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# 1.41 AC AVAILABLE

3601 & 3605 Walton Way Ext | Augusta, GA 30909

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ZONE | B1

GROUND LEASE OR BUILD-TO-SUIT



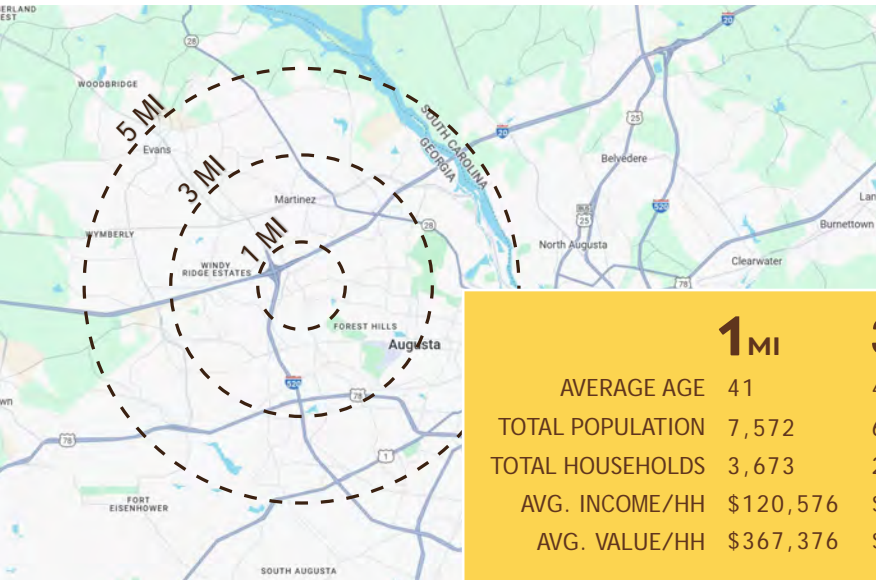
**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

This new opportunity is located at the intersection of Walton Way Extension (21,600 VPD) and Wheeler Road (21,396 VPD). The site is 1.41 AC at a four-way signalized intersection. Located just 0.52 miles from I-520 and 0.60 miles from I-20 this development opportunity provides great interstate proximity.

3601 and 3605 Walton Way Extension is available for ground lease or build-to-suit. Potential users for this site can be retailers, restaurants, medical offices and more. Access to the site will be available from Walton Way Extension and Wheeler Road.



- 1.41 AC for ground lease or build-to-suit
- Zoned B-1 neighborhood business
- 300 feet of frontage to Walton Way Extension
- Utilities available at site



	1 MI	3 MI	5 MI
AVERAGE AGE	41	40	40
TOTAL POPULATION	7,572	62,160	148,796
TOTAL HOUSEHOLDS	3,673	28,537	63,288
AVG. INCOME/HH	\$120,576	\$95,220	\$92,304
AVG. VALUE/HH	\$367,376	\$270,031	\$253,916







MARTINEZ ELEMENTARY SCHOOL

AUGUSTA PREPARATORY DAY SCHOOL

FLOWING WELLS ROAD

WASHINGTON ROAD

DAVIS ROAD

WALTON WAY EXTENSION

AUGUSTA EXCHANGE

WHEELER ROAD

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

