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# THOMSON OFFICE PARK

## GROUND LEASE OR BUILD TO SUIT

1350 Washington Road | Augusta, GA 30824

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4,000 - 6,000 SF

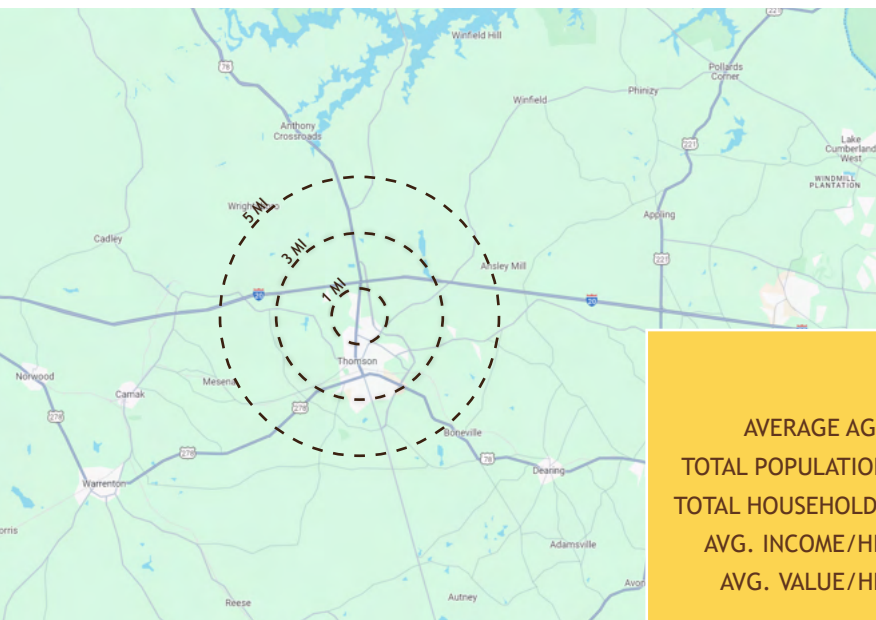
APN | 0T100010

The Thomson Office Park is centrally located between I-20 and downtown Thomson, GA. This main thoroughfare has experienced tremendous commercial growth over the last 5 years. This new development is located less than 5 minutes from I-20 and downtown Thomson and Washington Road sees an average of 13,000 vehicles per day. Nearby businesses include Walmart Supercenter, Walgreens, Harbor Freight Tools, Starbucks, Chick-fil-a, along with a large mix of other national, regional, and local businesses.

This new construction development will consist of three individual buildings: two 4,000 SF buildings and one 6,000 SF building which will be delivered as a shell. The office park is anchored by new home of Thomson Family Dental. This development would be an ideal location for office, medical, or retail uses.

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- New Construction Office Space
- Great Visibility and Access
- Ground Lease or Build To Suit



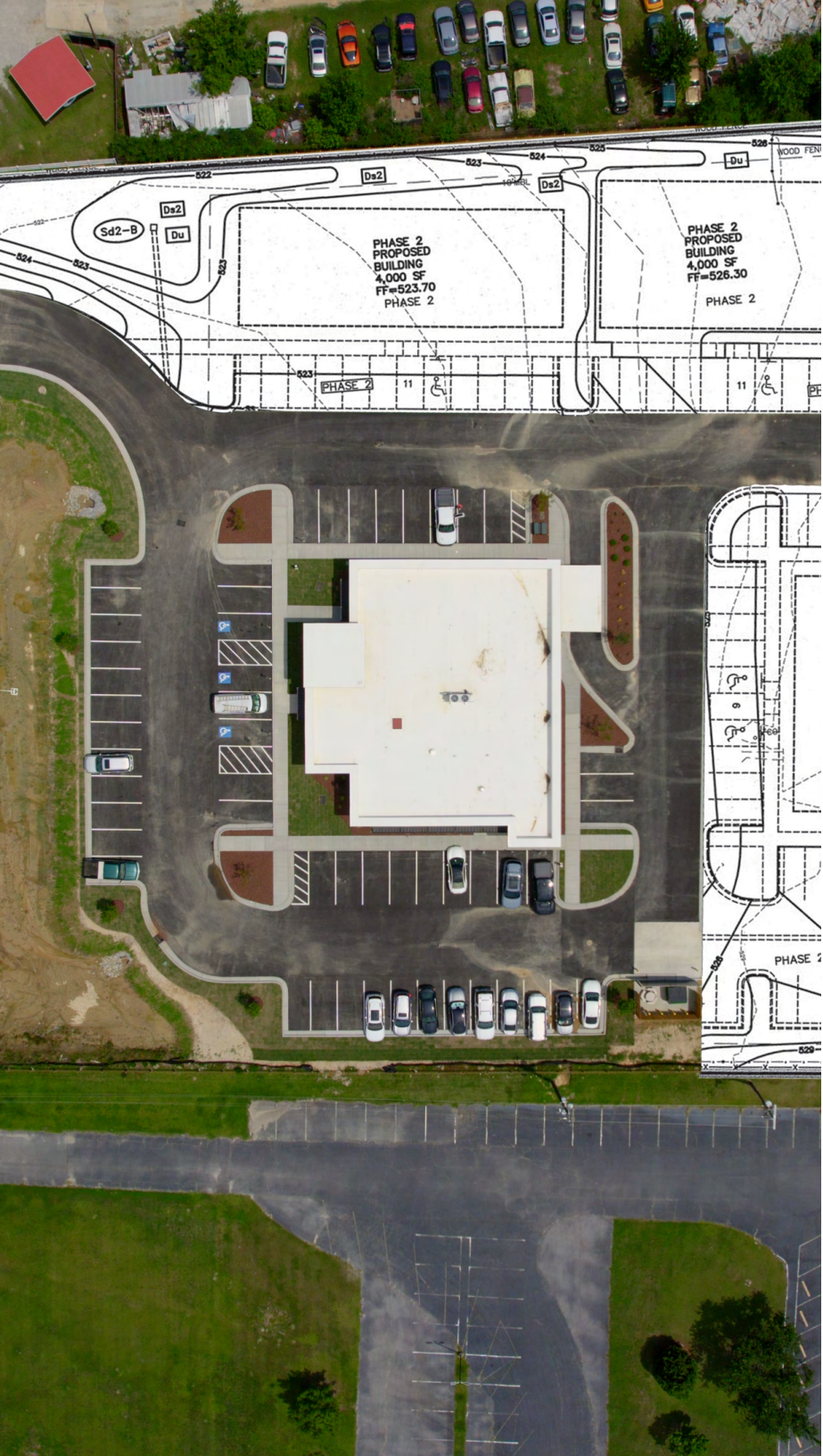
	1 <sub>MI</sub>	3 <sub>MI</sub>	5 <sub>MI</sub>
AVERAGE AGE	41	41	41
TOTAL POPULATION	2,044	10,343	14,039
TOTAL HOUSEHOLDS	839	4,173	5,650
AVG. INCOME/HH	\$79,557	\$71,603	\$72,741
AVG. VALUE/HH	\$182,125	\$174,922	\$184,625



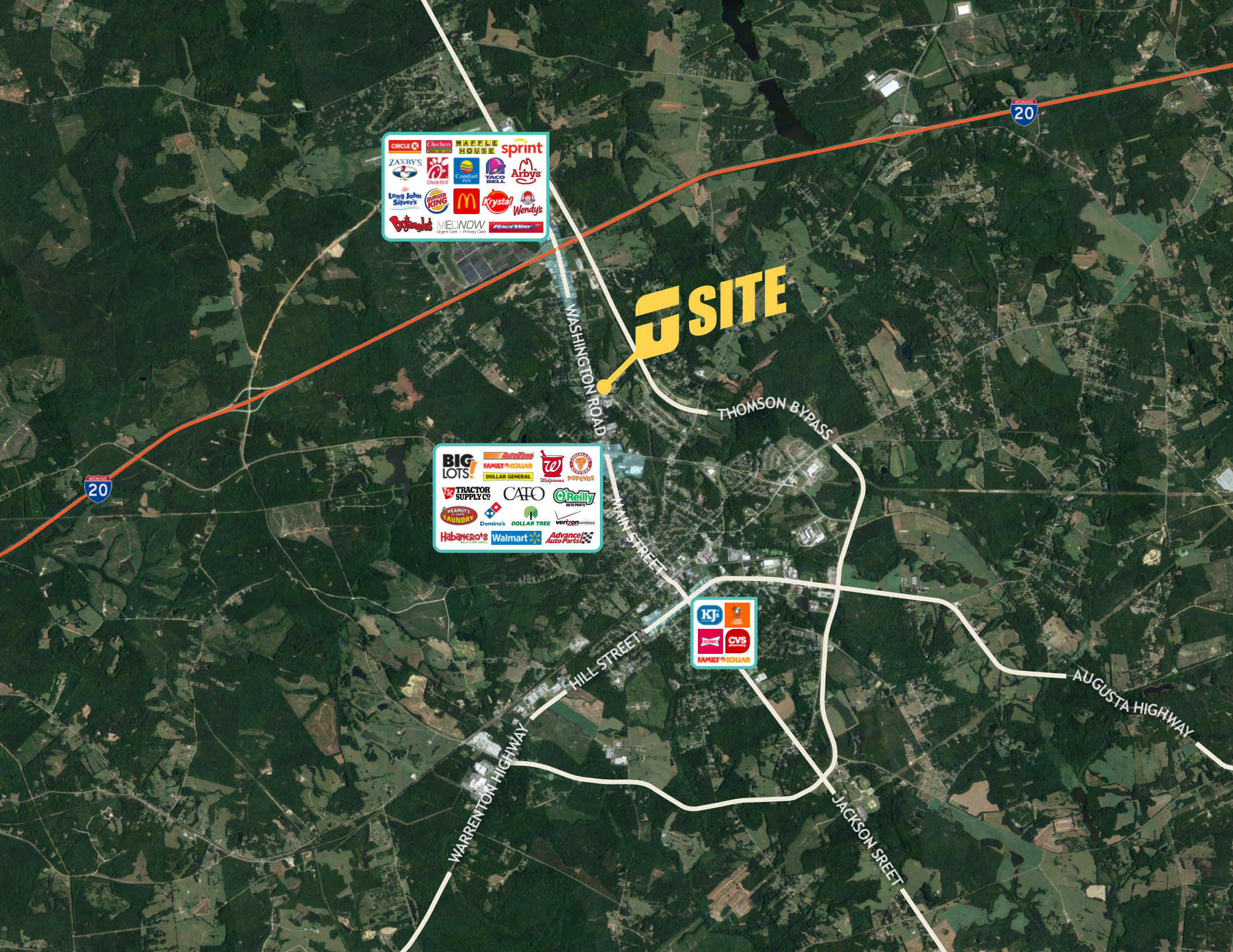












Circle K, Arby's, Zaxby's, Long John Silver's, Sprint, McDonald's, Wendy's, MedNow Urgent Care & Primary Care, Firehouse Subs

**SITE**

Big Lots, Tractor Supply Co, Family Dollar, Dollar General, Dollar Tree, Walmart, O'Reilly Auto Parts, Advance Auto Parts, Pepes, Domino's, CATO, Verizon Wireless

KJ's, Family Dollar, CVS Pharmacy



# 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 Cener

**Major Industry:** Fort Eisenhower, Savannah River Site, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, East Central Regional, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

