

**LEASE**

# Gordon Hwy

**1840 GORDON HWY**

Augusta, GA 30904

**PRESENTED BY:**

**DAMIEN LANCLÓS, CCIM**

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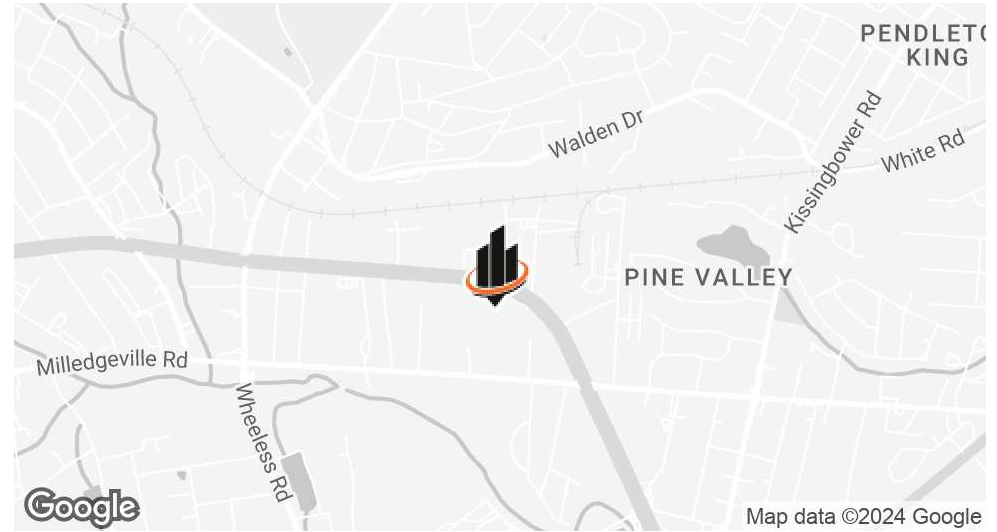
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$3.50 SF/yr (NNN)
<b>AVAILABLE SF:</b>	176,802 SF
<b>LOT SIZE:</b>	7.05 Acres
<b>ZONING:</b>	LI
<b>MARKET:</b>	Augusta

## PROPERTY OVERVIEW

SVN, KD Lanclos & Associates is pleased to present this well located Industrial Warehouse for lease. 1840 Gordon Highway sits on a little over seven acres and allows for flexibility of use and operations within the space:

Front Left Warehouse: 16' to ceiling, 14' to beam, 12'9" to pipes. Column Spacing 37' X 43'  
Front Right Warehouse: 12'6" to ceiling, 10'6" to truss, 9'9" to duct. Column Spacing 27' X 42'  
Back Right Warehouse: 13' to ceiling, 10'5" to beam, 10' to truss. Single Column Spacing 52'  
Back Left Warehouse: 24' to ceiling, 20' to beam, 20' to truss. Single Column Spacing 70'

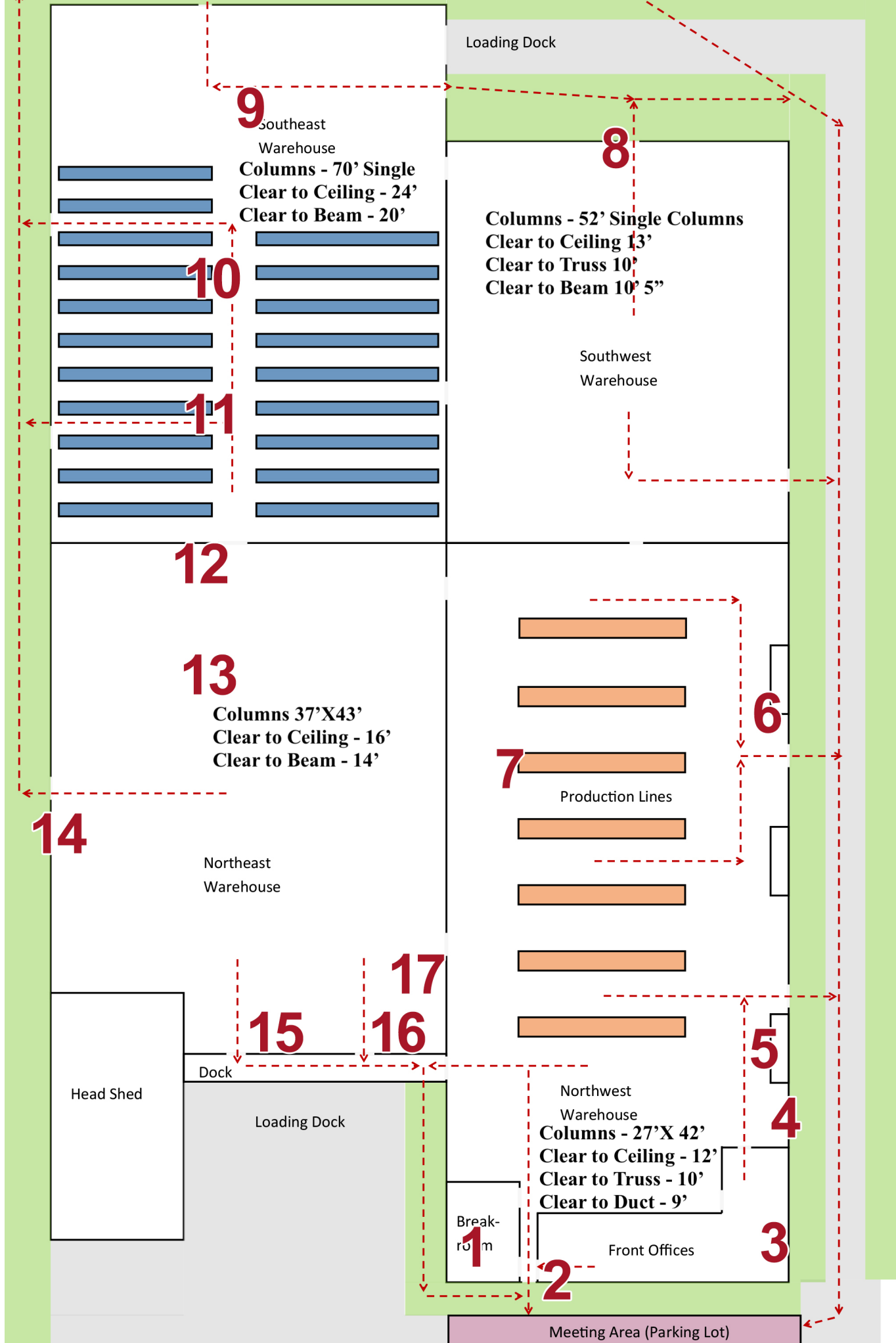
## PROPERTY HIGHLIGHTS

- Three Phase Power
- Wet Suppression
- Available For Purchase

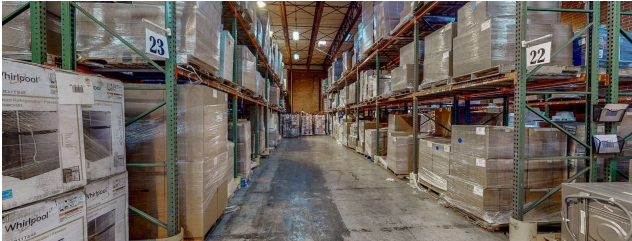
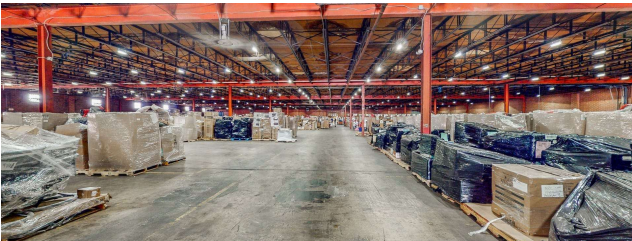
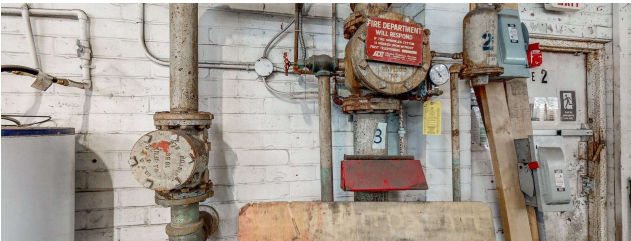
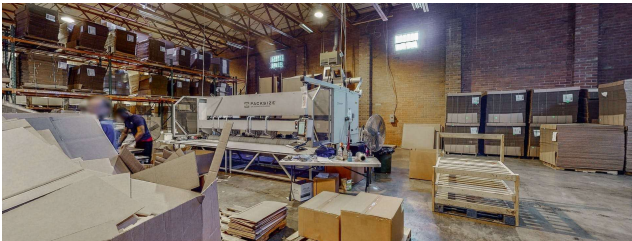
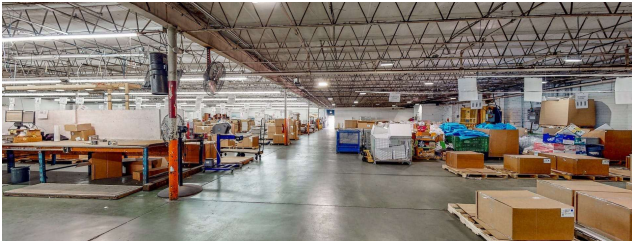
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**ADDITIONAL PHOTOS**



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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

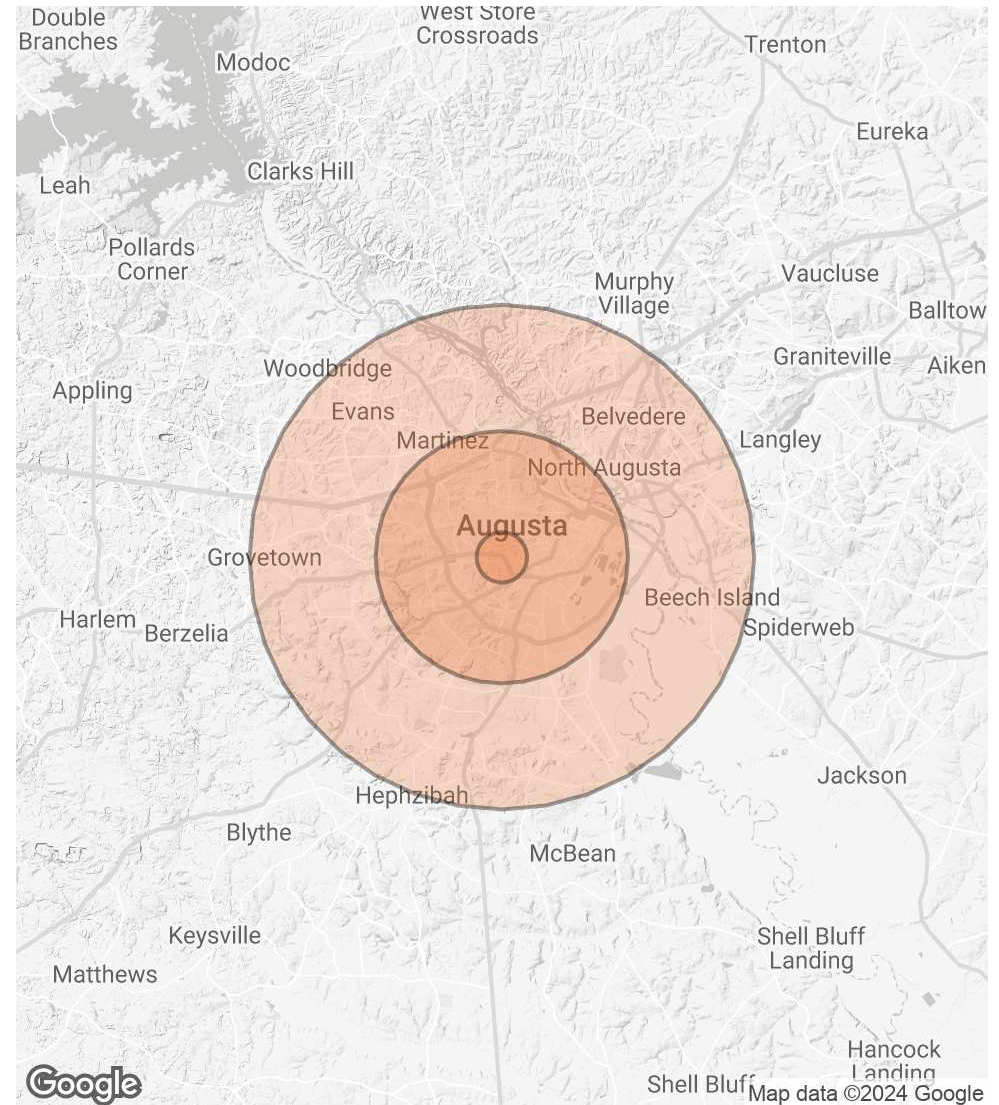
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	8,356	138,248	318,980
<b>AVERAGE AGE</b>	32.2	36.5	37.3
<b>AVERAGE AGE (MALE)</b>	28.0	34.4	36.3
<b>AVERAGE AGE (FEMALE)</b>	34.0	39.4	39.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	3,201	66,861	139,260
<b># OF PERSONS PER HH</b>	2.6	2.1	2.3
<b>AVERAGE HH INCOME</b>	\$41,424	\$47,220	\$59,432
<b>AVERAGE HOUSE VALUE</b>	\$70,751	\$117,508	\$150,172

2020 American Community Survey (ACS)



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