



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

# THE AUGUSTAN

1128 Greene Street | Augusta, GA 30901

FOR LEASE

1,300 SF

**TROY JORDAN**

troy@jordantrotter.com  
706•736•1031

**CHARLIE DAVIS**

charlie@jordantrotter.com  
706•736•1031

12TH STREET

GREENE STREET

THE AUGUSTAN

[CLICK HERE FOR A 360° AERIAL VIDEO](#)





The Augustan is a new residential, retail and restaurant development positioned at the gateway to Downtown Augusta. It is located at the end of the Calhoun Expressway at the intersection of 12th and Greene Street between downtown and the medical district of Augusta. This amazing development is just a few blocks away from the heart of Broad Street and the dining and entertainment district of downtown.

The Augustan is a 136 unit apartment development with 1,300 SF of retail and restaurant space with outdoor patio dining available. The Augustan is close to downtown businesses, restaurants, entertainment, libraries, churches, Riverwalk, and North Augusta, SC. The development will include a rooftop sky lounge offering open-air spaces for relaxing and socializing. Additional resident amenities include a resort style pool, cabana, grill station, bicycle storage, fire pit, hammock island, dog park, and a dog wash and grooming station.

- 136 unit residential development in Downtown Augusta
- 1,300 SF retail and restaurant space available
- Greene Street VPD, 8,795



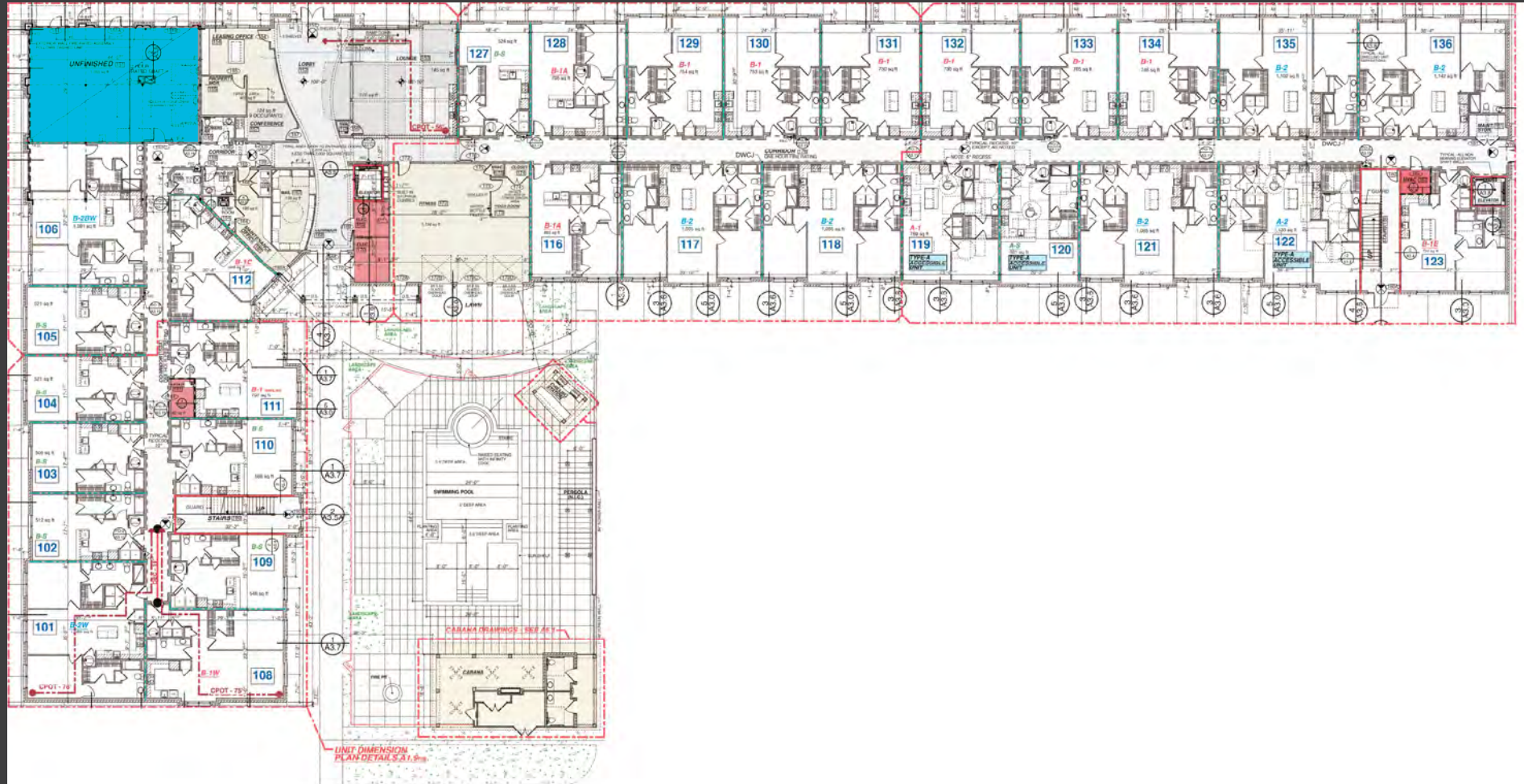
# THE AUGUSTAN

## SITE PLAN

- AVAILABLE 1,300 RETAIL SPACE

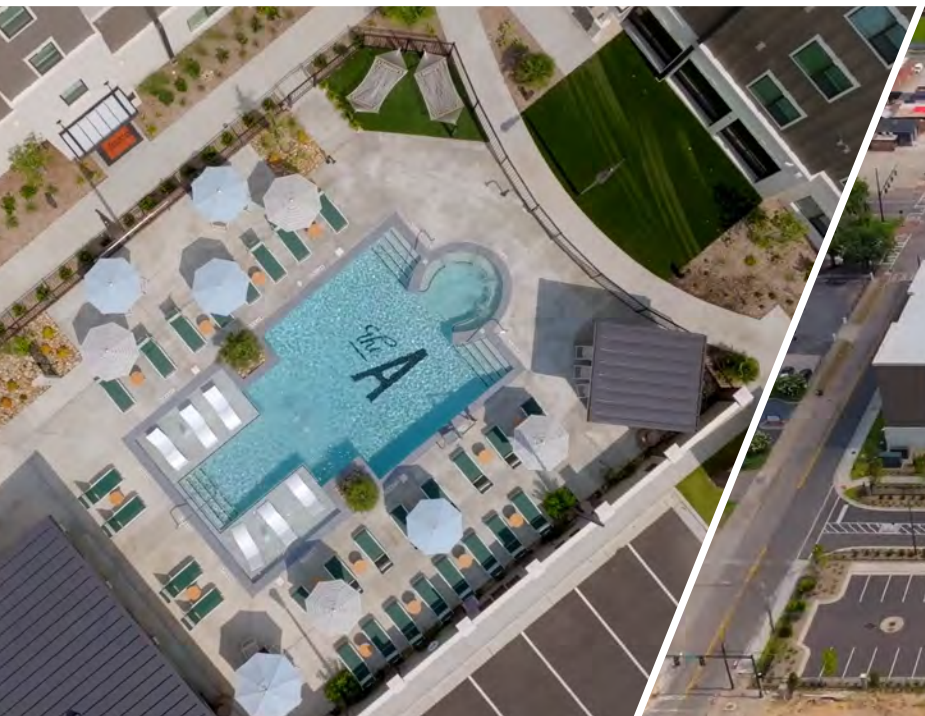
GREENE STREET

12TH STREET



TELFAIR STREET





**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE



## Population

	1 mi	3 mi	5 mi
Total Population	6,433	42,774	99,143
Median Age (m)	32.5	34.1	35.1
Median Age (f)	35.9	37.2	38.6

## Households & Income

	1 mi	3 mi	5 mi
Total Households	2,683	18,024	42,418
Persons per HH	2.4	2.4	2.3
Average Income	\$35,524	\$40,703	\$47,450
Average Value	\$175,626	\$153,336	\$136,733

