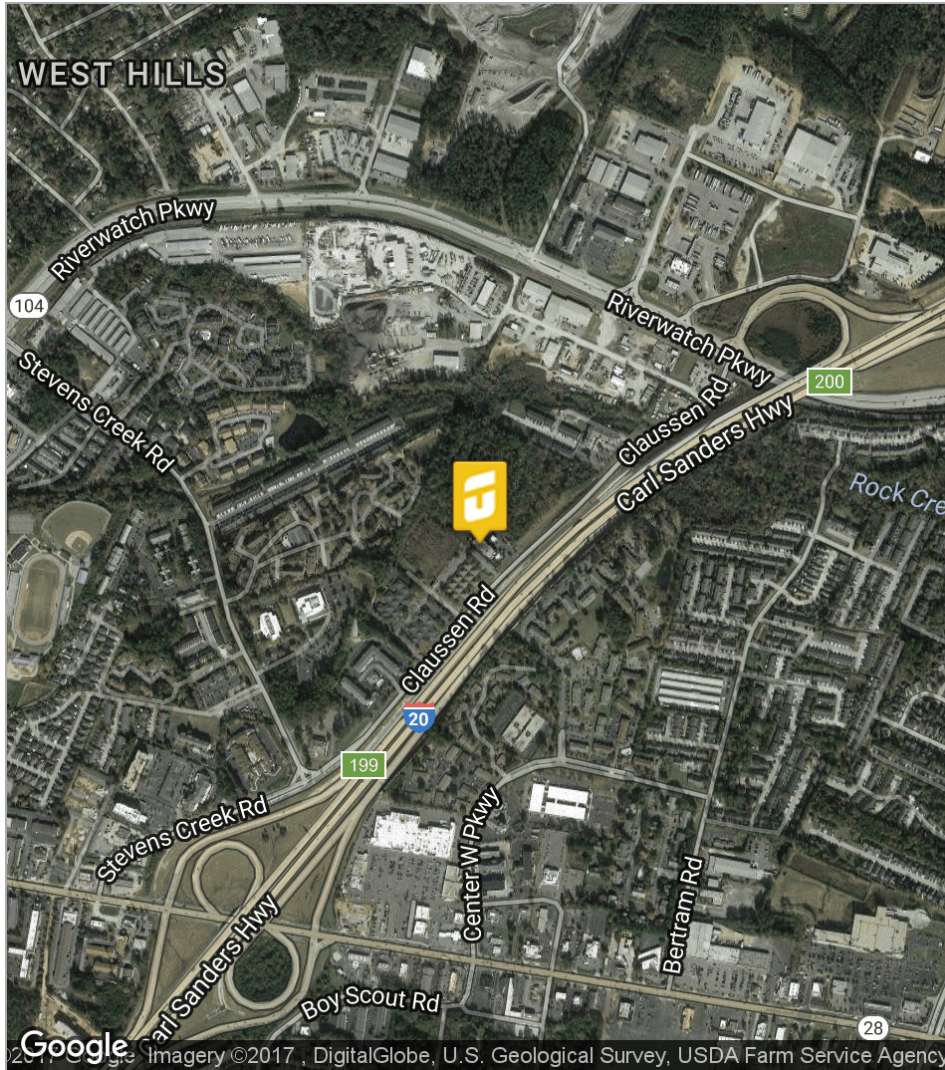


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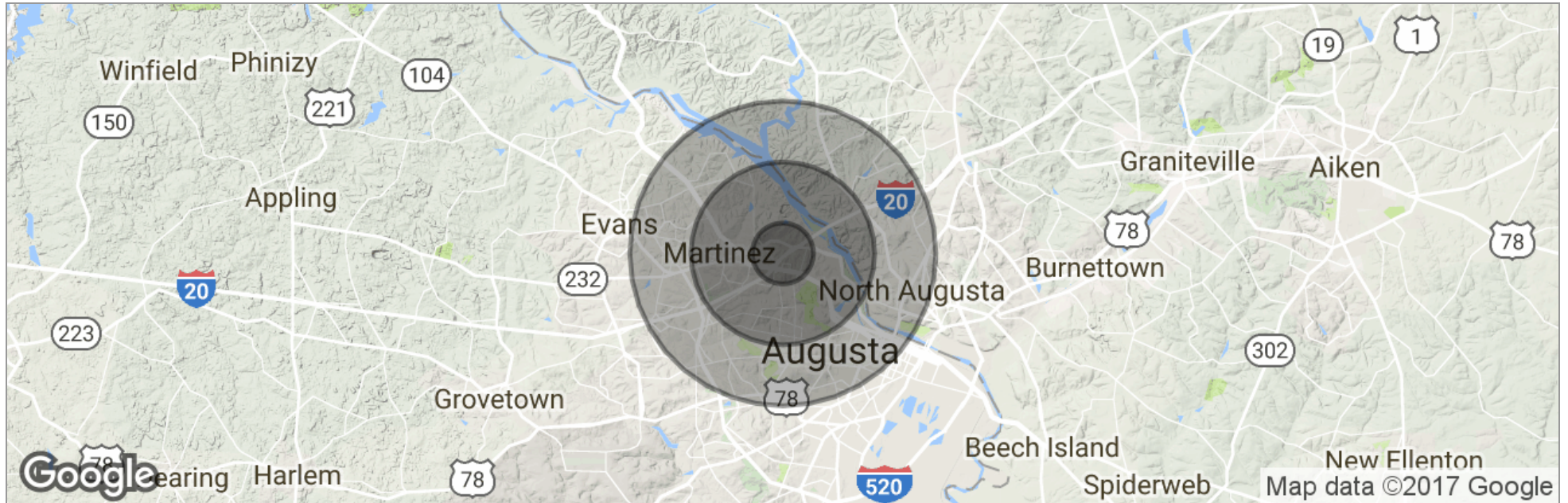


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	1 Mile	3 Miles	5 Miles
Total Population	5,260	42,506	115,428
Population Density	1,674	1,503	1,470
Median Age	33.4	39.3	37.3
Median Age (Male)	32.2	37.9	36.3
Median Age (Female)	35.9	41.2	38.4
Total Households	2,788	18,761	48,707
# of Persons Per HH	1.9	2.3	2.4
Average HH Income	\$51,253	\$75,305	\$66,060
Average House Value	\$121,695	\$248,557	\$226,555

* Demographic data derived from 2010 US Census

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