

SCAN THE
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OUR LISTING
ONLINE



9,000 SF FOR LEASE

770 Industrial Park Drive | Evans, GA 30809

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ZONE | M-1

+/- 0.5 AC

LEASE | \$11/SF/YR



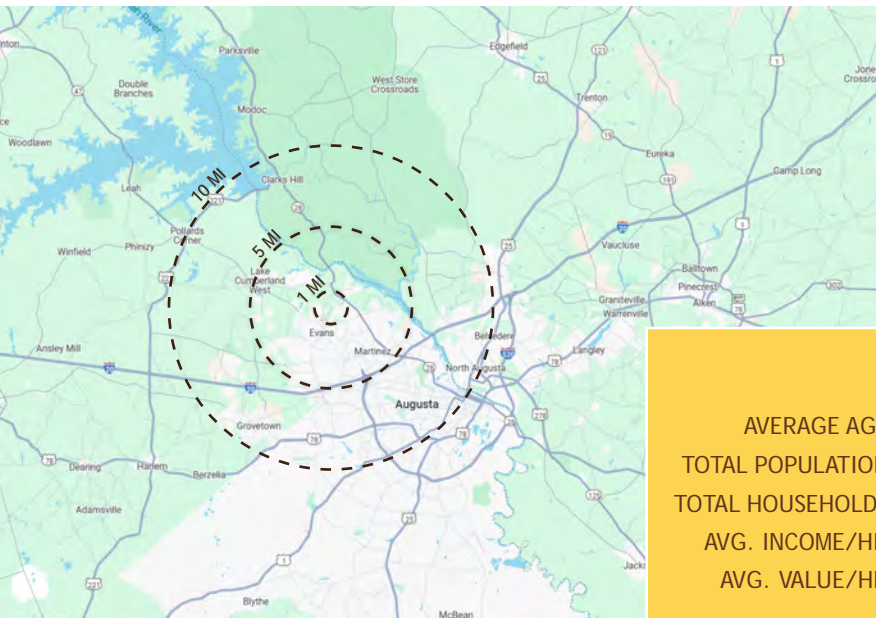
JORDAN TROTTER
COMMERCIAL REAL ESTATE

This property is located in growing Columbia County in the heart of Evans, GA. Located just down the road from Evans Towns Center, this property features quick access to Washington Road and River Watch Parkway. Surrounding businesses include a mix of commercial and industrial companies including: Mulherin Lumber Company, Eagle Dynamic Solutions, Lansing Building Products, SERVPro of Augusta, and A B Beverage Company.

9,000 square feet of flex space available for lease in the heart of Evans, GA. This property features ample office and warehouse space, parking, and a rear laydown yard. The warehouse space is approximately 4,500 square feet and is clear span with a 13' eave height, 16' ridge height, 1 grade level drive-in door, 1 dock high door, and 6 box truck loading docks on the rear of the building. The office space features a front reception area, 10 individual offices, 4 restrooms, conference room, a large training room, and employee break room. The office space and warehouse space are approximately 4,500 square feet each.

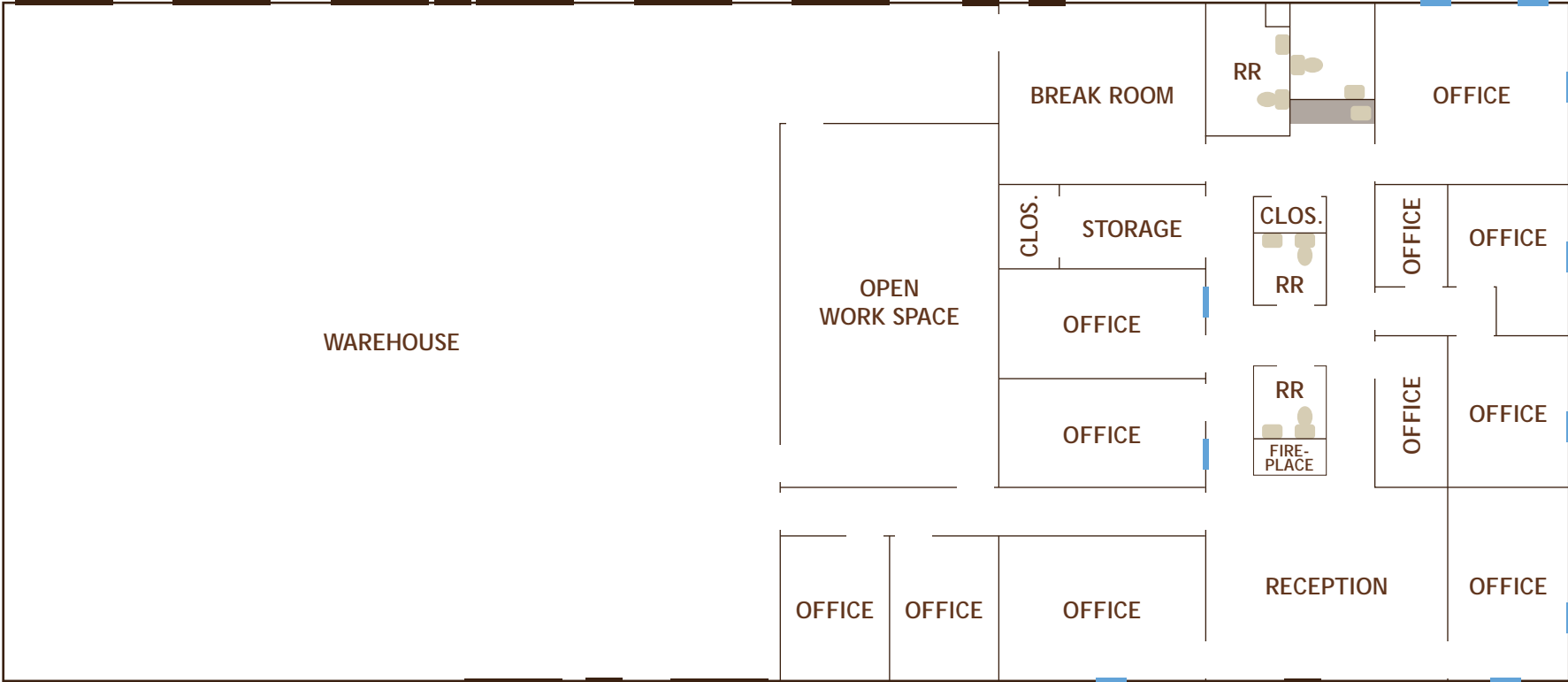


- 9,000 SF flex space
- Rear laydown yard
- M-1 | Light industrial zoning
- Ample office & warehouse space



	1 MI	5 MI	10 MI
AVERAGE AGE	44	40	39
TOTAL POPULATION	4,401	100,491	283,693
TOTAL HOUSEHOLDS	1,739	37,306	109,597
AVG. INCOME/HH	\$147,197	\$134,257	\$107,608
AVG. VALUE/HH	\$396,659	\$329,332	\$287,355

FLOOR PLAN









SITE



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 Eisenhower

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 Eisenhower, 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

