

SCAN THE  
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THIS LISTING  
ONLINE



# 1,600 SF FOR LEASE

201 Insperon Drive | Grovetown, GA 30813

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ZONE | PUD

OFFICE SPACE

LEASE | \$16.5/SR/YR



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE



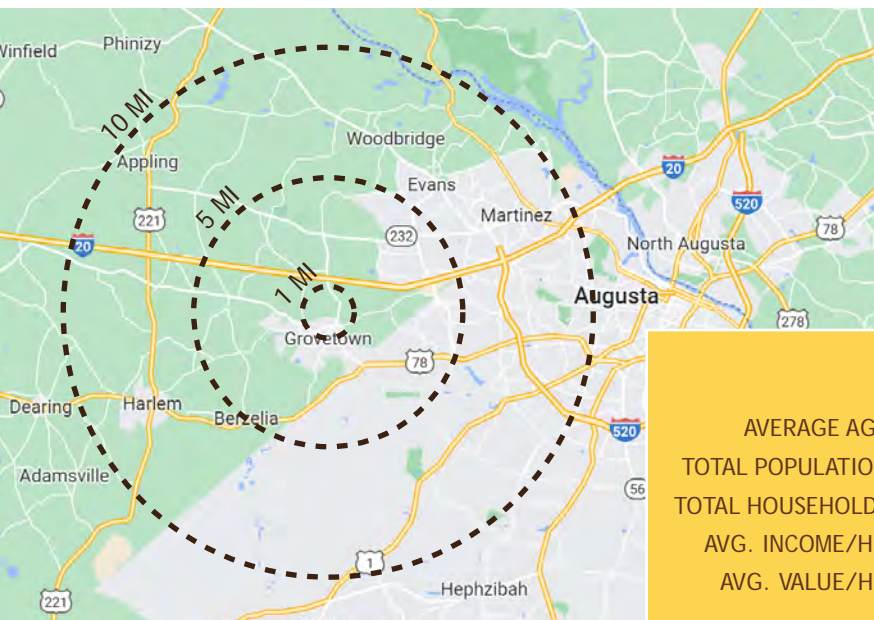
Located in Brighton Landing this Professional Center has easy access to I-20, Wrightsboro Road, and Fort Gordon. The Central Savannah River Area includes 3 higher educational institutes and a major military installation. The area's largest employer is the U.S. Army Cyber Center of Excellence and Fort Gordon.

- Average commute: 23.5 minutes
- Median Home Value in Augusta: \$138,300

Major Industry: Fort Gordon, Savannah River Site, Augusta University, Augusta University Health, University Hospital, Augusta University, Charlie Norwood VA Medical Center, Bridgestone, East Central Regional, E-Z-Go/Textron, Inc., Doctors Hospital, Starbucks and Amazon.

Newly built, turn key office space. This suite is located in Brighton Professional Park.

Suite 201 is 1,600 SF.

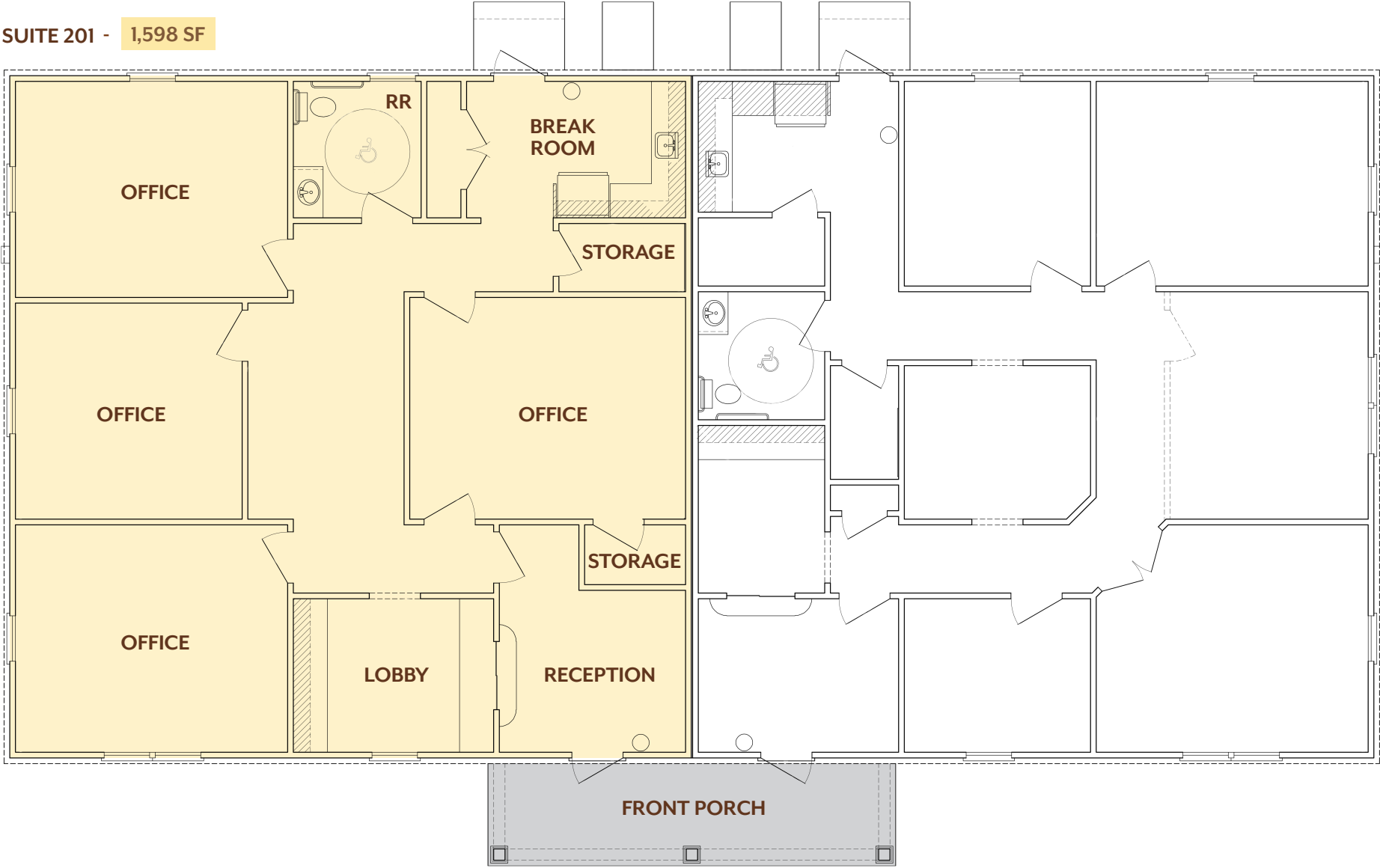


	1 MI	5 MI	10 MI
AVERAGE AGE	29.5	32.6	34.6
TOTAL POPULATION	2,482	42,272	190,898
TOTAL HOUSEHOLDS	916	14,911	67,341
AVG. INCOME/HH	\$51,038	\$61,727	\$66,188
AVG. VALUE/HH	\$133,563	\$146,955	\$170,554



FLOOR PLAN

SUITE 201 - 1,598 SF





## Sample Office Photos







COLUMBIA COUNTY  
EXHIBITION CENTER



WRIGHTSBORO ROAD



HORIZON SOUTH PARKWAY

GROVETOWN

GORDON HIGHWAY

 SITE

WEST ROBINSON AVENUE



LIBERTY  
PARK

FORT GORDON



# RIVER REGION STATISTICS



River Region Population:  
767,478



Annual Growth Rate:  
0.89%



Average Commute:  
23.5 mins



Trade Area Population:  
767,478



Medium Income:  
\$55,049



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

