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ONLINE



# WAREHOUSE FOR SALE

2521 Reynolds Industrial Road | Augusta, GA 30907

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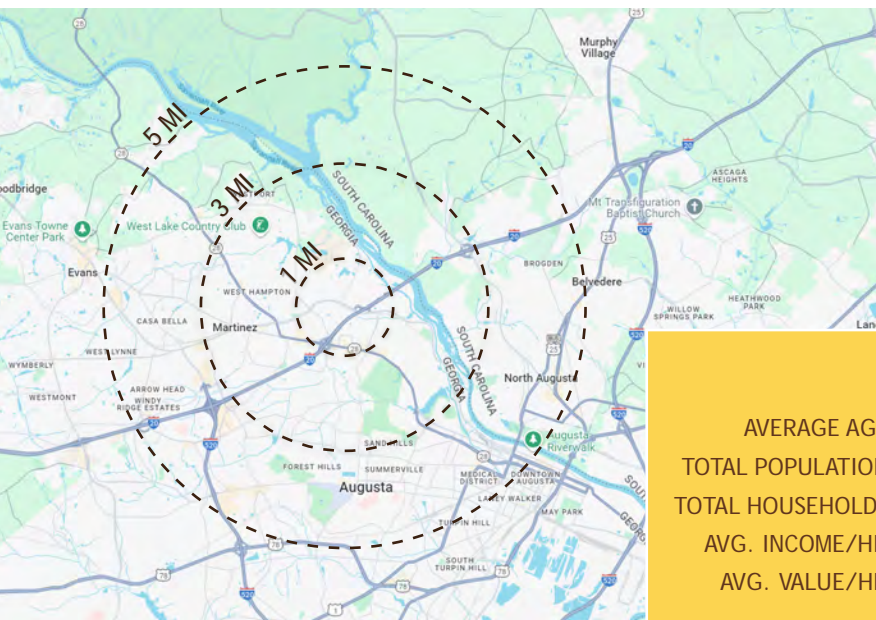


Property is located on Reynolds Industrial Road with visibility from River Watch Pkwy. Less than 0.25 mile from I-20.

15,254 square foot warehouse building with HVAC throughout. The building currently being used as a furniture store. Building has two dock height doors and one ground level door.



- 15,254 square foot metal building
  - 0.95 acre
- Whole building is heated and cooled
  - 2 Restrooms



	1 MI	3 MI	5 MI
AVERAGE AGE	36	41	41
TOTAL POPULATION	8,341	43,388	125,299
TOTAL HOUSEHOLDS	4,402	19,742	54,976
AVG. INCOME/HH	\$75,477	\$118,658	\$104,085
AVG. VALUE/HH	\$207,857	\$315,046	\$292,187



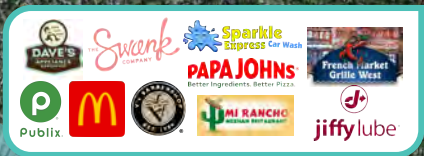




VILLAGE AT RIVERWATCH

**U** SITE

RIVERWATCH PARWAY

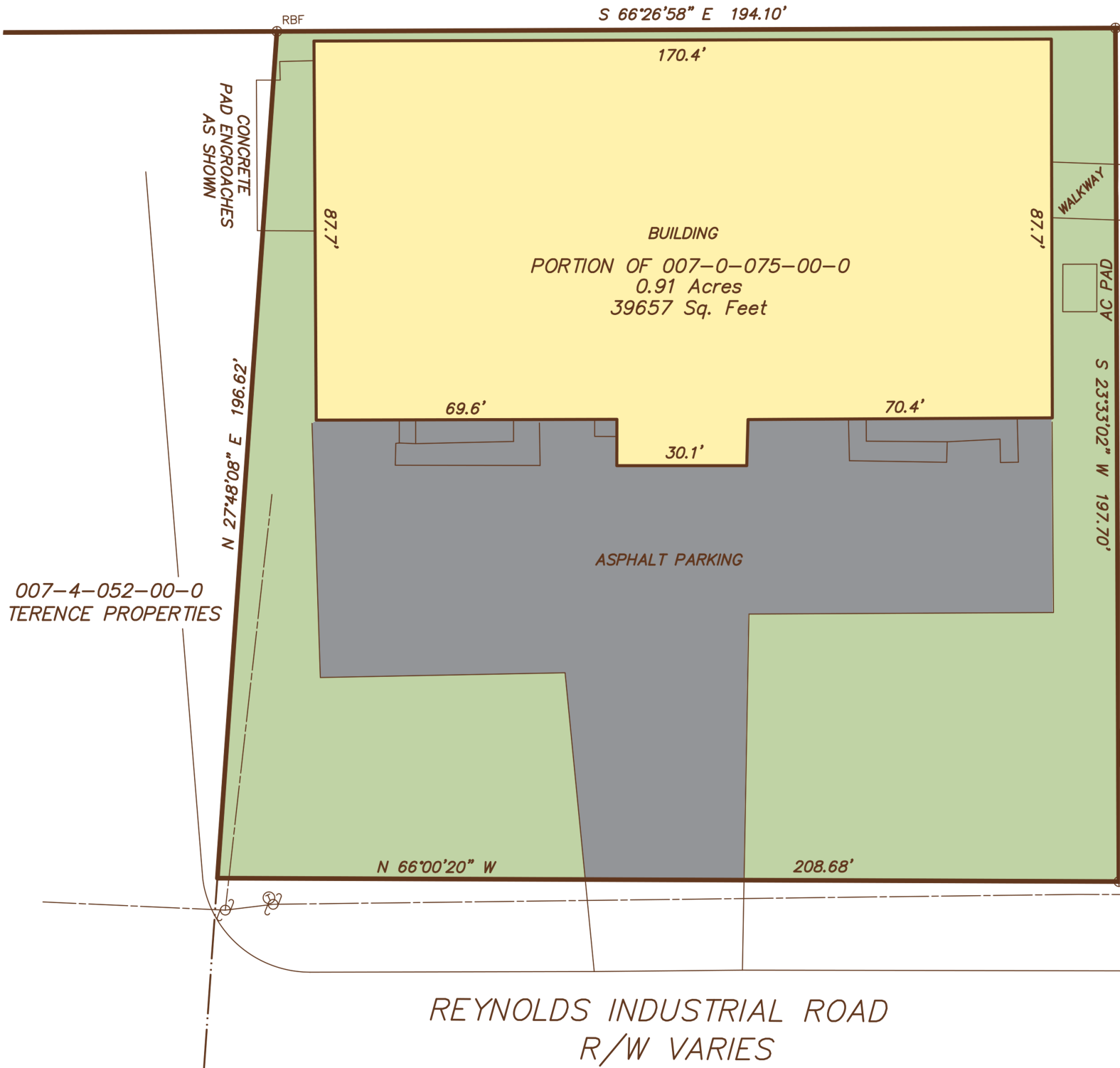


FURYS FERRY ROAD

WASHINGTON ROAD



SITE PLAN



# 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%.

**Major Industry:** Fort Eisenhower, Savannah River Site, Augusta University, Piedmont Augusta, Charlie Norwood VA Medical Center, Bridgestone, East Central Regional, E-Z, Starbucks

