



JORDAN TROTTER
COMMERCIAL REAL ESTATE

INDUSTRIAL WAREHOUSE SPACE

1499 Jordan Road | Augusta, GA 30904

LEASE | \$8/SF NNN

35,410 SF on 2.15 AC

APN | 058-1-081-00-0

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Great location right outside of Downtown Augusta. Easy access to Riverwatch Parkway, Gordon Highway, and I-520 (Bobby Jones Expressway). This is a great site for any business that needs to move equipment or product around the CSRA quickly and easily.

\$8.00 per sq/ft NNN Lease. The 35,410 SF property is split between 7,066 SF of office and 28,344 SF of warehouse. The property offers two drive-in ramps and one dock-high bay door.

- Approximately 0.5 AC of laydown or truck turn-around
- Office and warehouse space






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A collection of business logos including Dunkin', Subway, Papa John's, and others, arranged in a grid-like fashion.



relic COFFEE



Monte Sano Elementary

Charlie Norwood VA Medical Center



Paine College

CENTRAL AVENUE

Tubman Education Center

Academy of Richmond County



Charlie Norwood VA Medical Center

JSITE



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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%.

Major Industry: Fort Eisenhower, Savannah River Site, Augusta University, Piedmont Augusta, Charlie Norwood VA Medical Center, Bridgestone, East Central Regional, E-Z, Starbucks

Population **1 mi** **3 mi** **5 mi**

Total Population	8,863	52,141	125,774
Median Age (m)	39	39	39
Median Age (f)	40	41	41

Households & Income **1 mi** **3 mi** **5 mi**

Total Households	3,676	23,115	55,415
Persons per HH	2.4	2.3	2.3
Average Income	\$63,903	\$65,317	\$73,171
Average Value	\$170,028	\$226,345	\$223,095

