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VIDEO

THE AUGUSTAN

1,700 SF FOR LEASE
1128 Greene Street | Augusta, GA 30901

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RETAIL/RESTAURANT SPACE

0.7 AC



JORDAN TROTTER
COMMERCIAL REAL ESTATE

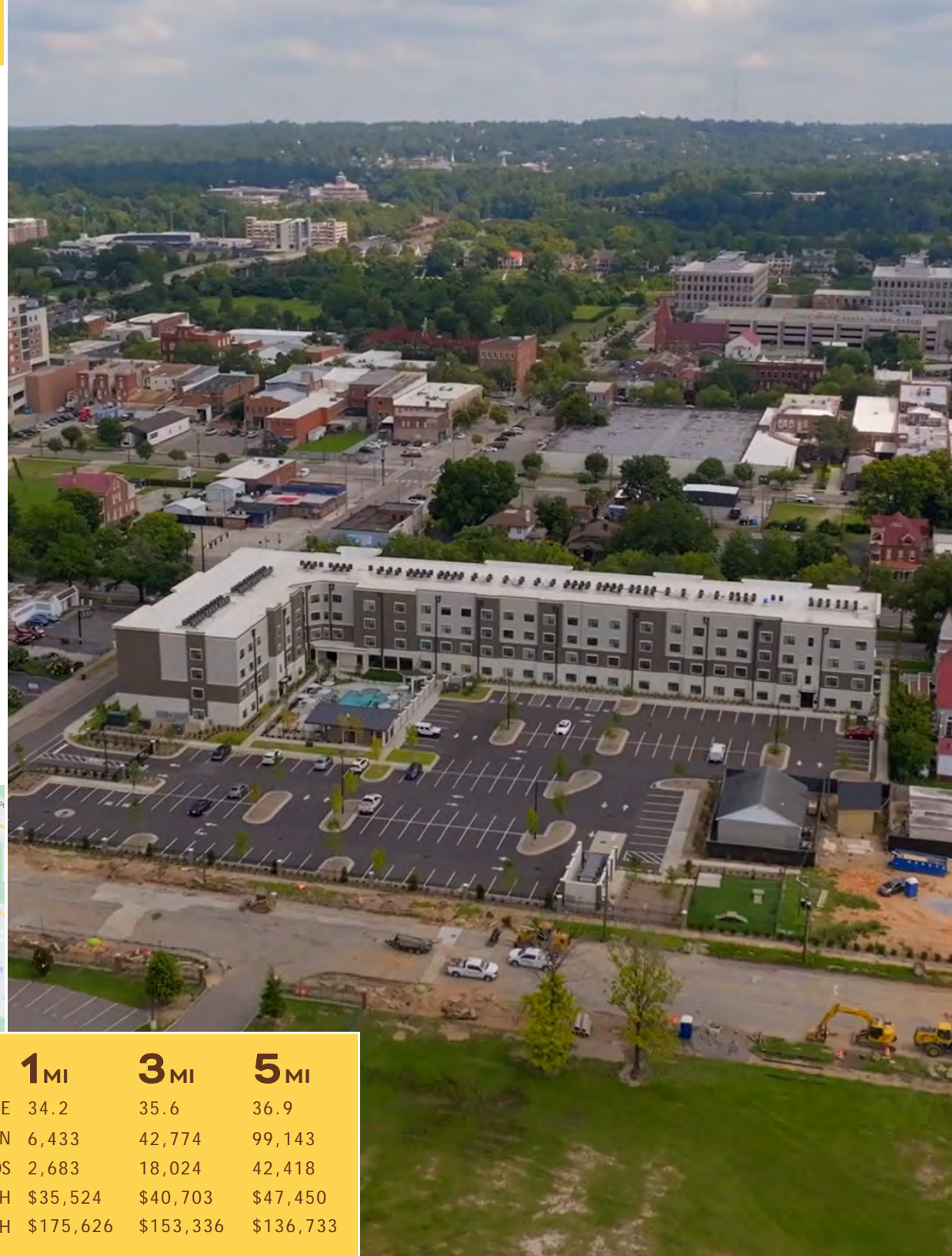
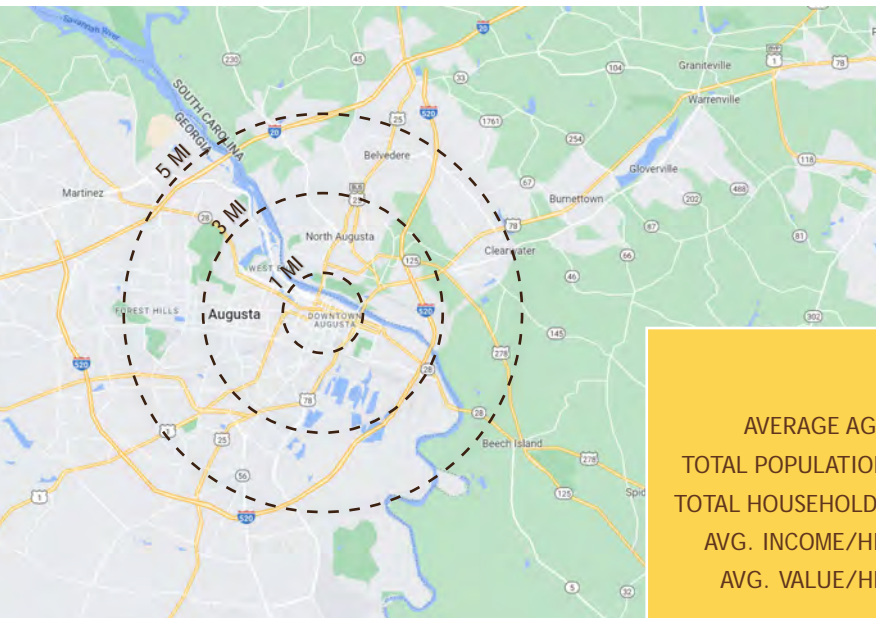
Located in Downtown Augusta at the end of the Calhoun Expressway at the corner of 12th and Greene Street. 12th Street takes you directly to the heart of Broad Street and the dining and entertainment district of downtown. Centrally located between downtown and the medical district of Augusta.

The Augustan is a 136 unit apartment development with 1,700 SF of retail and restaurant space available.

The Augustan is close to downtown businesses, restaurants, entertainment, libraries, churches, Riverwalk, and North Augusta, SC. The development will include a rooftop sky lounge offering open-air spaces for relaxing and socializing.



- 136 unit apartment development
 - Downtown Augusta
- 1,700 SF retail and restaurant space available
 - Greene Street VPD, 11,200

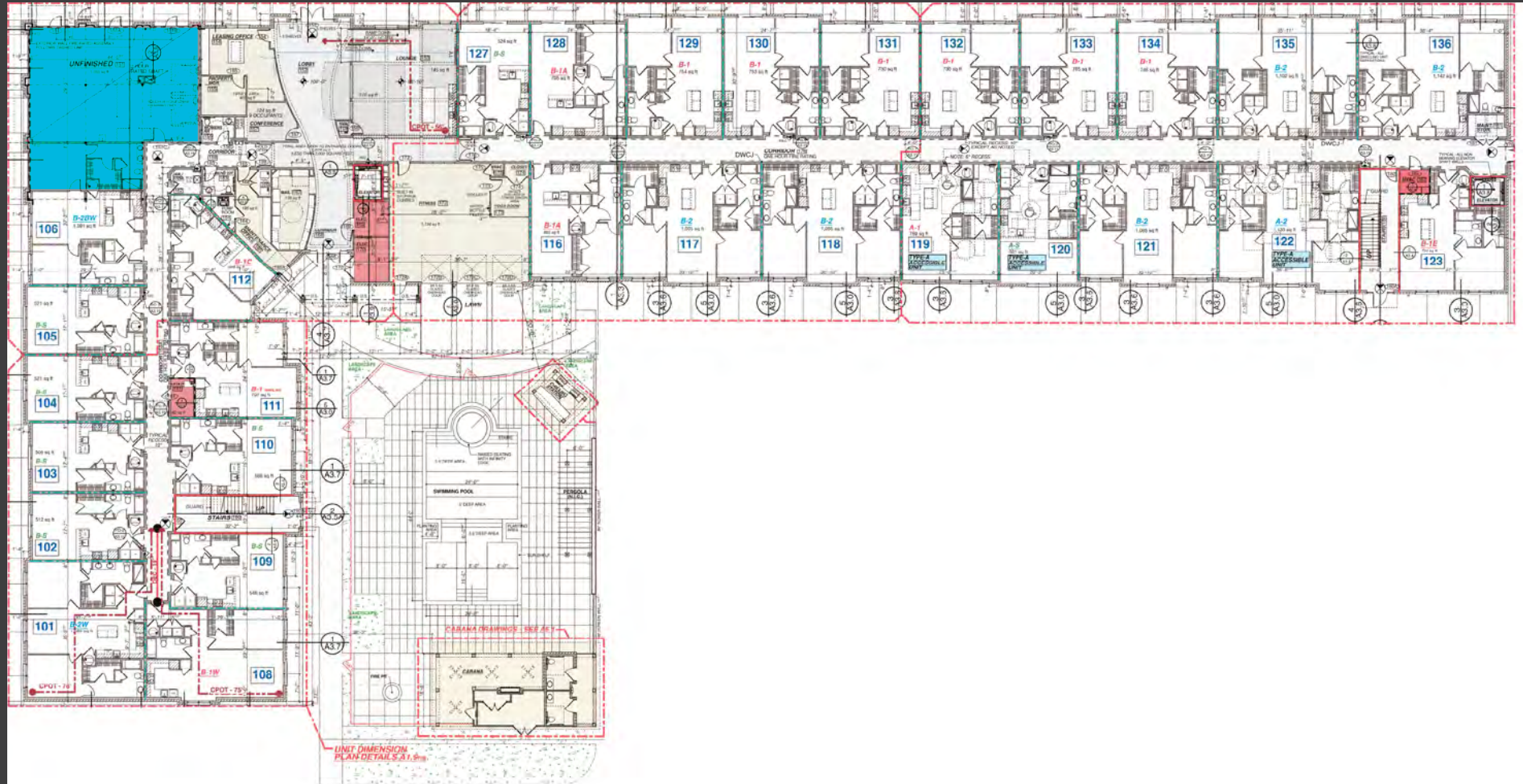


	1 MI	3 MI	5 MI
AVERAGE AGE	34.2	35.6	36.9
TOTAL POPULATION	6,433	42,774	99,143
TOTAL HOUSEHOLDS	2,683	18,024	42,418
AVG. INCOME/HH	\$35,524	\$40,703	\$47,450
AVG. VALUE/HH	\$175,626	\$153,336	\$136,733

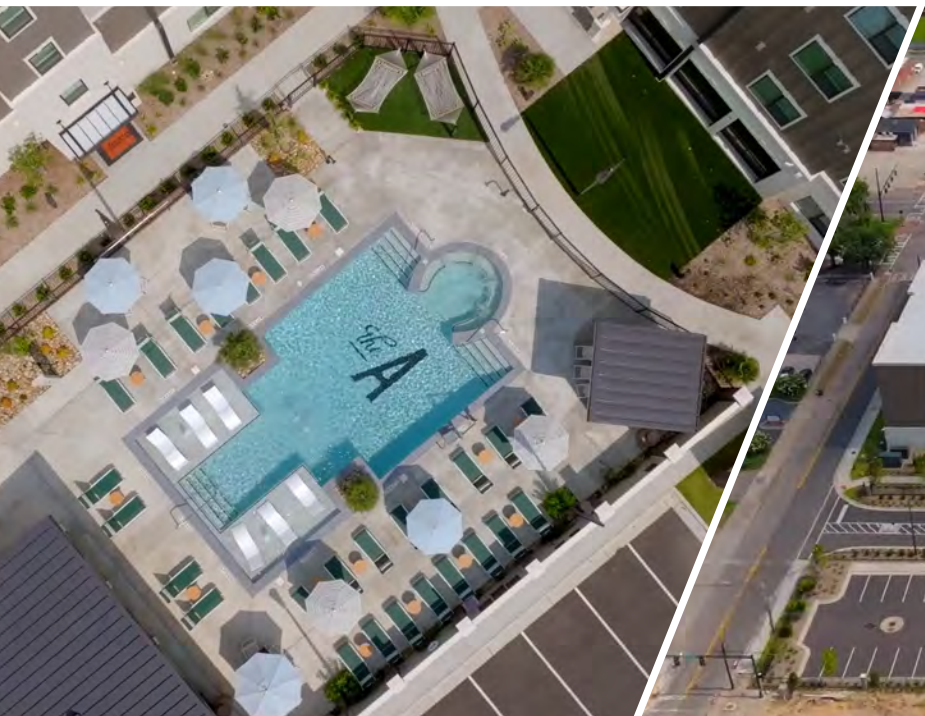
- AVAILABLE 1,700 RETAIL SPACE

GREENE STREET

12TH STREET



TELFAR 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 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

