

SCAN THE
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THIS LISTING
ONLINE



POTENTIAL DEVELOPMENT LAND

1369 15th Street | Augusta, GA 30912

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ZONE | B-1

2.86 AC

SALE | \$475,000

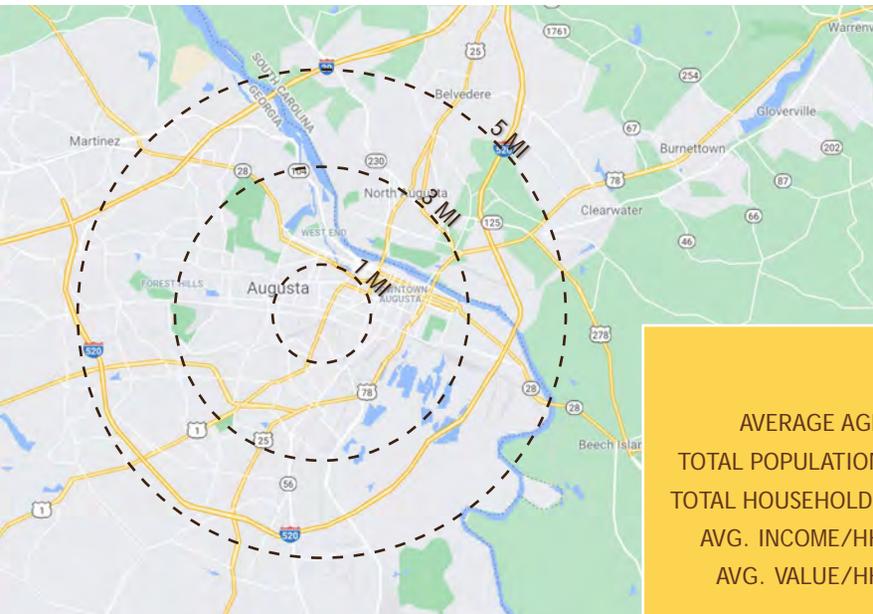


Located on Wrightsboro Road very close to the Augusta Medical District and Downtown Augusta. Easy access to 15th Street providing a central location to Riverwatch Parkway and Gordon Highway. This warehouse/office is located steps away from the new Augusta University Dental School and the former DART Container Corporation.

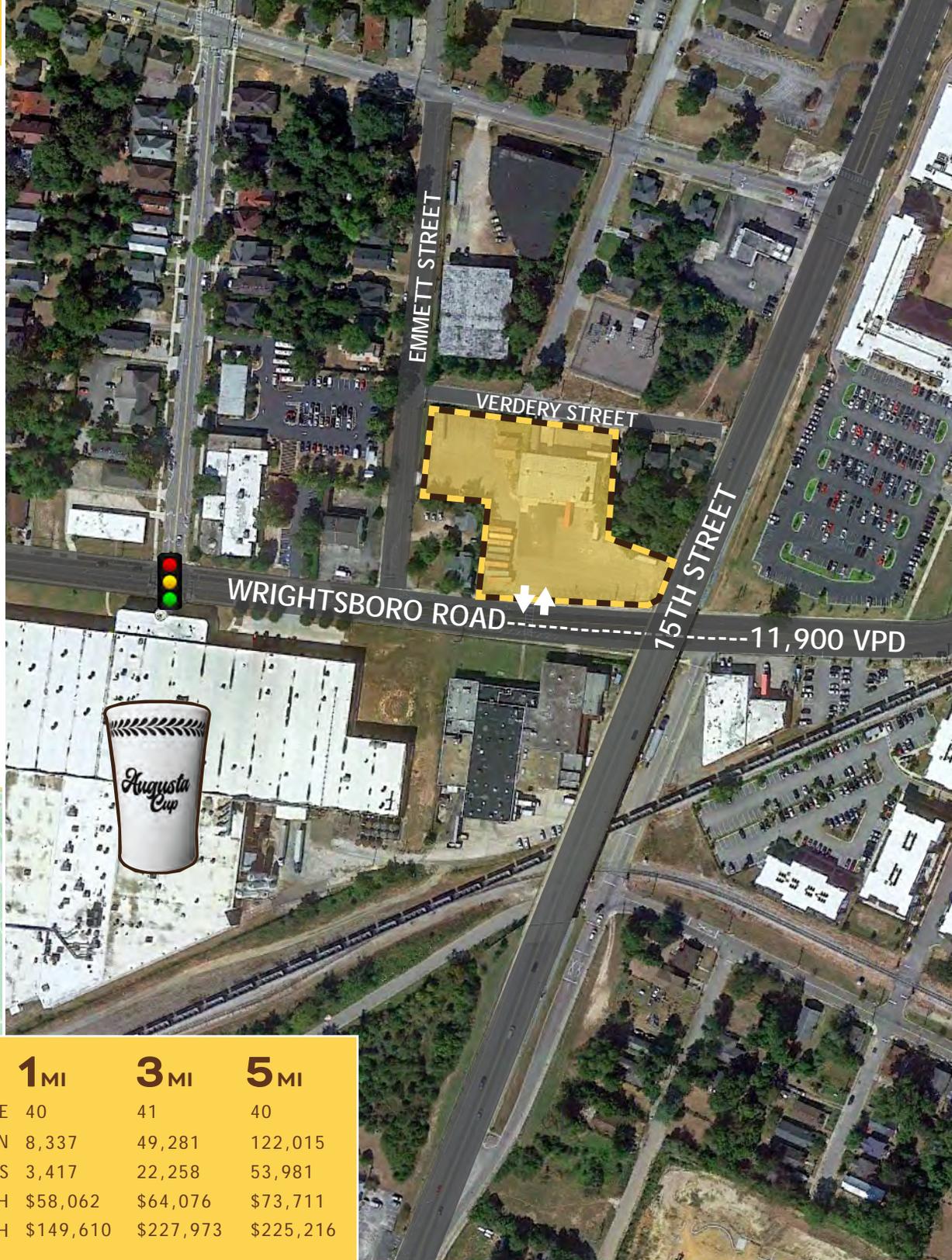
The property is divided between 8,750 SF of warehouse/industrial space and 1,225 SF of office. It offers 7 grade-level bay doors, ample dedicated parking.



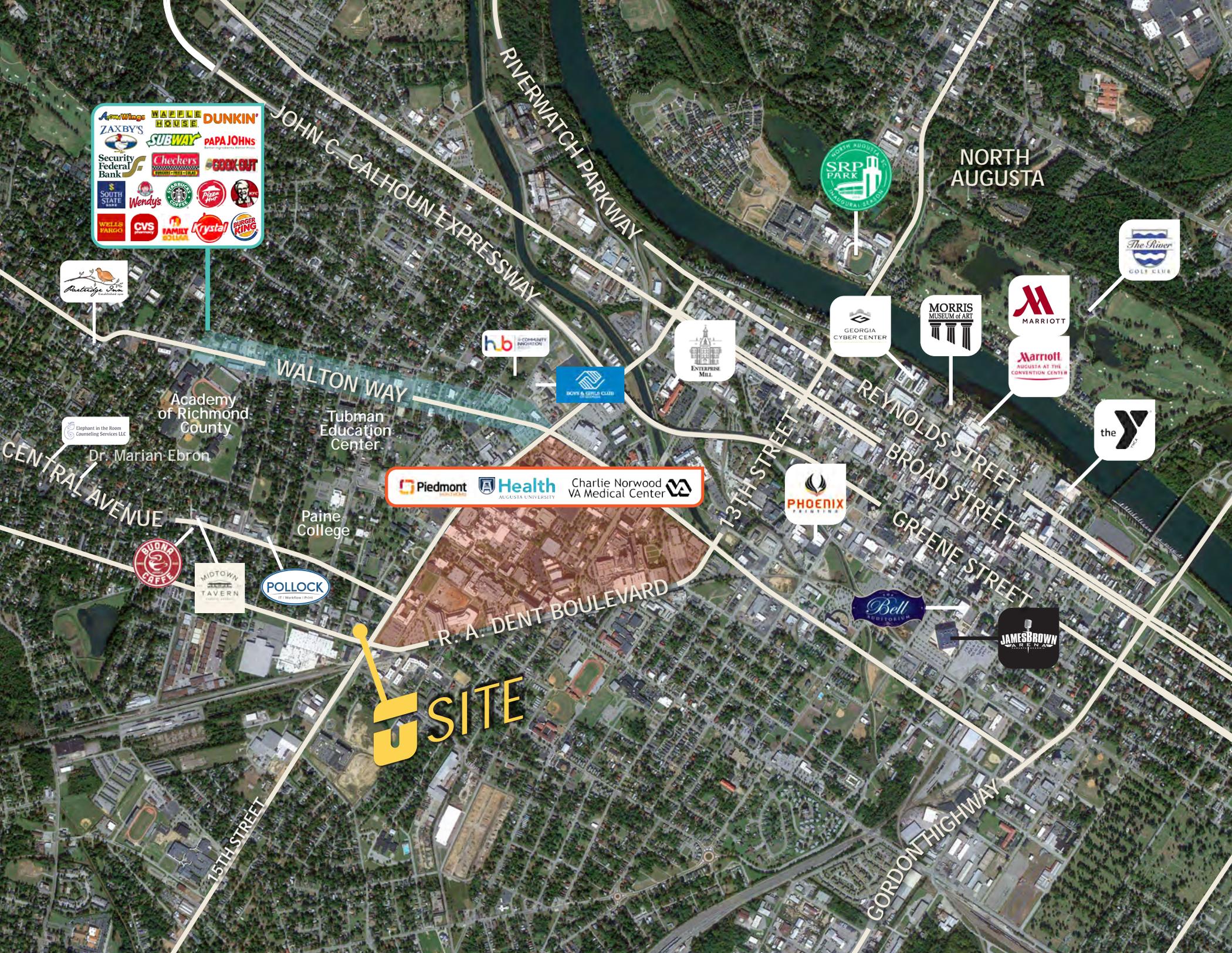
- Redevelopment Opportunity
- Fully fenced property
- Dedicated parking
- Bus line nearby
- Wrightsboro Road VPD, 13,300



	1 MI	3 MI	5 MI
AVERAGE AGE	40	41	40
TOTAL POPULATION	8,337	49,281	122,015
TOTAL HOUSEHOLDS	3,417	22,258	53,981
AVG. INCOME/HH	\$58,062	\$64,076	\$73,711
AVG. VALUE/HH	\$149,610	\$227,973	\$225,216







Academy of Richmond County

Tubman Education Center

Paine College



U SITE



NORTH AUGUSTA



15TH STREET

13TH STREET

GORDON HIGHWAY

R. A. DENT BOULEVARD

WALTON WAY

CENTRAL AVENUE

JOHN C. CALHOUN EXPRESSWAY

RIVERWATCH PARKWAY

REYNOLDS STREET

BROAD STREET

GREENE STREET

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 Gordon

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 Gordon, 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

