



FOR LEASE

1903 WRIGHTSBORO  
ROAD

Augusta, GA 30904

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**DAVID MORETZ, SIOR**  
Associate Broker  
morenet@aol.com  
706.951.1405

# Property Summary



## PROPERTY DESCRIPTION

Three year minimum lease sought. Lease rate is \$13.50psf. Tenant pays all utilities and for all repairs.

## LOCATION DESCRIPTION

Located on Wrightsboro Road near the medical centers such as Augusta University Medical Center, Piedmont Hospital (Downtown and Summerville), and the VA Hospitals (Uptown and Downtown). The property is short drive from Downtown Augusta and the campuses of Augusta University and Paine College.

## PROPERTY HIGHLIGHTS

- ~ CONVENIENT LOCATION ~
- ~ PERFECT FOR EITHER MEDICAL OFFICE LOCATION WITH EXISTING MULTIPLE EXAM ROOMS OR EXECUTIVE OFFICE. ~
- ~ GOOD PARKING AND EASY ACCESS.

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## OFFERING SUMMARY

Lease Rate:	\$13.50 SF/yr (MG)
Available SF:	3,896 SF
Lot Size:	0.35 Acres
Building Size:	3,846 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,512	26,966	61,952
Total Population	9,218	54,531	123,192
Average HH Income	\$52,293	\$46,444	\$48,311

# Additional Photos



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# Additional Photos



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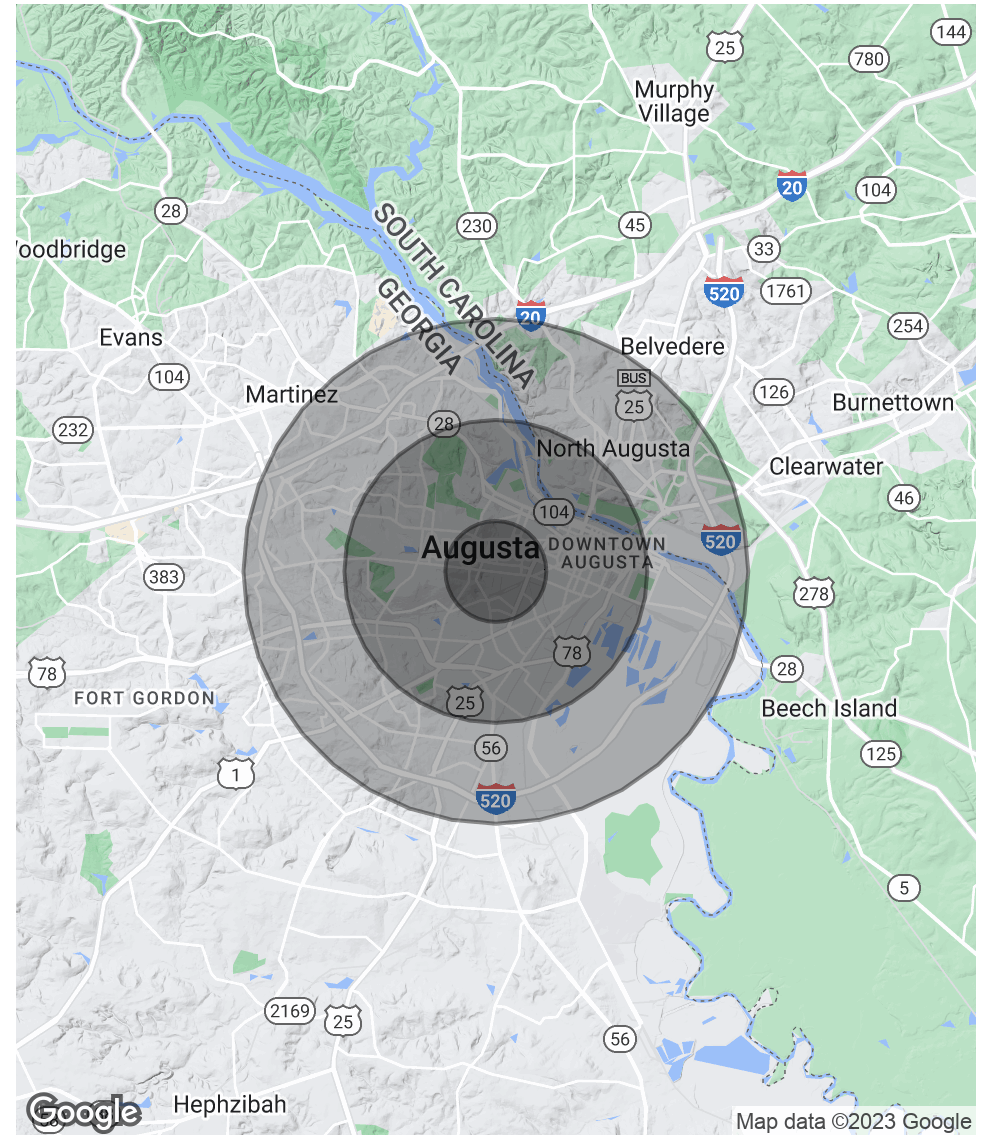
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,218	54,531	123,192
Average Age	37.1	37.5	37.2
Average Age (Male)	32.4	34.6	35.3
Average Age (Female)	41.6	40.0	40.3

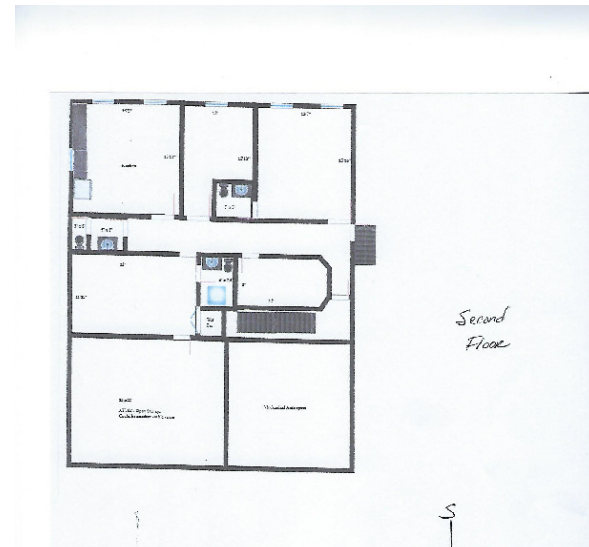
  

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,512	26,966	61,952
# of Persons per HH	2.0	2.0	2.0
Average HH Income	\$52,293	\$46,444	\$48,311
Average House Value	\$109,486	\$128,188	\$124,801

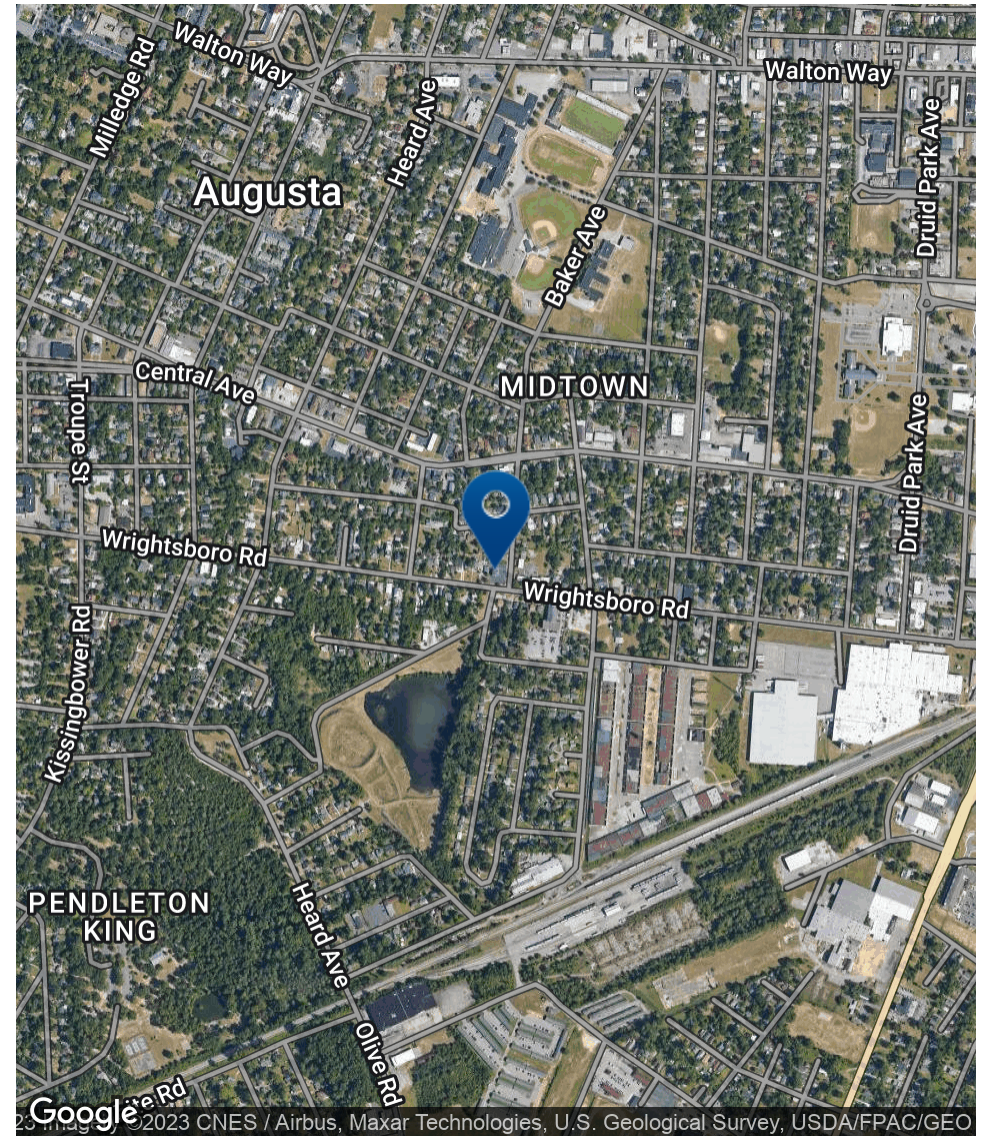
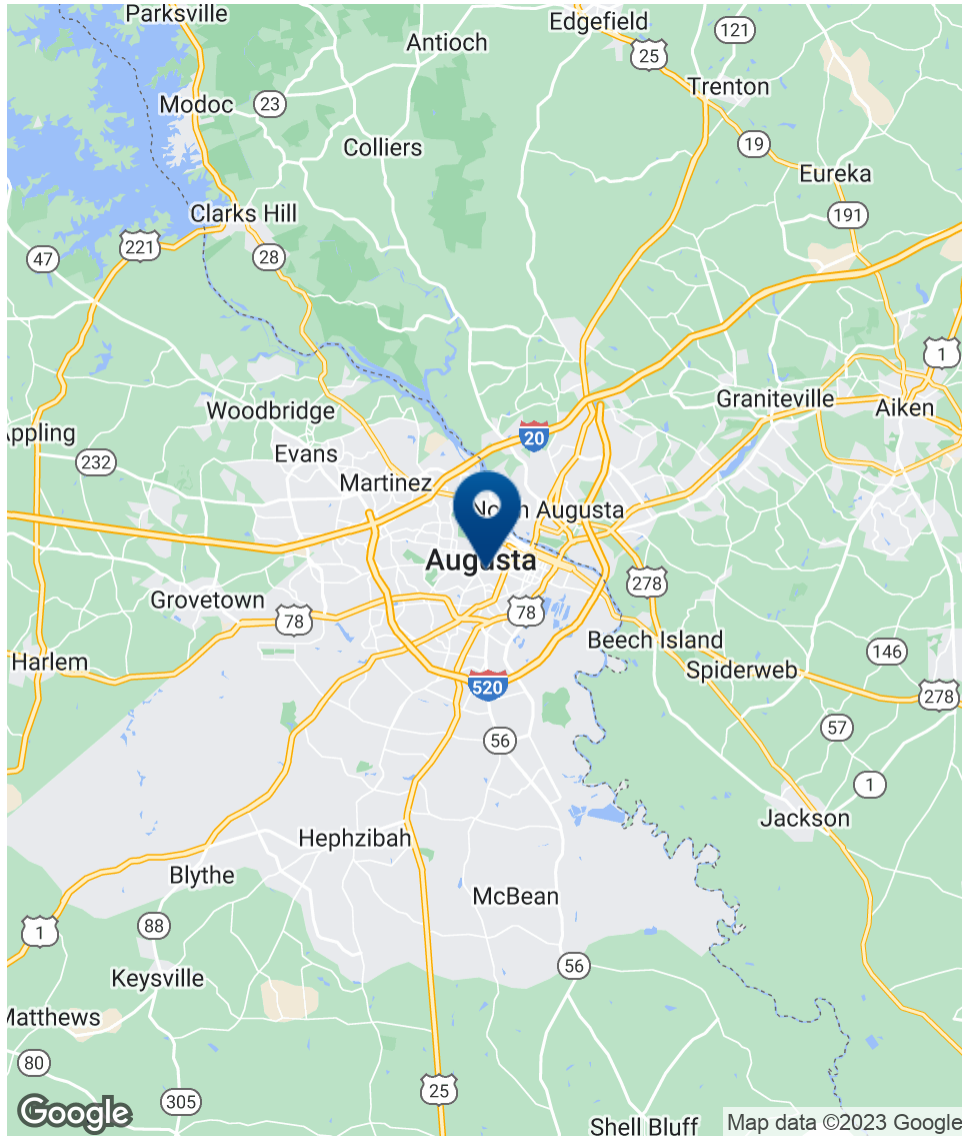
\* Demographic data derived from 2020 ACS - US Census



# Floor Plans



# Location Map



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# Meet the Team



**DAVID MORETZ, SIOR**

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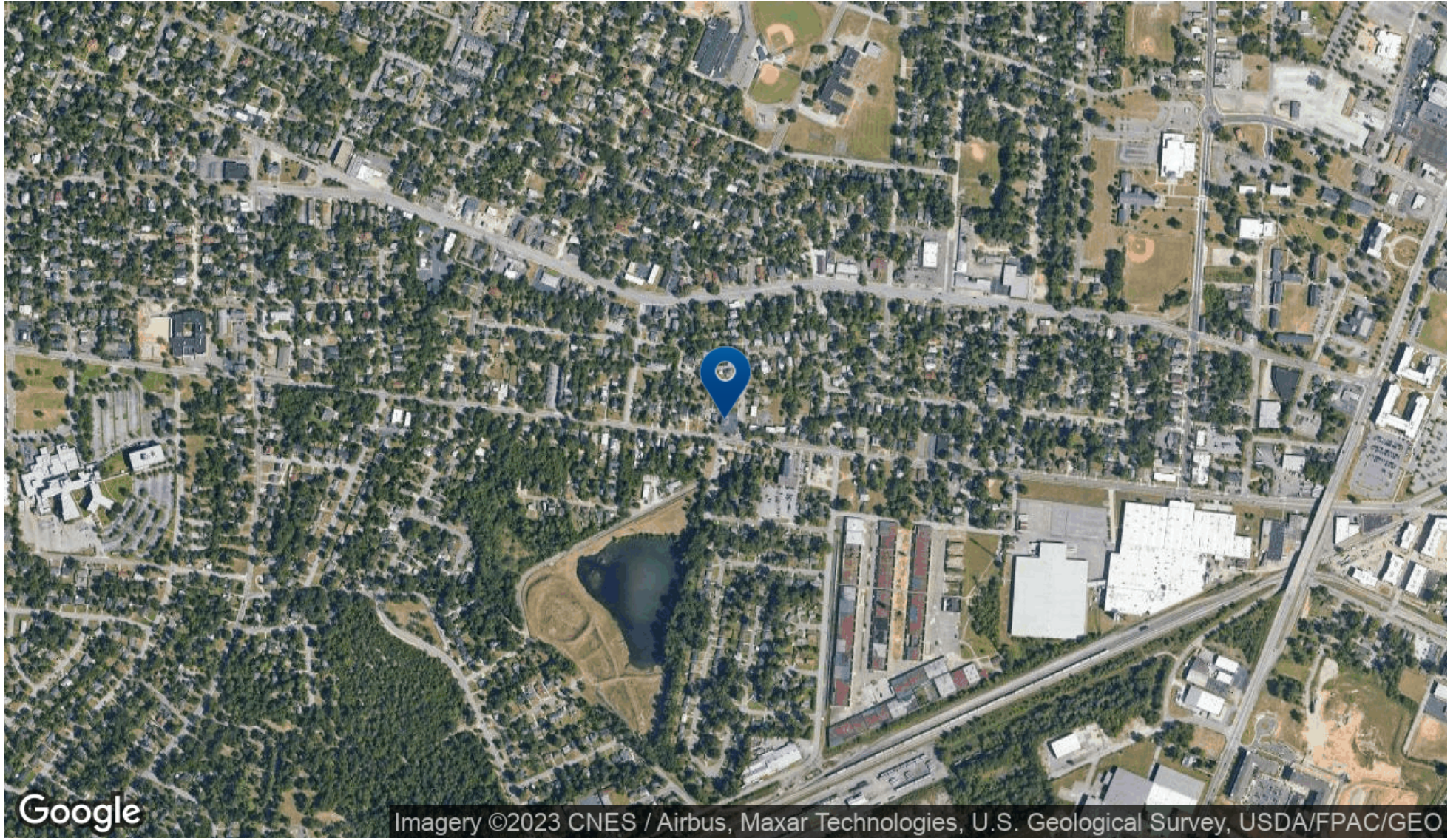
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# Aerial Map



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