

SCAN THE
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OUR LISTING
ONLINE



1,600 SF FOR SALE

601 North Belair Square STE 19 | Evans, GA 30809

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PROFESSIONAL OFFICE CONDO

PRICE | \$265,000



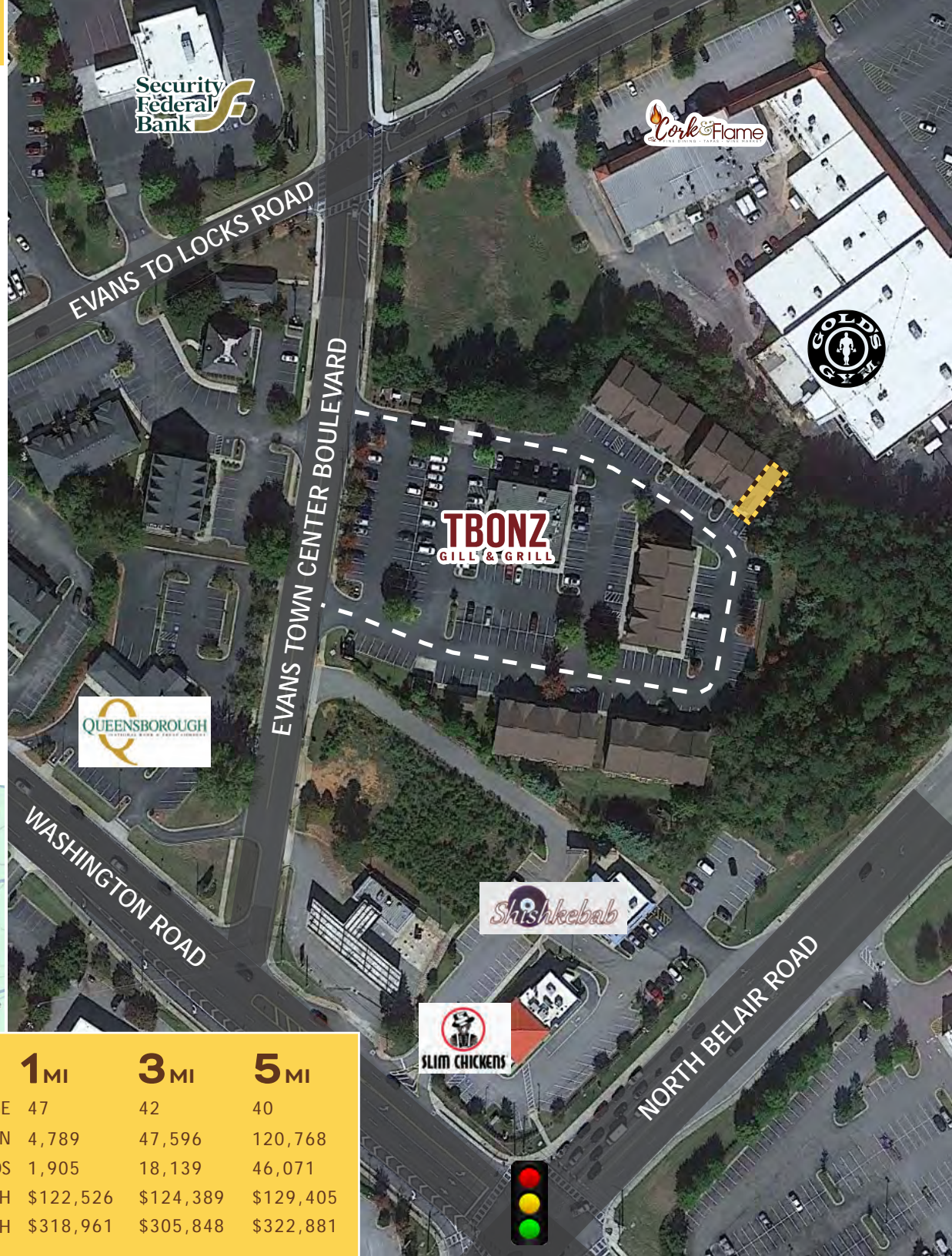
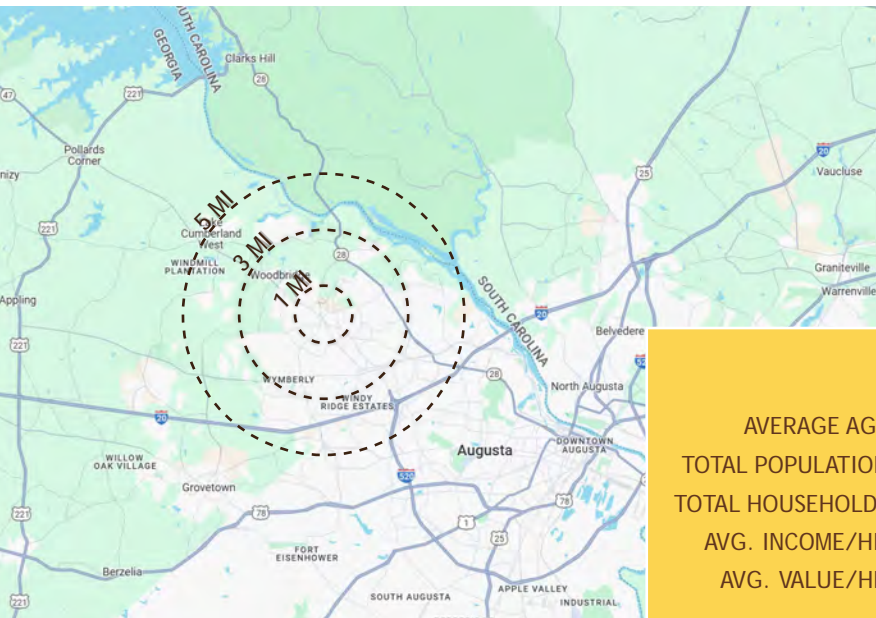

JORDAN TROTTER
COMMERCIAL REAL ESTATE

This two-story office suite is located near Washington Road (36,000 VPD) in the heart of Evans, GA. It is situated near many well-known tenants such as T-Bonz Steakhouse, Golds Gym, Slim Chickens, Five Guy's, and more. The Belair Square Professional complex is surrounded by new development in the Evans Town Center district.

This 1,600 SF office building offers two floors with multiple spacious private offices, a bathroom, reception area, and a conference room located on the second floor. This building was built in 2007 making it a modern and well kept space. This office complex offers ample parking.



- 1,600 SF office building
- 5 large private offices
- 2 ADA approved restrooms
- Located in the heart of Evans, GA
- Near new development in the Evans Town Center
- Ample parking



NORTH BELAIR ROAD

EVANS TO LOCKS ROAD

EVANS TOWN CENTER PARK

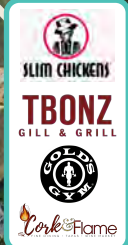
WASHINGTON ROAD

U SITE

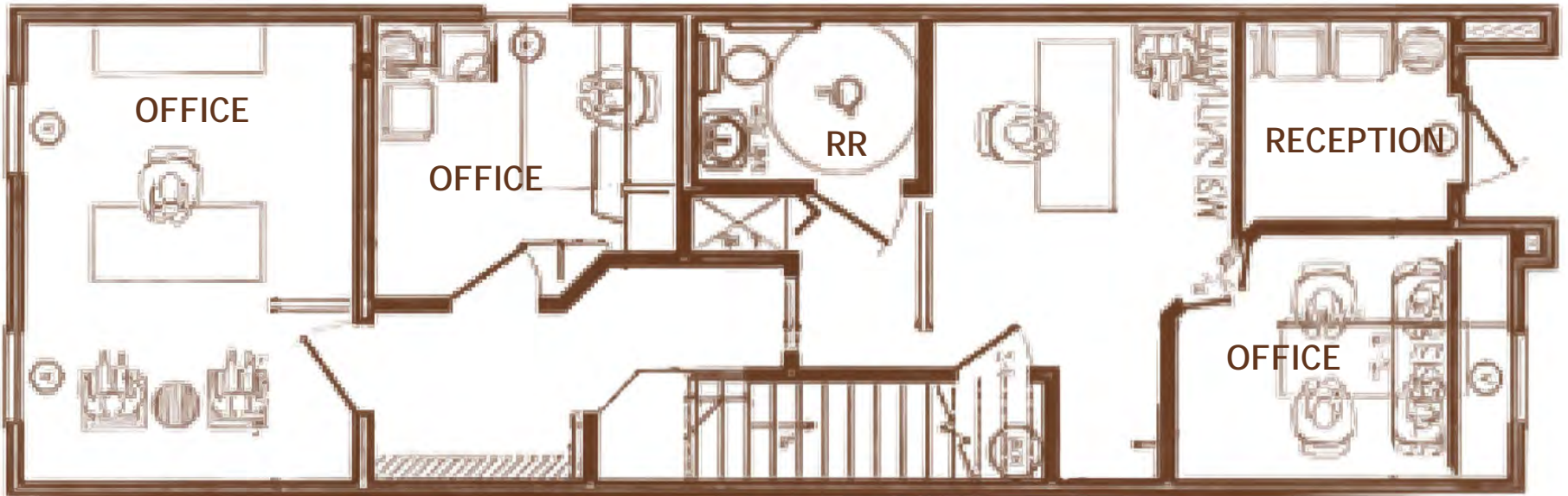
RIVERWATCH PARKWAY

MULLINS COLONY

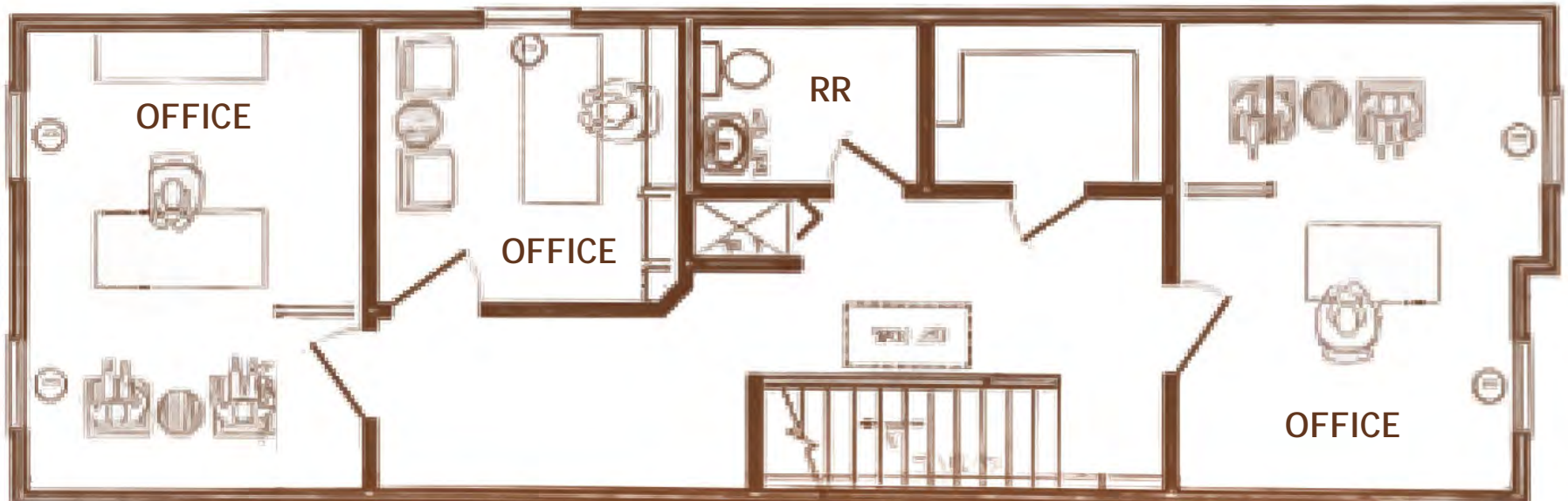
MULLINS CROSSING

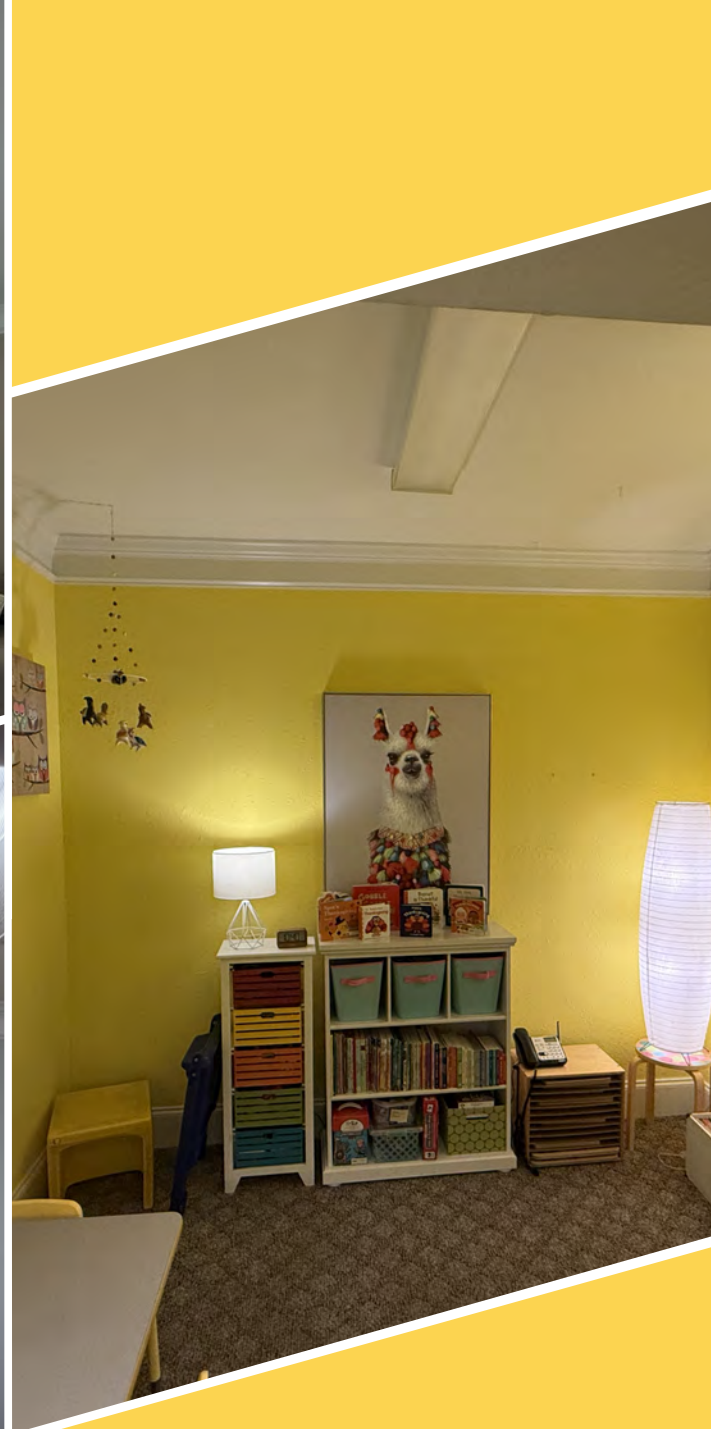


FIRST FLOOR



SECOND FLOOR







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

