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**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE



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# FLEX SPACE OFF OF BOBBY JONES EXPRESSWAY

287 Settlement Road | Martinez, GA 30907





The Settlement Road flex space is right off the busy Bobby Jones Expressway near large big box retailers including Home Depot, Lowe's, and Tractor Supply Co. This building offers a great centralized location in the Augusta market, and it is very accessible from Evans and central Augusta.

This 13,500 SF flex warehouse development was completed in 2024 and features 8 individual units. 7 - 1,500 SF units and 1 - 3,000 SF unit. This space is well-suited for local contractors and other service oriented businesses seeking a functional and strategically located facility.



- Center faces Home Depot
  - Flex Space
- Showroom, office, retail or light industrial
  - Great space for small contractors

**COLUMBIA COUNTY**

**APN | 70732**

**1.62 AC**

**ZONE | C-2, GEN CO**

**YEAR BUILT | 2024**

**1,500 SF**

**LEASE | \$17/SF/YR**





**SUITE 2**

EVANS

WASHINGTON ROAD

COLUMBIA ROAD

BELAIR ROAD

**U SITE**

MARTINEZ

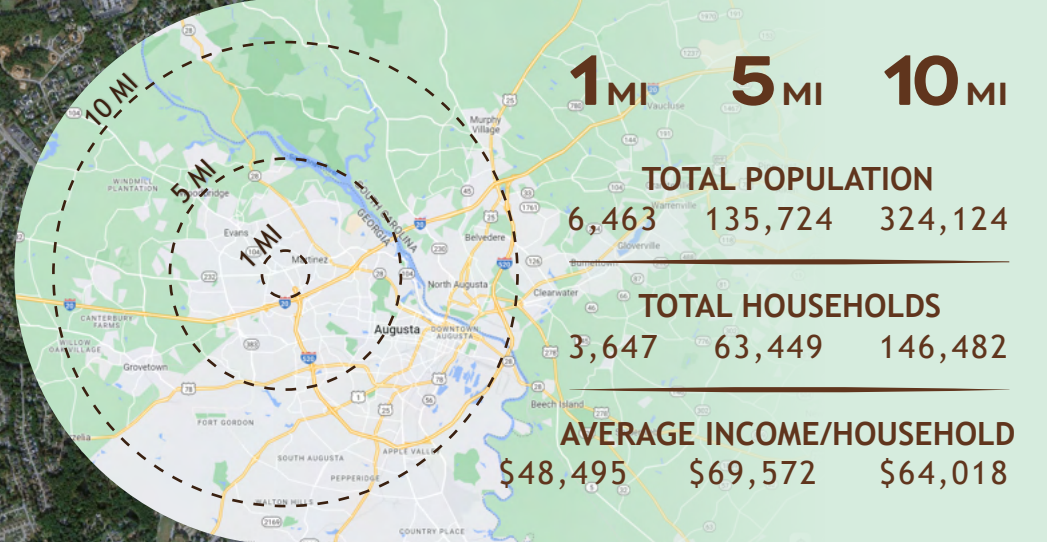
DAVIS ROAD

RIVERWATCH PARKWAY

20

520

20



# RIVER REGION STATISTICS



River Region  
Population:  
767,478



Annual  
Growth Rate:  
0.89%



Trade Area  
Population:  
767,478



Medium  
Income:  
\$55,049



Average  
Commute:  
23.5 mins



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

