



# ACCESSIBLE OFFICE SPACE

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**JORDAN TROTTER**

COMMERCIAL REAL ESTATE



SCAN THE  
QR TO VIEW  
THIS LISTING  
ONLINE

# U SITE



Located just off of Davis Road in Columbia County at the Richmond County border. Easy access to Bobby Jones expressway. Center point between two markets (Augusta and Evans).

This well-maintained office space offers a functional and professional layout ideal for a variety of business uses. The suite features fresh new paint throughout, seven private offices, a welcoming reception area, and two restrooms. Additional amenities include ample storage space, a convenient wet bar, rear exit door access, and a handicap-accessible ramp for ease of entry. The property provides a comfortable and efficient workspace ready for immediate occupancy.

- \$18/SF modified gross.
- Tenant responsible for utilities
- Landlord responsible for taxes and insurance

**COLUMBIA COUNTY**

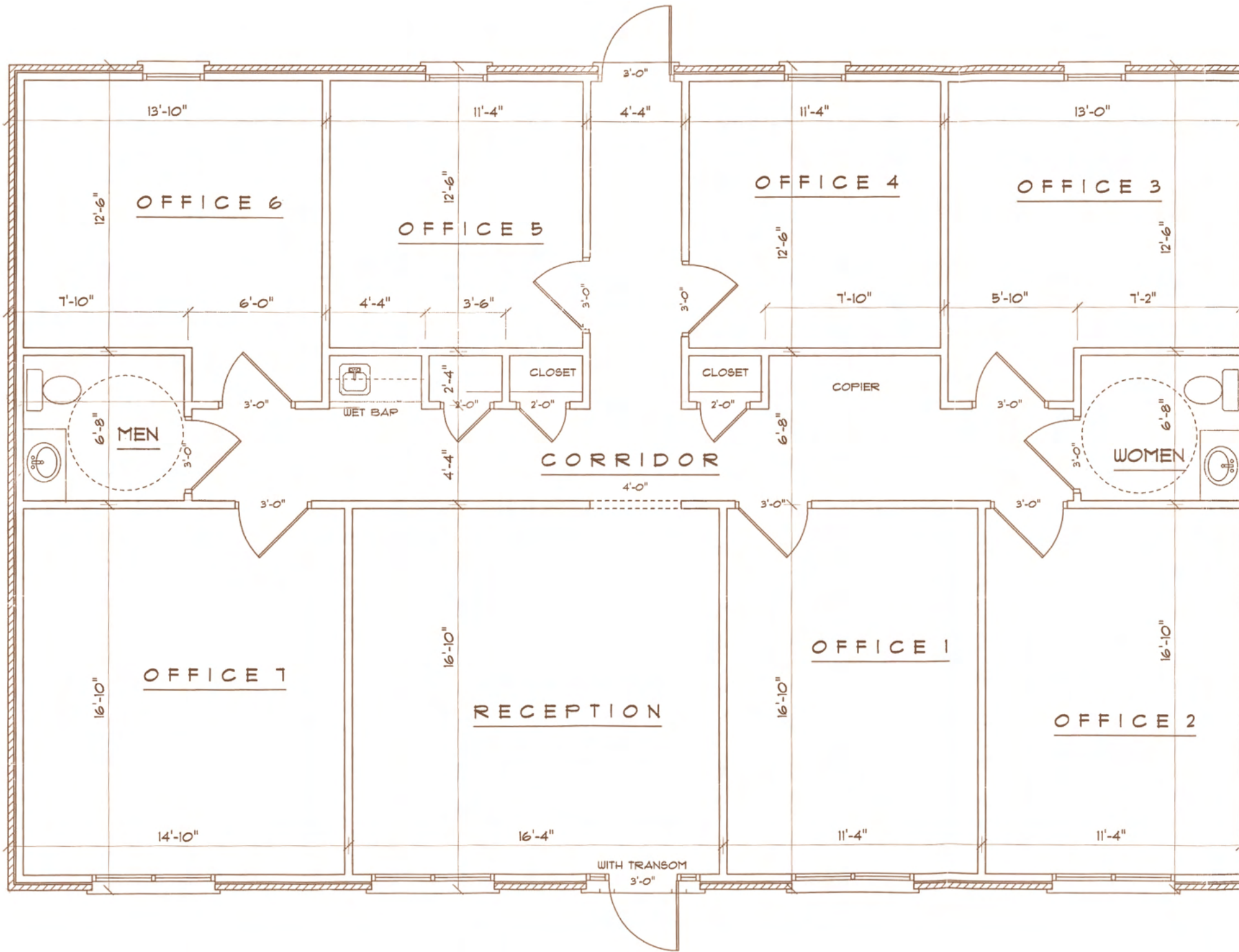
**APN | 078D141**

**ZONE | P-1**

**1,902 SF**

**YEAR BUILT | 2005**

**LEASE | \$18/SF MODIFIED GROSS**





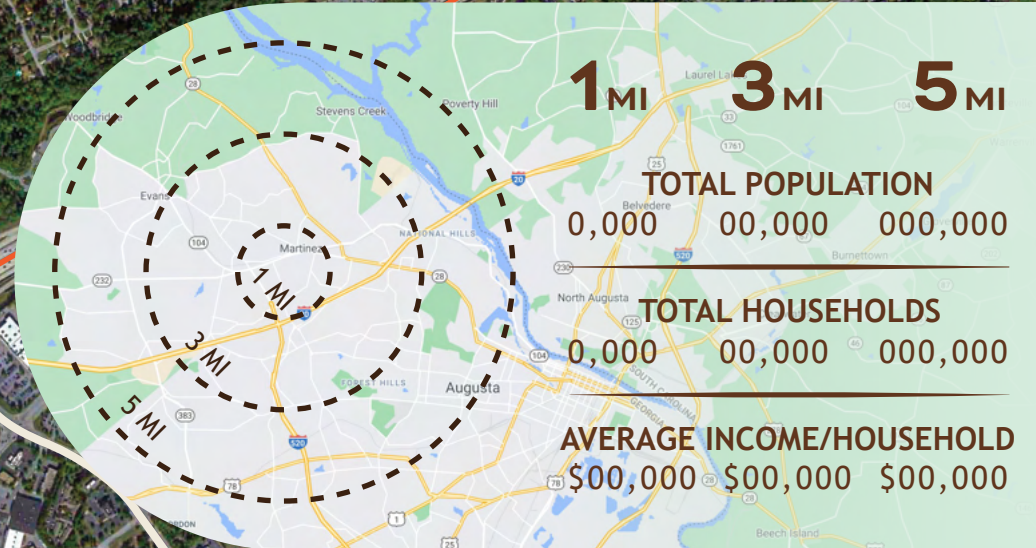
MARTINEZ

WASHINGTON ROAD

**U SITE**

DAVIS ROAD

PLEASANT HOME ORAD



# 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



Trade Area  
Population:  
767,478



Medium  
Income:  
\$55,049

**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



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