



SPRING GROVE DRIVE

DEANS BRIDGE ROAD

FLEX SPACE IN AUGUSTA

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JORDAN TROTTER
COMMERCIAL REAL ESTATE



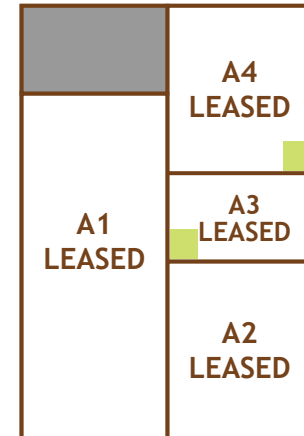
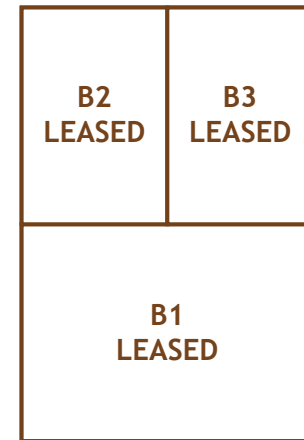
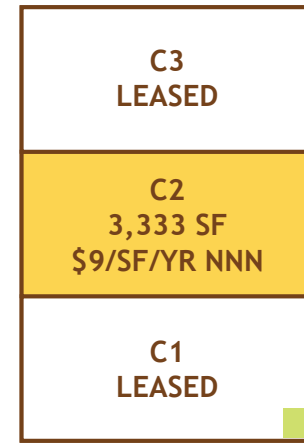
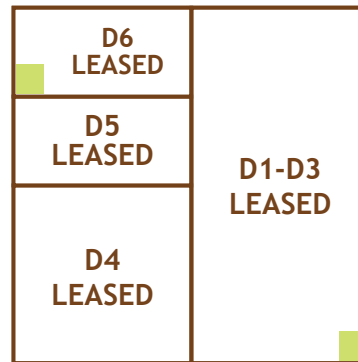
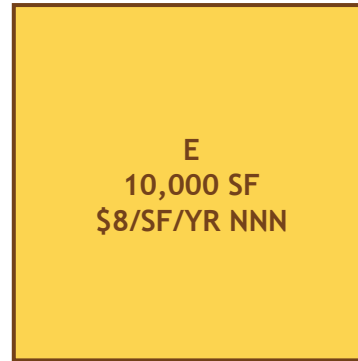
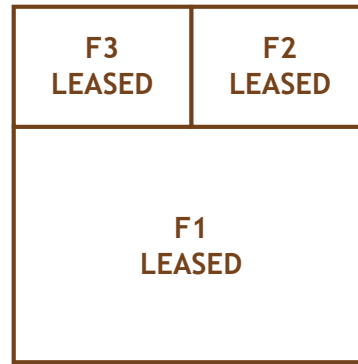
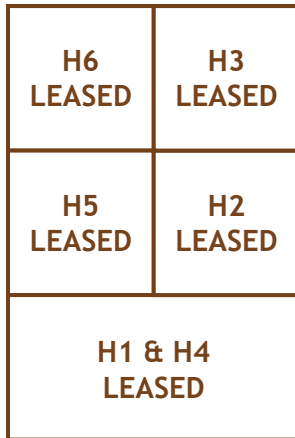
SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



This 90,000 SF industrial complex is located in South Augusta near I-520/Bobby Jones Expressway.

3,333 to 10,000 SF suites available for lease.

- Industrial flex space
- Convenient to I-520
- Security cameras and fencing
- Newly updated industrial park
 - 24-hour availability
 - Air conditioning
 - All utilities in place



 = 3 PHASE POWER AVAILABLE

MAILBOX
CENTER

GORDON HIGHWAY

INTERSTATE
520

DEANS BRIDGE ROAD

FORT
EISENHOWER

U SITE

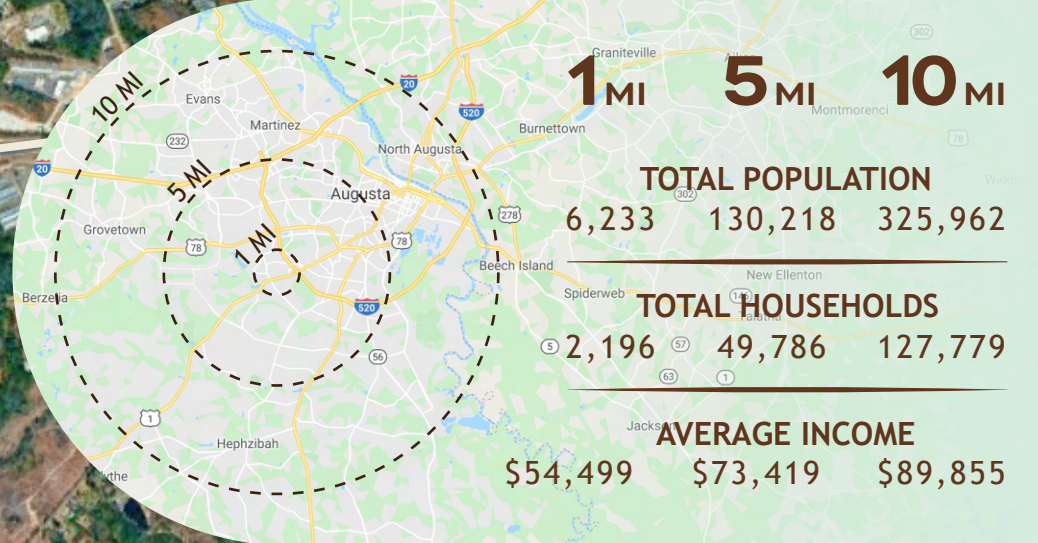
GameStop
POWER TO THE PLAYERS

Waffle House

Walmart



POPEYES



RIVER REGION STATISTICS



River Region
Population:
767,478



Annual
Growth Rate:
0.89%



Trade Area
Population:
767,478



Medium
Income:
\$55,049



Average
Commute:
23.5 mins



Unemployment
Rate:
3.6%

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%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

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