

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



3 LOTS BUILD-TO-SUIT

1344, 1354, & 1364 Interstate Parkway | Augusta, GA 30909

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ZONE | B-2

MEDICAL OFFICE

3.01 AC

FOR LEASE



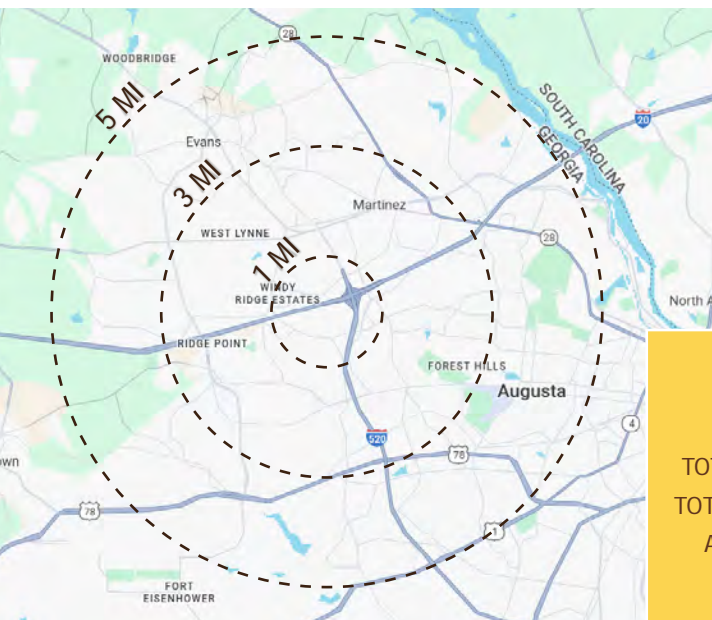
DOCTORS
HOSPITAL



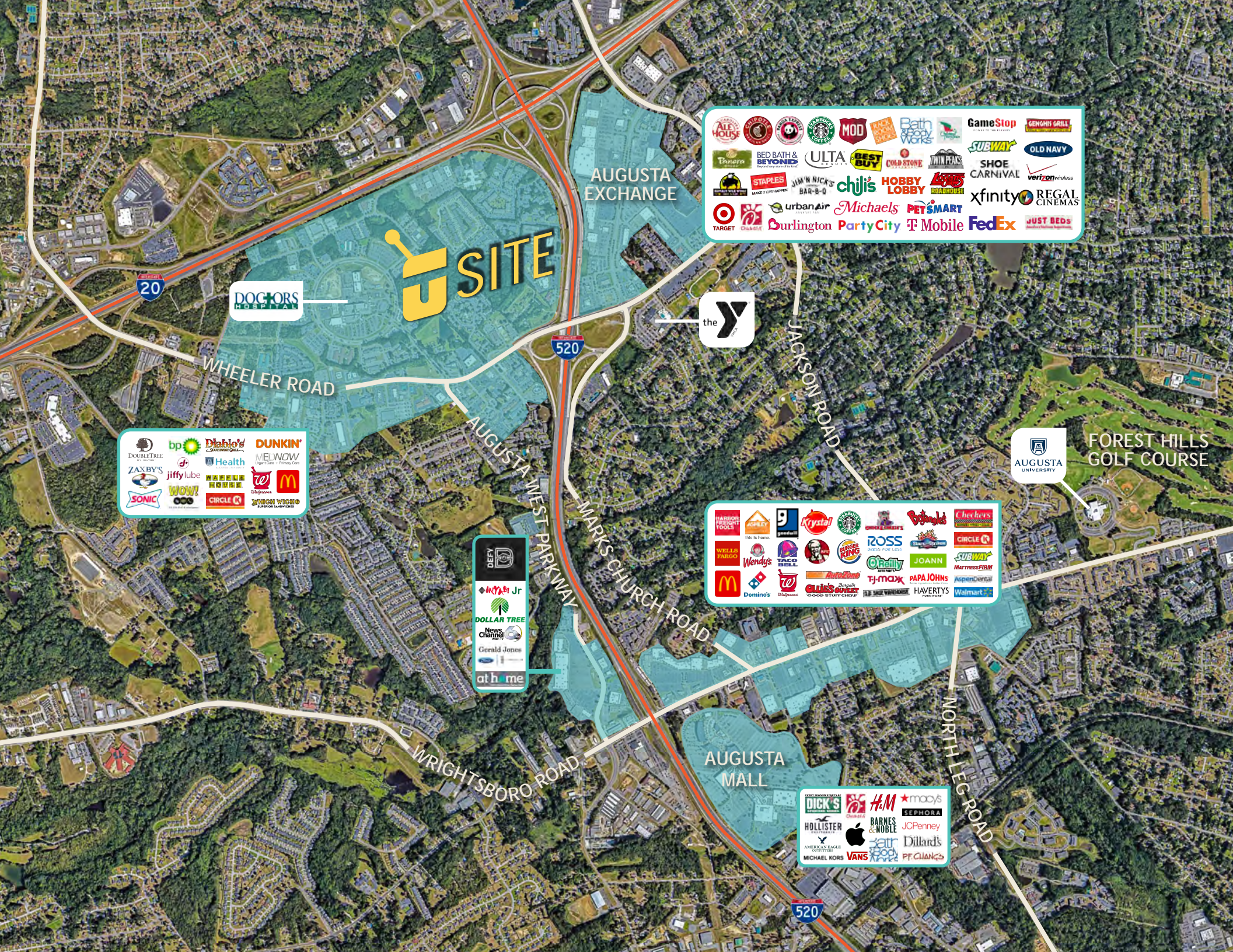
JORDAN TROTTER
COMMERCIAL REAL ESTATE

Conveniently located on Interstate Parkway at the Doctors Hospital complex in West Augusta. This site is just minutes from Downtown Augusta and Fort Gordon. Doctors Hospital is a 350-bed full-service tertiary care, and the home of Joseph M. Still Burn Center, the largest medical burn facility in the United States. This site also takes advantage of a large daytime population of 37,500 employees and 14,300 households in a 3 miles radius. Surrounding retail includes the over 1 million SF Augusta Exchange retail center and Augusta Mall comprising of a million square feet of retail.

Build to suit opportunity at 1344, 1354, 1364 Interstate Parkway near Doctors Hospital.



	1 MI	3 MI	5 MI
AVERAGE AGE	40	40	39
TOTAL POPULATION	7,036	156,668	368,571
TOTAL HOUSEHOLDS	3,507	65,817	142,219
AVG. INCOME/HH	\$72,565	\$97,532	\$97,776
AVG. VALUE/HH	\$204,346	\$265,556	\$259,708



SITE

AUGUSTA EXCHANGE

DOCTORS HOSPITAL

the Y

WHEELER ROAD

AUGUSTA WEST PARKWAY

MARKS CHURCH ROAD

JACKSON ROAD

AUGUSTA UNIVERSITY

FOREST HILLS GOLF COURSE

WRIGHTSBORO ROAD

AUGUSTA MALL

NORTH LEE ROAD

Logos for: All House, Bed Bath & Beyond, UTA, Best Buy, Cold Stone Creamery, GameStop, Genghis Grill, Old Navy, Shoe Carnival, Verizon Wireless, Xfinity, Regal Cinemas, Just Beds, Michaels, Hobby Lobby, PetSmart, T-Mobile, FedEx, Burlington, Party City, Target, Staples, Jim N Nick's Bar-B-Q, Urban Air, Dillard's, and others.

Logos for: DoubleTree, bp, Dunkin', Zaxby's, Jiffy Lube, Health, MedNow, Sonic, Wawa, Circle K, and others.

Logos for: Defy, Insignia Jr, Dollar Tree, News Channel 13, Gerald Jones, and at home.

Logos for: Harbor Freight Tools, Ashley, 9, Krystal, Starbucks, Ross, Wendy's, Burger King, O'Reilly, Joann, Subway, Mattress Firm, Circle K, Papa John's, TJ Maxx, Havertys, Walmart, and others.

Logos for: Dick's Sporting Goods, Hollister, American Eagle, Michael Kors, Vans, H&M, Sephora, JCPenney, Dillard's, and others.

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

