

SCAN QR CODES TO VIEW



SALE LISTING



LEASE LISTING

# 3,979 SF FOR SALE OR LEASE

1010 Druid Park Avenue | Augusta, GA 30904

**RYAN MARTIN**  
ryan@jordantrotter.com  
706 • 736 • 1031



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE



PRICE | \$375,000  
LEASE | \$14/SF/YR

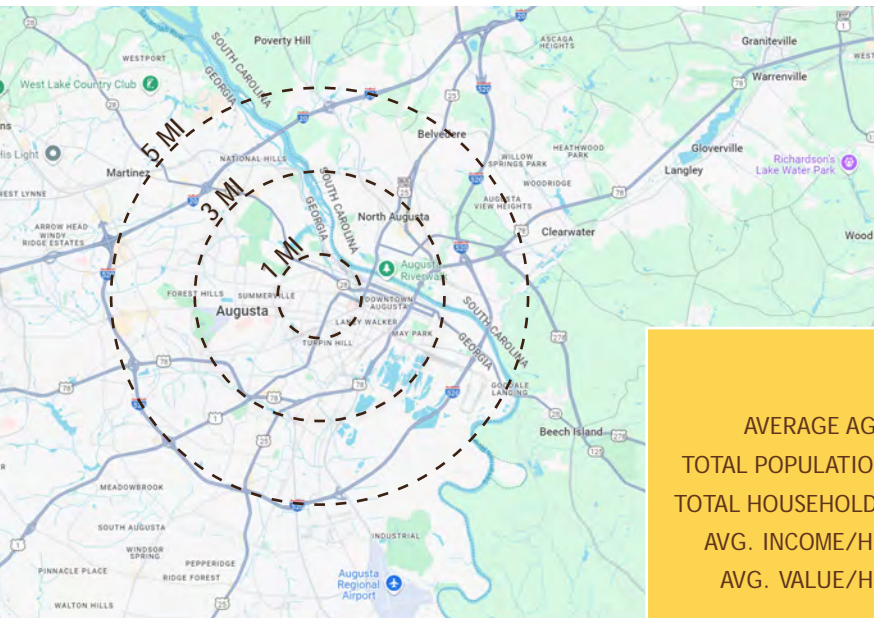
APN | 045-2-075-01-0

This property is located close to the signalized intersection of Druid Park Avenue and Walton Way (18,500 VPD). Druid Park Avenue also connects to Wrightsboro Road (11,900 VPD) at a signalized intersection. This property is in close proximity to Downtown Augusta and the Medical District, making this the perfect location for any business.

This 3,979 SF building offers ideal retail/office space. Previously a retail uniform shop, this building can accommodate a multitude of business needs. The layout includes open workspace, office space, and two restrooms. Dedicated parking is present as well.



- 3,979 SF
- Dedicated parking
- B-1 zoned
- Located near Downtown Augusta and the Medical District



	1 MI	3 MI	5 MI
AVERAGE AGE	40	41	40
TOTAL POPULATION	8,916	52,484	118,272
TOTAL HOUSEHOLDS	3,777	23,948	52,936
AVG. INCOME/HH	\$65,678	\$69,555	\$76,903
AVG. VALUE/HH	\$221,109	\$242,798	\$233,576





Academy of Richmond County

**U SITE**

Paine College



R. A. DENT BOULEVARD



NORTH AUGUSTA



CENTRAL AVENUE

WALTON WAY

RIVERWATCH PARKWAY

JOHN C. CALHOUN EXPRESSWAY

13TH STREET

REYNOLDS STREET

BROAD STREET

GREENE STREET

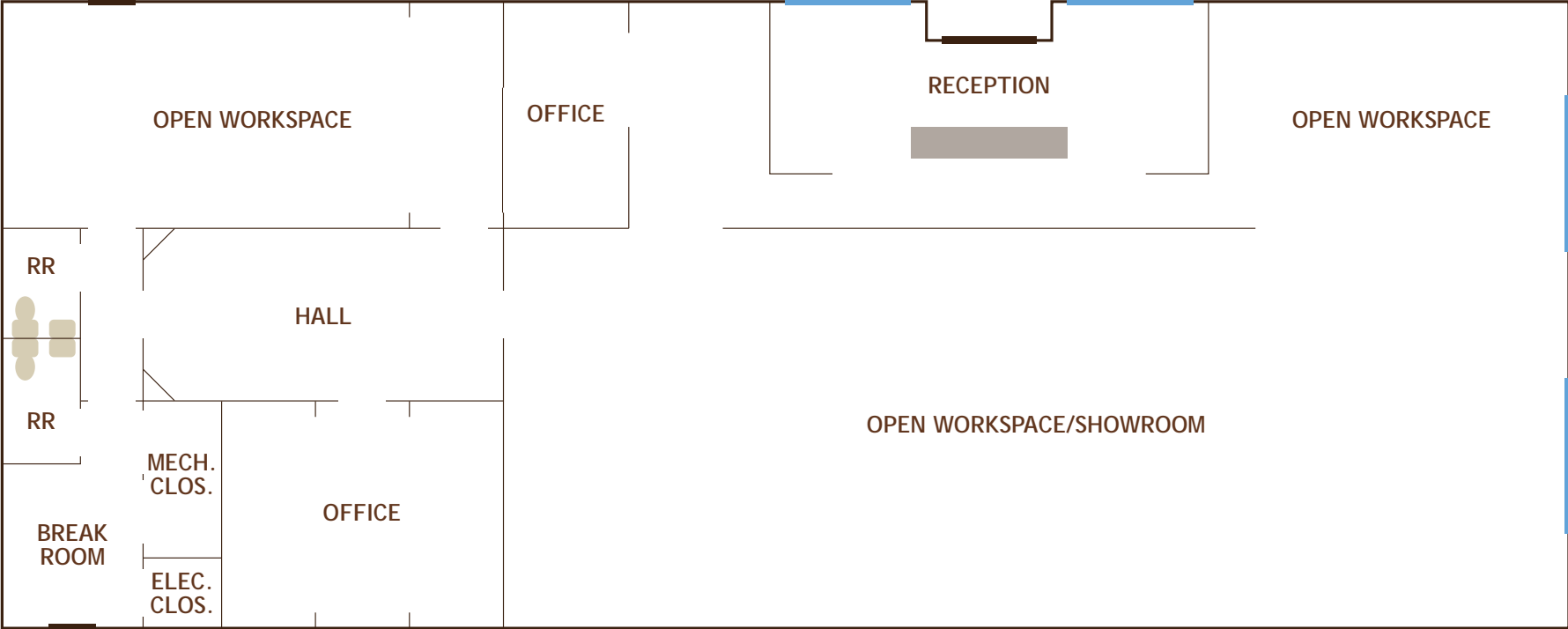
15TH STREET

GORDON HIGHWAY



FLOOR PLAN

▲ PARKING LOT ▲



▲ DRUID PARK AVENUE ▲







# 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

