

1706 MAGNOLIA WAY

AUGUSTA, GA 30909

30K SF CLASS A MEDICAL OFFICE



OFFERING MEMORANDUM | FOR SALE OR LEASE





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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Sale Price / Lease Rate
- DD Timeline / Lease Period
- Financing / Lease Guarantor
- Intended Use

MEDICAL OFFICE BUILDING

WHY THIS SPACE?



30,548
Total Square Feet



MEDICAL HUB
Dominant Medical City



CLASS A BUILDING
Premium Medical Office



IN PLACE MRI MACHINE
Fully Functional



OPERATIONAL FLEXIBILITY
Layout Supports a Variety of Uses



MARKET REACH
±0.8 Miles to I-20 (77K VPD)

OFFERING DETAILS

Address	1706 Magnolia Way, Augusta, GA
Size:	30,540 SF
Sale Price:	\$7,000,000.00
Lease Rate:	Contact Broker

OFFERING OVERVIEW

1706 Magnolia Way is a 30,540 SF Class A medical office building designed for specialty healthcare, imaging, and outpatient services. Previously occupied by an orthopedic practice, this two-story facility is optimized for efficient patient flow, specialty treatment, and multi-provider use. The space includes an MRI suite with existing RF shielding, a dual X-ray suite, and a large physical therapy center, making it a turnkey opportunity for medical groups, owner-users, or investors. Additionally, 3,500 SF of unfinished space offers built-in expansion potential, originally designed for a surgical suite with two operating rooms.

Designed with both clinical functionality and administrative efficiency in mind, 1706 Magnolia Way features a clear division between patient care areas and operational support spaces. The first floor includes treatment areas, imaging, and physical therapy, while the second floor houses a fully functional outpatient clinic and a dedicated administrative wing. With well-planned layouts, ample patient and staff amenities, and modern infrastructure, this building provides the flexibility to accommodate a variety of medical specialties while ensuring a comfortable, efficient experience for patients and providers alike.

PROPERTY FEATURES & LAYOUT:

- Two-story, ±30,540 SF Class A medical office building
- 3,500 SF unfinished space for expansion or customization
- MRI suite with existing RF shielding and infrastructure
- Dual X-ray suite and 18+ exam rooms for multi-specialty use
- Large physical therapy center, convertible for infusion therapy or outpatient services
- Dedicated physician offices, administrative spaces, and conference rooms
- Spacious waiting areas designed for high patient throughput
- Secure medical records room and staff break area

1706 MAGNOLIA WAY

BUILDING SUMMARY



1706 Magnolia Way Building Details

Address	1706 Magnolia Way
City/State	Augusta, GA
Tax Parcel Number	074-113J
Total Units	1-4 Units
Total Square Feet	30,548 SF
Finished Square Feet	±27,048 SF
Shell Space	±3,500 SF
First Floor Square Feet	±15,383 SF (3,500 is Unfinished)
Second Floor Square Feet	±15,699 SF
Parking	±115 Spots
Total Exam Rooms (With Sink)	18 Exam Rooms (Second Floor)
Total Exam Rooms (No Sink)	8 Exam Rooms (First Floor)
Offices	20 Offices
Elevator	Yes, Fully Operational
MRI Machine	General Electric Signa 1.5 Tesla
Year Built	2009

PREMIER MEDICAL OFFICE AT 1706 MAGNOLIA WAY

Comprehensive Clinical & Administrative Design

Spanning 30,540 SF, this two-story medical facility is designed for seamless patient care, provider efficiency, and administrative support. The first floor features patient reception, a physical therapy suite, a fully equipped MRI suite, and 3,500 SF of unfinished shell space originally designed for a surgical center. The second floor is divided into a fully operational outpatient clinic and an expansive administrative wing, allowing for turnkey medical operations or a customized healthcare practice.

First Floor: Patient Care & Expansion Potential

- Spacious reception area with elevator access and patient check-in.
- West Wing: 4,000 SF open therapy space, 8 mobility rooms, staff offices, and restrooms with showers—ideal for physical therapy, infusion, or specialty care.
- East Wing: Fully equipped MRI suite with dedicated waiting area, private entrance, and patient drop-off.
- 3,500 SF unfinished space designed for a surgical suite with two operating rooms, offering an excellent opportunity for expansion.

Second Floor: Fully Functional Outpatient Clinic & Administrative Space

- West Wing: 18 exam rooms, 6 provider offices (plus 4 additional offices), X-ray suites, a casting room, and a centralized nurses' station, making it ideal for a self-contained outpatient clinic.
- East Wing: 8 private administrative offices, an 800 SF billing room, a large conference room, and a staff breakroom, providing ample space for practice management, telemedicine, or back-office operations.

Strategic Location & Accessibility

- Positioned in a Premier Medical Hub – Located near major hospitals, specialty providers, and referral networks, ensuring high patient demand.
- Ample On-Site Parking – Providing convenient access for patients, staff, and accompanying family.
- Designed for Efficiency – With logical patient flow, centralized nursing stations, and high-end medical finishes to enhance operational performance.

A Rare Turnkey Medical Office Opportunity

With built-in imaging, patient-ready clinical space, and expansion potential, 1706 Magnolia Way is an exceptional opportunity for healthcare providers looking for a move-in-ready facility in one of Augusta's fastest-growing medical corridors. Whether for orthopedics, outpatient surgery, imaging, or specialty care, this property provides the infrastructure, location, and flexibility to support high-quality healthcare services.

LOCATION OVERVIEW

ESTABLISHED MEDICAL AREA



TRAVEL DISTANCES

To Hospitals within the CSRA

Eisenhower Army Medical Center	5.0 Miles
Wellstar Grovetown	6.1 Miles
Doctor's Hospital	6.1 Miles
Wellstar MCG	9.1 Miles
Piedmont Augusta	9.2 Miles
Children's Hospital of Georgia	9.3 Miles
East Central Regional Hospital	10.9 Miles
Aiken Regional Medical Center	26.1 Miles



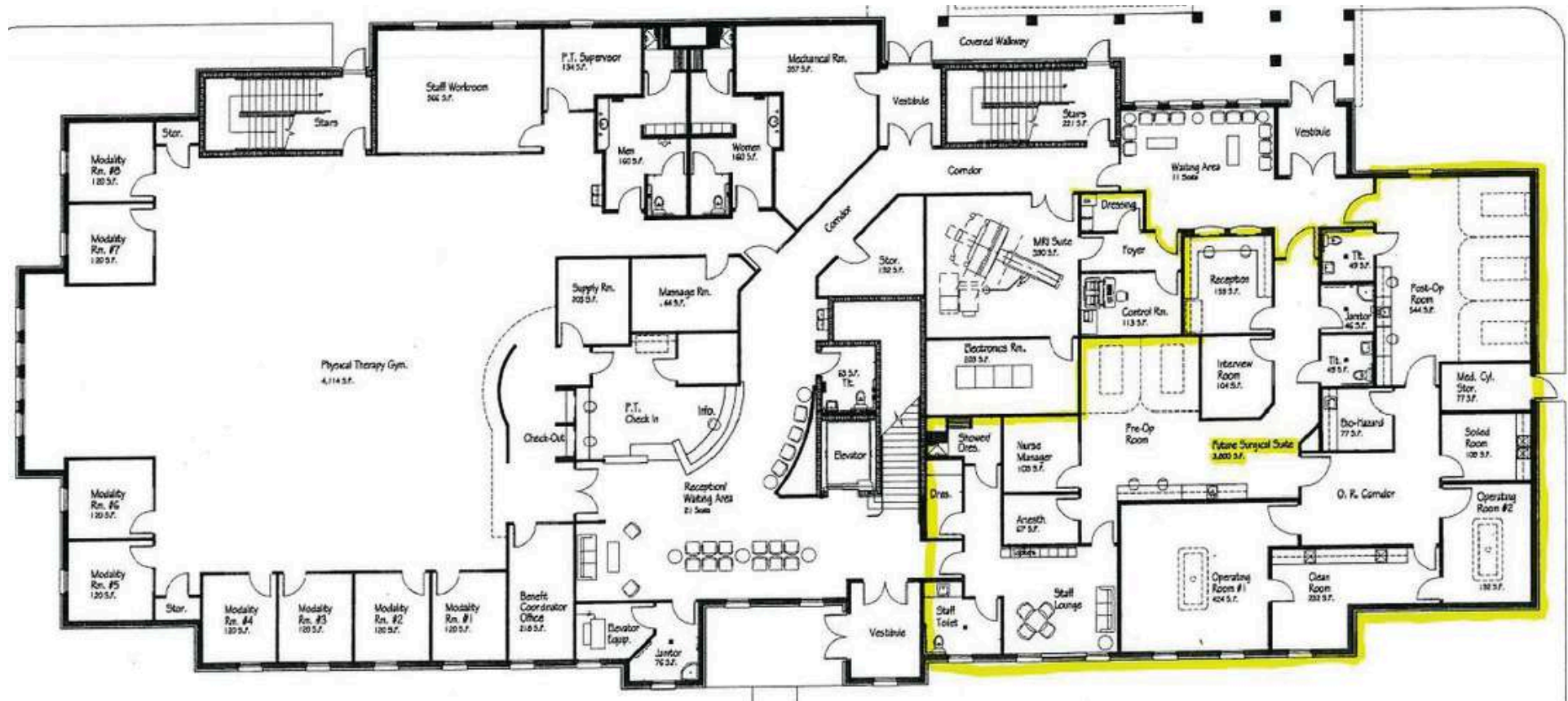
Augusta has become a regional medical hub, home to numerous hospitals, the Medical College of Georgia, and the Dental and Nursing College of Georgia. As the area continues to expand, demand for high-quality medical office space remains strong, further fueled by the construction of the new Wellstar Columbia County Medical Center in Grovetown.

1706 Magnolia Way offers a strategic location with direct access to I-20, connecting it to Augusta, Fort Eisenhower, Columbia County, and the broader CSRA region. Its centralized location, adaptable layout, and existing medical infrastructure make it an ideal opportunity for healthcare providers seeking a move-in-ready space with room for future growth.



1706 MAGNOLIA WAY

FIRST FLOOR PLAN



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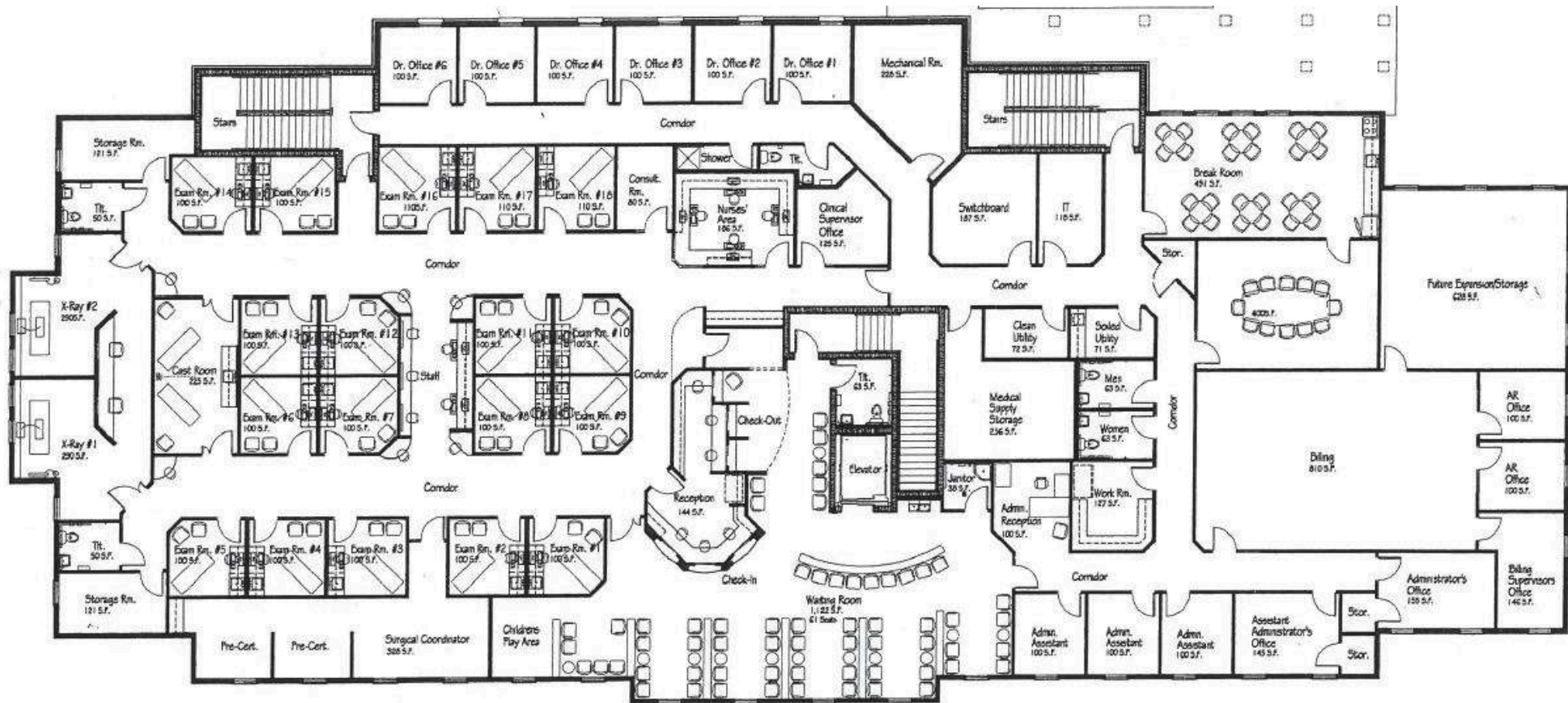


To See 3-D Virtual Tour

*Disclaimer: Original Plan, Modifications were made during construction

1706 MAGNOLIA WAY

SECOND FLOOR PLAN



CLICK HERE



To See 3-D Virtual Tour

1ST FLOOR OVERVIEW



1706 MAGNOLIA WAY

FIRST FLOOR SUMMARY



±15,383 SF
Total Size



8
Mobility/Patient Rooms



2
Offices



MRI MACHINE
In Place MRI Build-Out



LARGE RECEPTION
Central Waiting Room



ELEVATOR
Located in Reception



3,500 SF
Future Surgical Suite



3
Stairwells

FIRST FLOOR AT 1706 MAGNOLIA WAY:

The first floor spans 15,383 square feet, with 3,500 square feet of unfinished shell space originally planned for a surgical suite. This floor is designed for efficient patient flow and adaptability, making it ideal for a range of medical specialties.

Patient Reception & Accessibility

- A spacious reception area provides direct access to the elevator and both east and west wings of the building, ensuring a seamless check-in experience. Its open layout allows staff to efficiently direct patients to their designated areas.

West Wing: Physical Therapy & Rehabilitation

Previously utilized as a physical therapy center, the west wing includes:

- 4,000 SF of open treatment space – Ideal for physical therapy, infusion therapy, or any practice requiring an open floor plan.
- 8 private mobility rooms (without sinks) for patient evaluations or specialized treatments.
- Two offices, a staff workroom, and a massage room.
- Men's and women's restrooms with showers for patients and staff.
- A stairwell providing direct access to the second floor.

East Wing: MRI Suite & Surgical Expansion Potential

- Fully equipped MRI suite with an in-place MRI machine, a private waiting area, and a dedicated, covered patient drop-off for discreet access.
- 3,500 SF of shell space originally designed for a surgical suite with two operating rooms. This space presents an exceptional opportunity for surgical expansion—whether as an integrated addition to an existing practice or as a self-contained specialty suite.
- A rear stairwell providing additional second-floor access.

1706 MAGNOLIA WAY

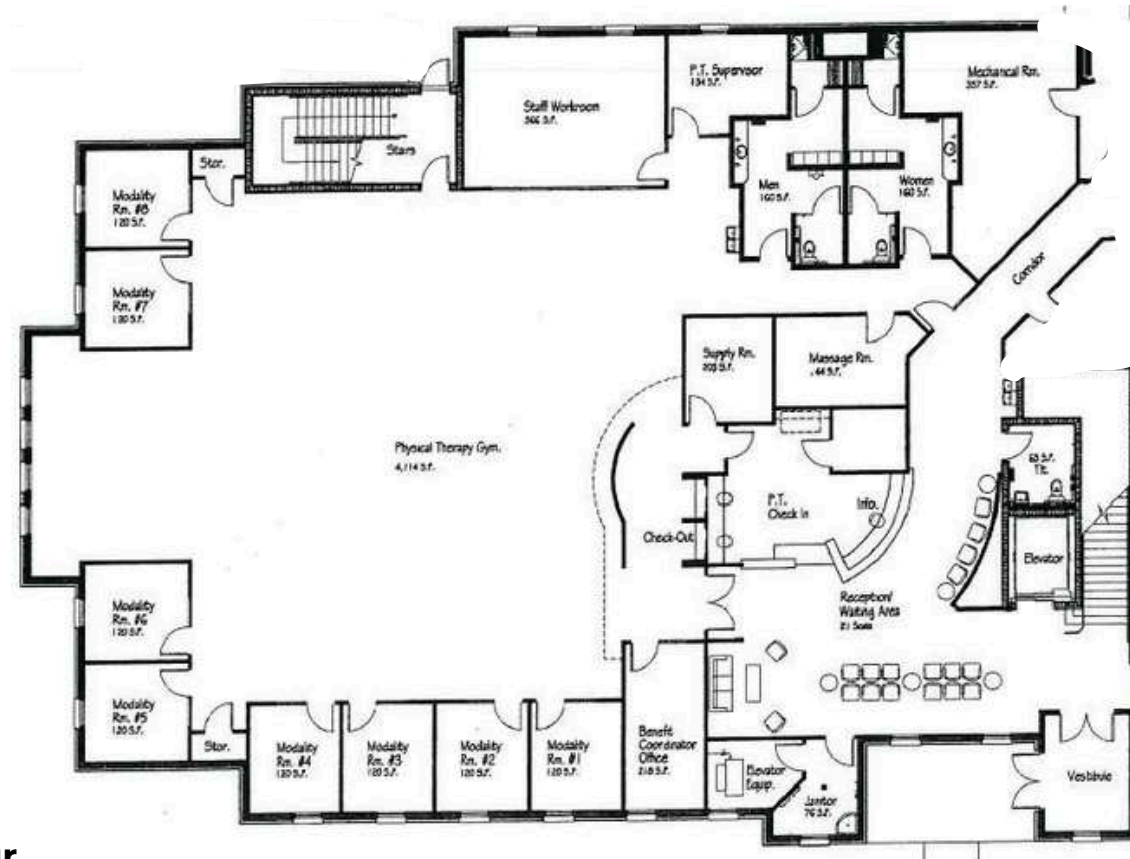
FIRST FLOOR WEST WING

FIRST FLOOR WEST WING

PREVIOUS PHYSICAL THERAPY FACILITY

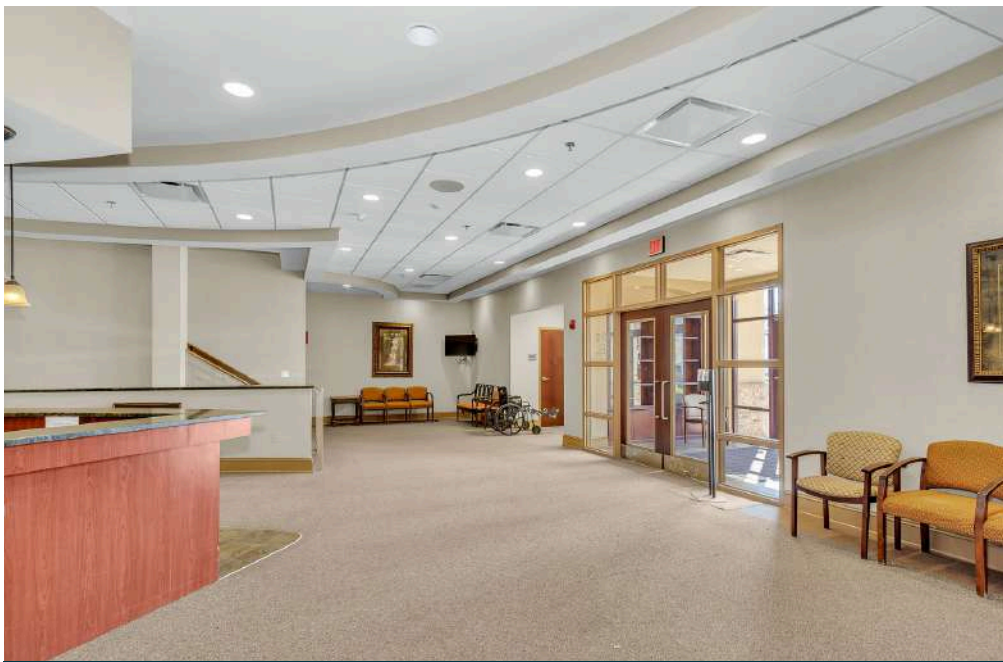
SPACE HIGHLIGHTS

- Shared Reception Area
- 4,000 Square Foot Open Floor
- 8 Mobility/Exam Rooms
- Staff Workroom
- Medical Record Room
- Two Offices
- Massage Room
- Men & Women Bathrooms with Showers



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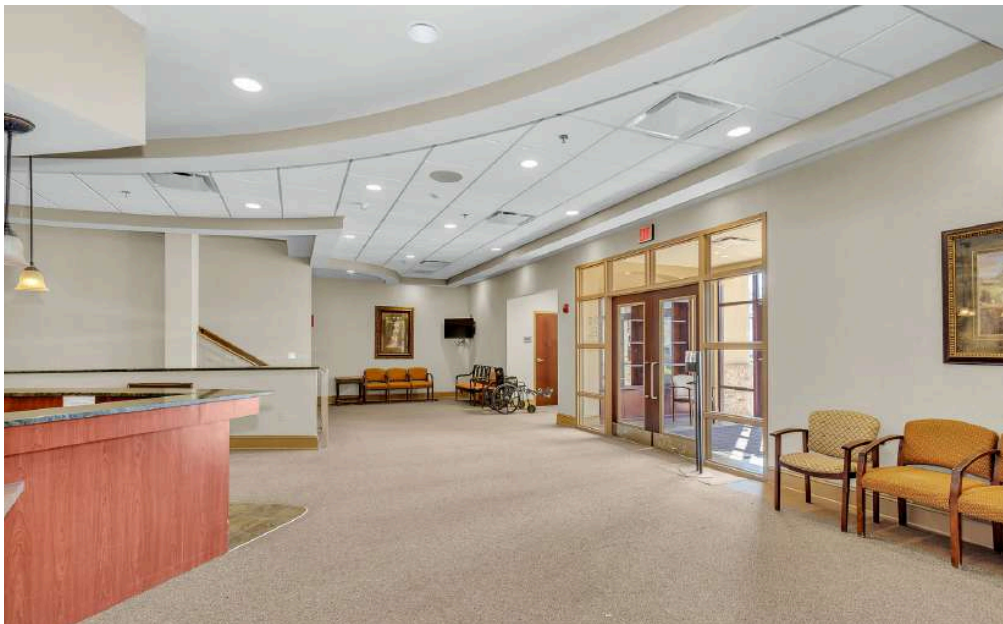
To See 3-D Virtual Tour



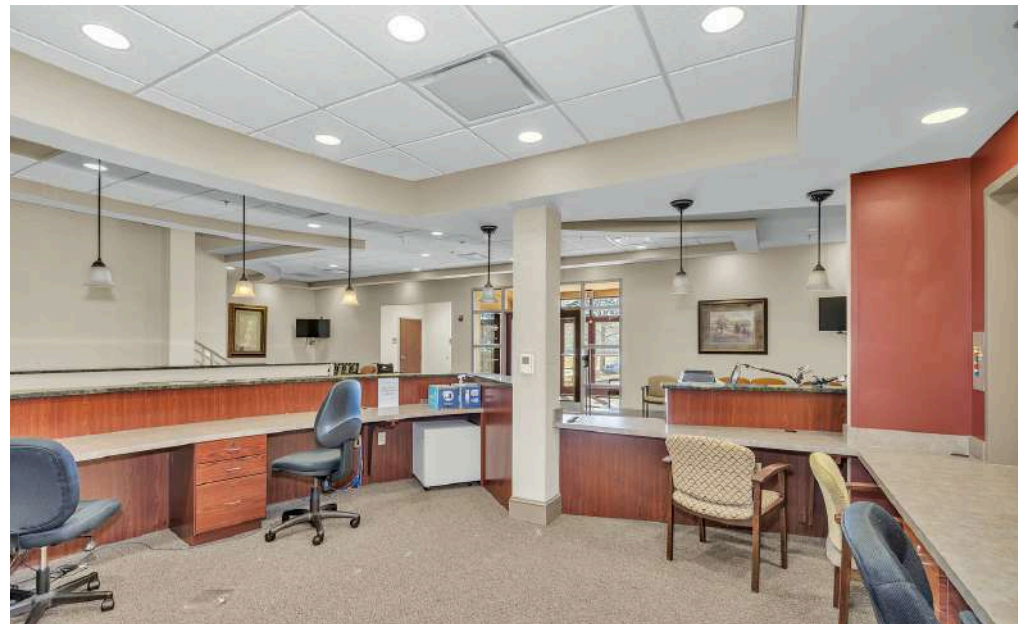
First Floor Lobby



First Floor Lobby



First Floor Lobby



First Floor Front Desk





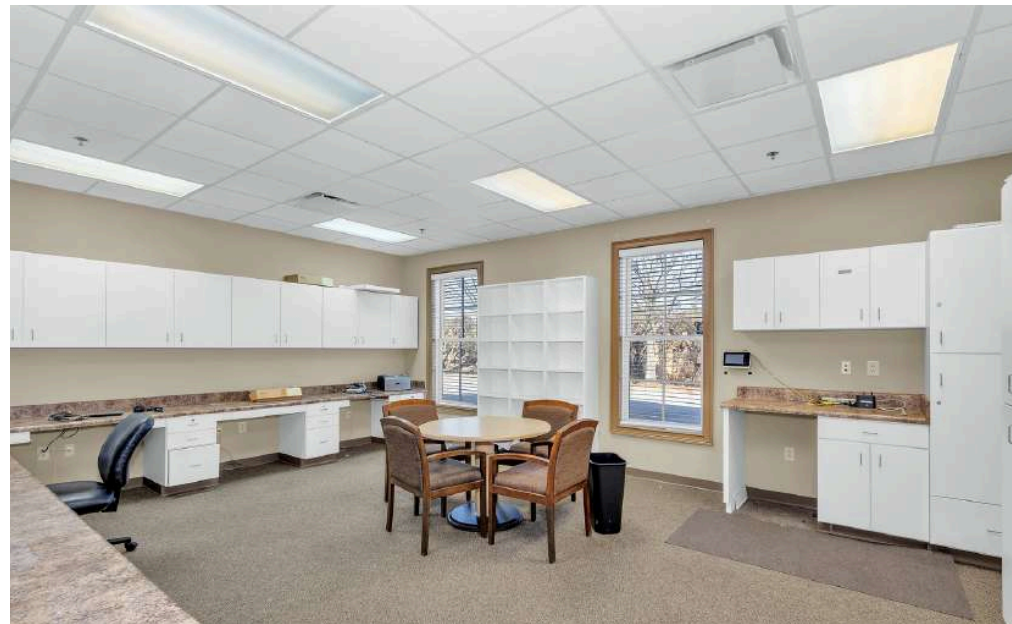
Open Floor Physical Therapy Room



Open Floor Physical Therapy Room



Mobility/Exam Room



Staff Space

1706 MAGNOLIA WAY

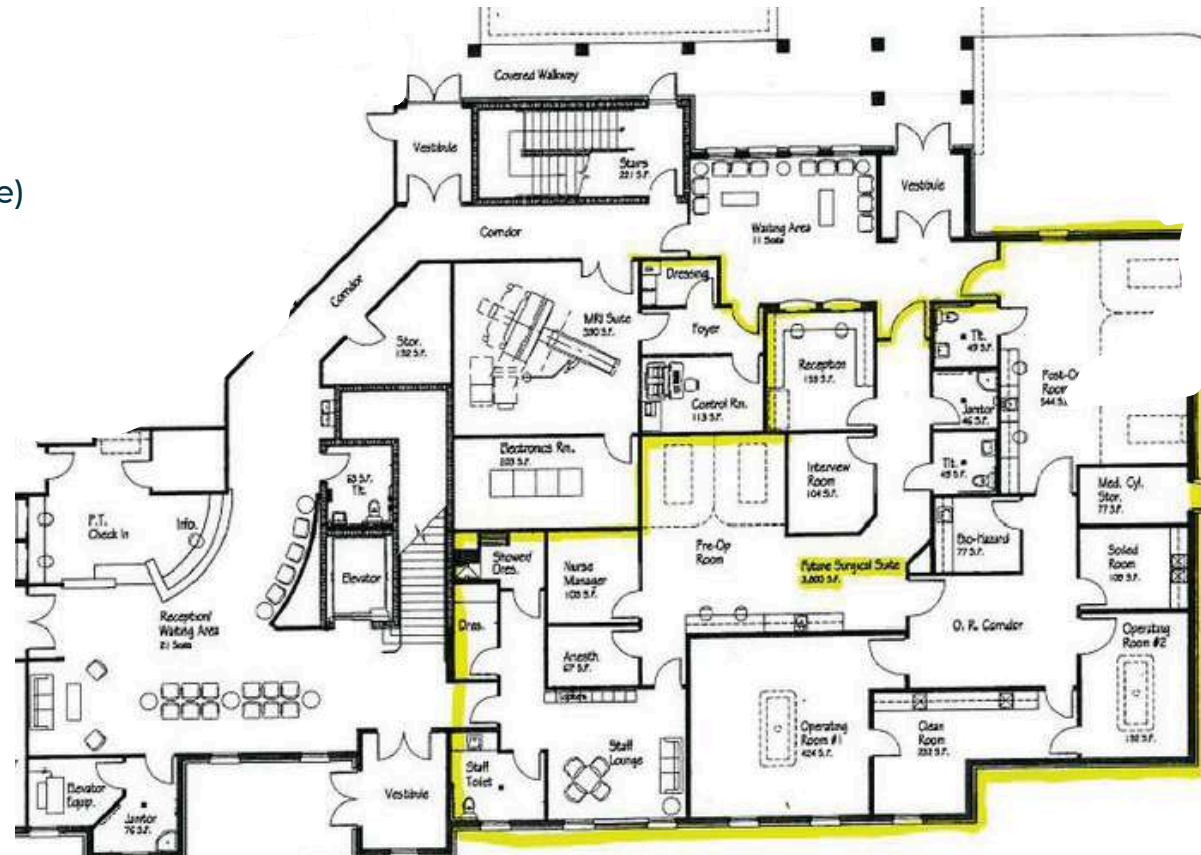
FIRST FLOOR EAST WING

FIRST FLOOR EAST WING

MRI AND FUTURE SURGICAL SUITE

SPACE HIGHLIGHTS

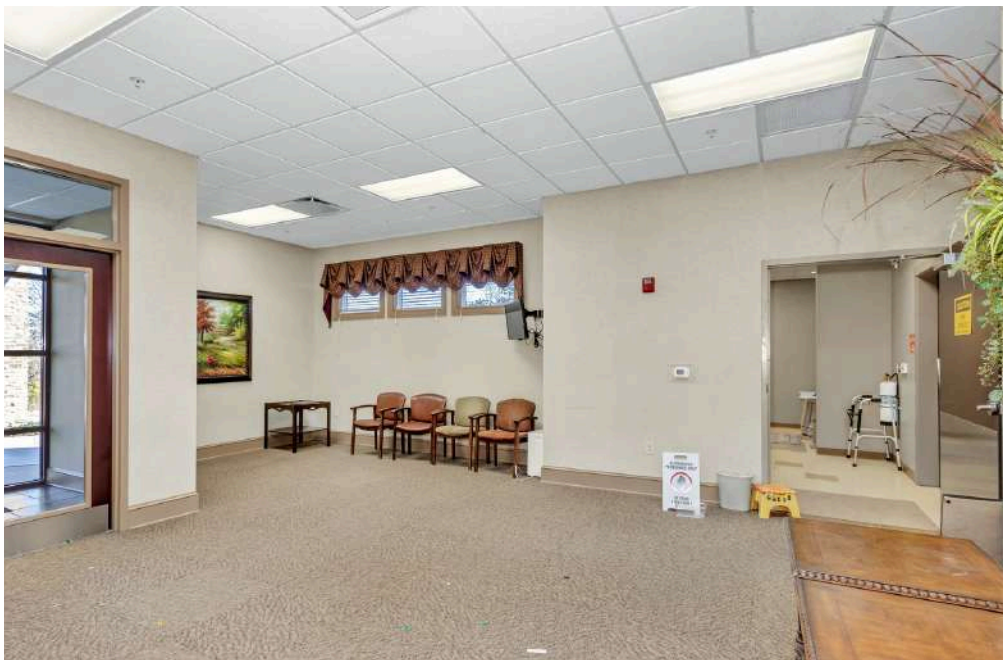
- Shared Reception Area
- 3,500 Shell Space (Planned Surgical Suite)
- MRI Suite with MRI Machine
- Separate Waiting Area
- Covered Patient Drop Off



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To See 3-D Virtual Tour

*Disclaimer: Original Plan, Modifications were made during construction



Separate Waiting Area



MRI Monitoring Room



MRI Machine & Room



MRI Monitoring Room



Shell Space



Shell Space

2ND FLOOR OVERVIEW



1706 MAGNOLIA WAY

SECOND FLOOR SUMMARY



±15,699 SF
Total Size



18
Exam/Treatment Rooms



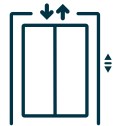
18
Offices



2
X-Ray Rooms



LARGE RECEPTION
Central Waiting Room



ELEVATOR
Located in Waiting Room



SUPPORT STATION
Fully Functional



3
Stairwells

SECOND FLOOR AT 1706 MAGNOLIA WAY:

The second floor of 1706 Magnolia Way is thoughtfully designed for both clinical operations and administrative efficiency, with a centralized elevator opening into a large waiting room that serves both wings. The flexible layout allows for seamless division between patient care and administrative functions, making it ideal for multi-specialty practices or a dedicated outpatient clinic.

West Wing: Fully Operational Outpatient Clinic

Designed for efficient patient flow and provider access, the west wing is a turnkey outpatient clinic with: Centrally Located Nursing & Provider Station – Optimizing care coordination and patient flow.

- 18 patient exam rooms, each with functional layouts for immediate use.
- 6 designated provider offices, plus 4 additional private offices.
- Central nurses' station supporting streamlined care coordination.
- Large casting room with two beds for orthopedic treatments.
- Spacious exam room featuring two dedicated X-ray stations.

This wing is move-in ready for an outpatient medical group, offering a fully functional clinical environment that can operate independently or integrate into a larger practice.

East Wing: Administrative & Support Operations

Previously utilized for administrative functions, the east wing is optimized for practice management and operational support, featuring:

- 8 private administrative offices.
- Expansive 800 SF billing room for revenue cycle operations.
- Large breakroom providing a comfortable space for staff.
- Medical supply storage closet for essential inventory.
- Administrative reception office & workroom for office staff.
- Spacious conference room, ideal for team meetings or provider collaboration.

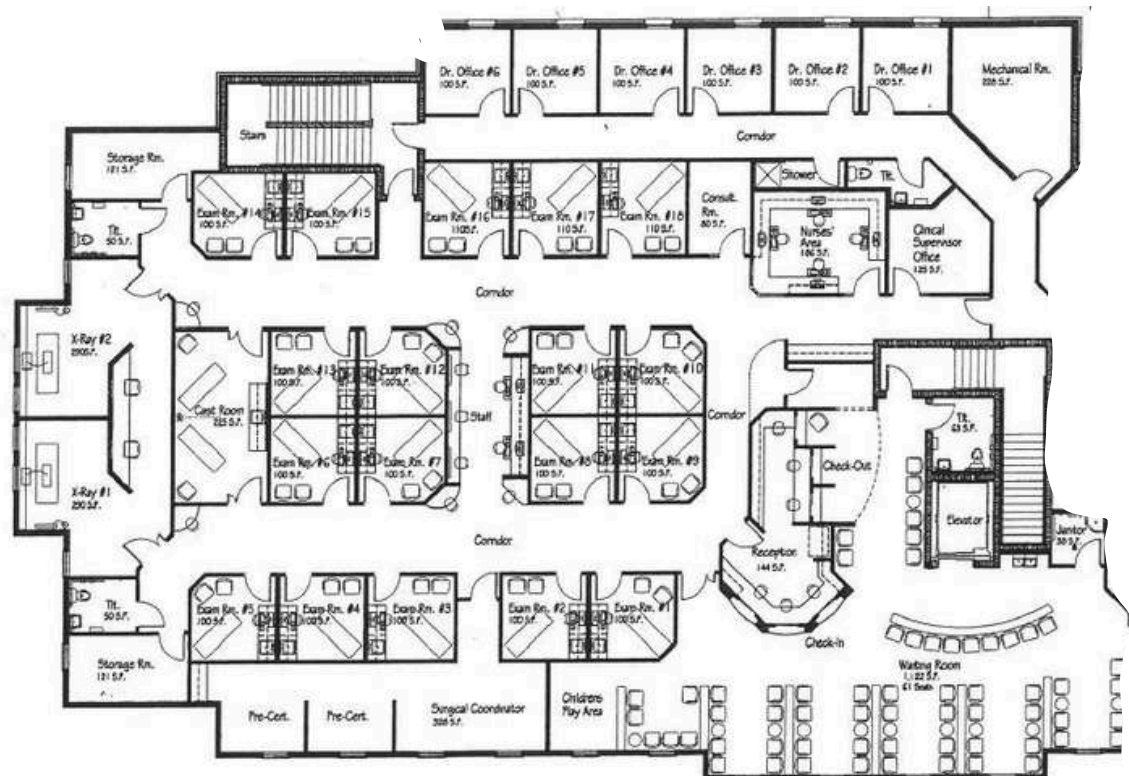
1706 MAGNOLIA WAY

SECOND FLOOR WEST WING

SECOND FLOOR WEST WING TRADITIONAL OUTPATIENT CLINIC

SPACE HIGHLIGHTS

- 18 exam rooms
- 6 provider offices + 4 additional offices for staff.
- Central nurses' station
- Casting room with two beds for orthopedic treatments.
- Exam room with two X-ray stations.



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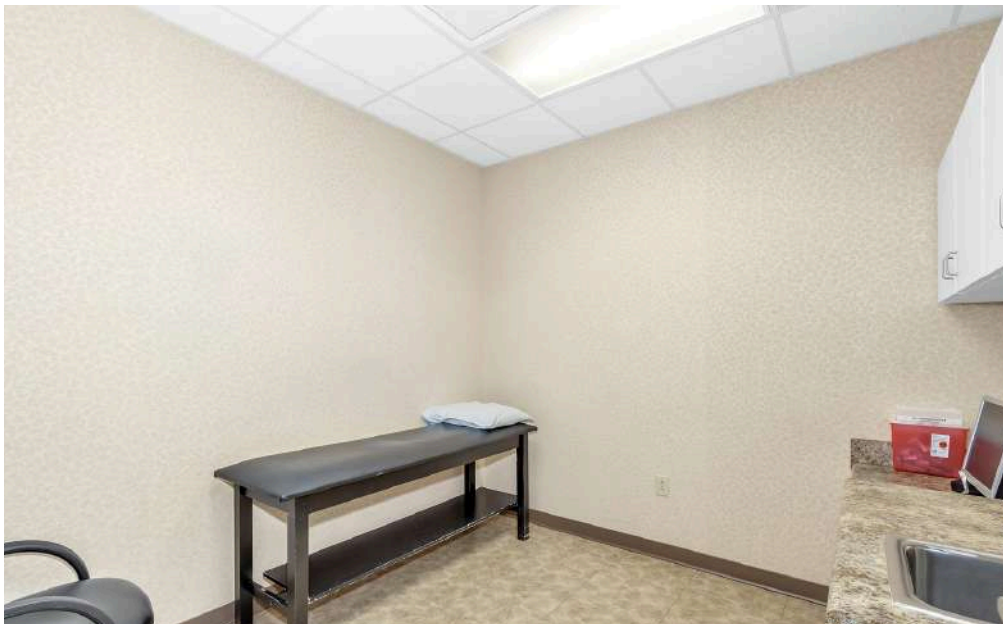
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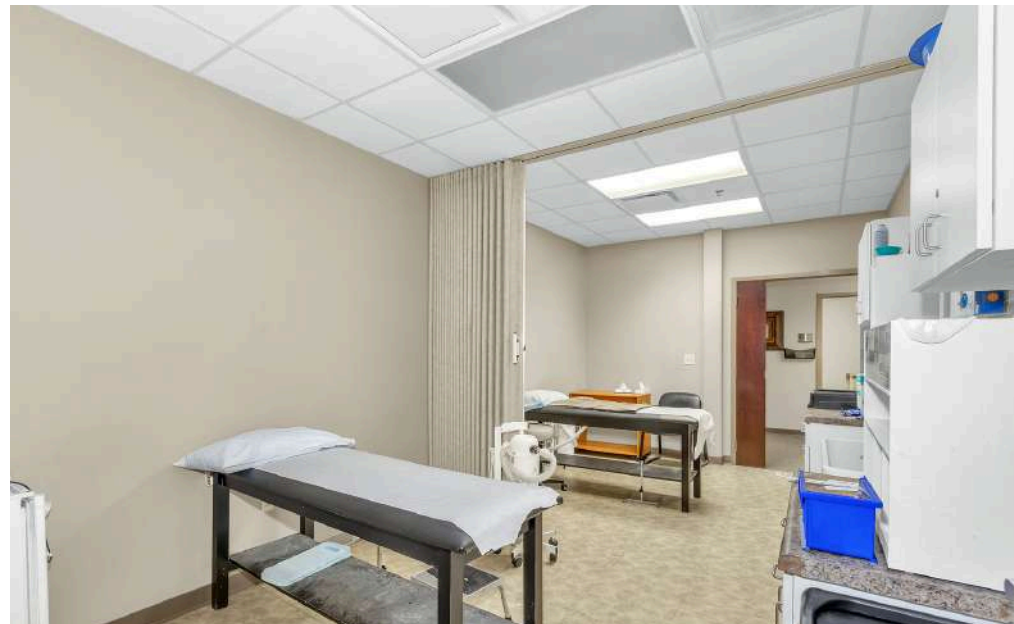
Upstairs Waiting Room



Hallway



Exam Room



Casting Room



X-Ray Room



X-Ray Observation Area



Nurse Station



Reception

1706 MAGNOLIA WAY

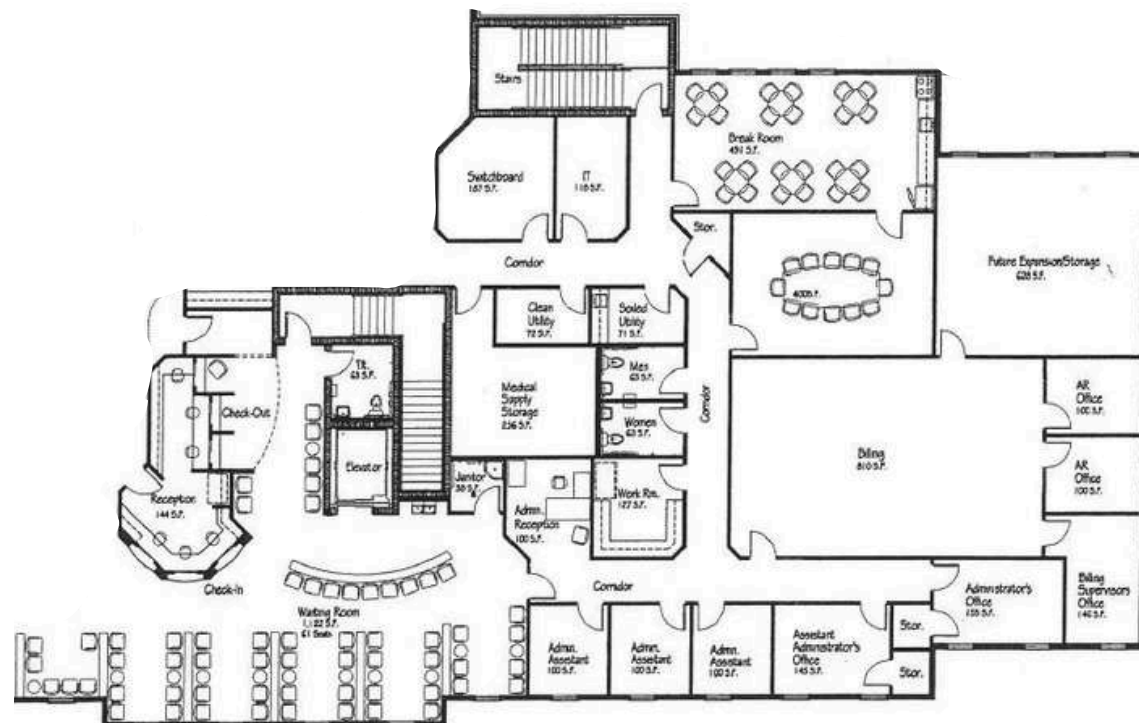
SECOND FLOOR EAST WING

SECOND FLOOR EAST WING

ADMINISTRATIVE & SUPPORT OPERATIONS

SPACE HIGHLIGHTS

- 8 private administrative offices
- 800 SF billing room for revenue cycle operations
- Large breakroom for staff comfort
- Medical supply storage closet
- Administrative reception & workroom
- Spacious conference room for meetings & collaboration



CLICK HERE



To See 3-D Virtual Tour

LOCATION OVERVIEW



1706 MAGNOLIA WAY

HOSPITAL MAP



1706 MAGNOLIA WAY

AERIAL OVERVIEW



1706 MAGNOLIA WAY

AERIAL OVERVIEW



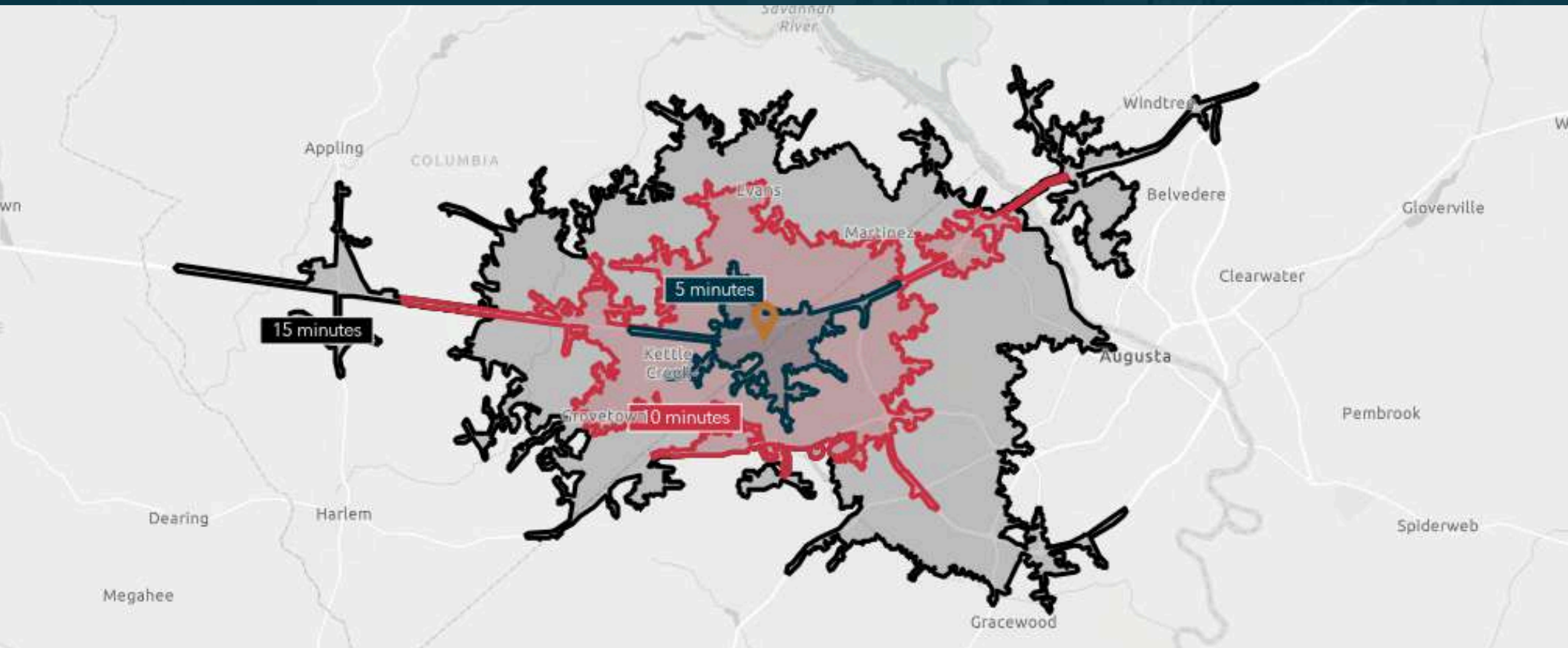
1706 MAGNOLIA WAY

AERIAL OVERVIEW



1706 MAGNOLIA WAY

DRIVE TIME DEMOGRAPHICS



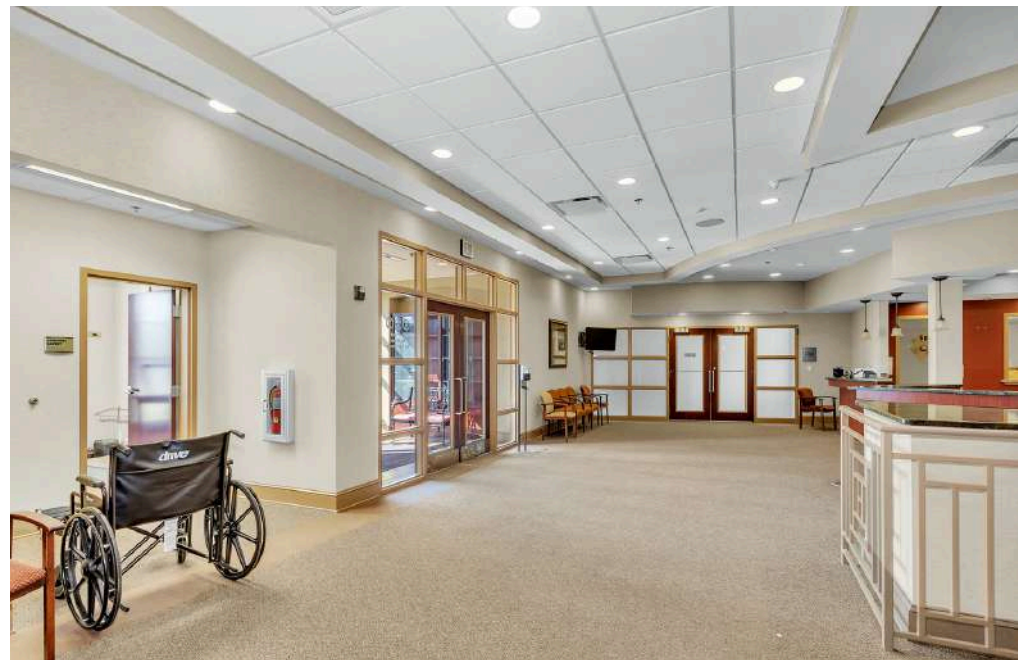
Drive Time Radii	5 Min	10 Min	15 Min
Population	6,950	71,402	220,812
Population Growth 20-24	16.45%	6.48%	4.02%
Median HH Income	\$61,658	\$68,030	\$70,885







First Floor Front Desk



First Floor Lobby



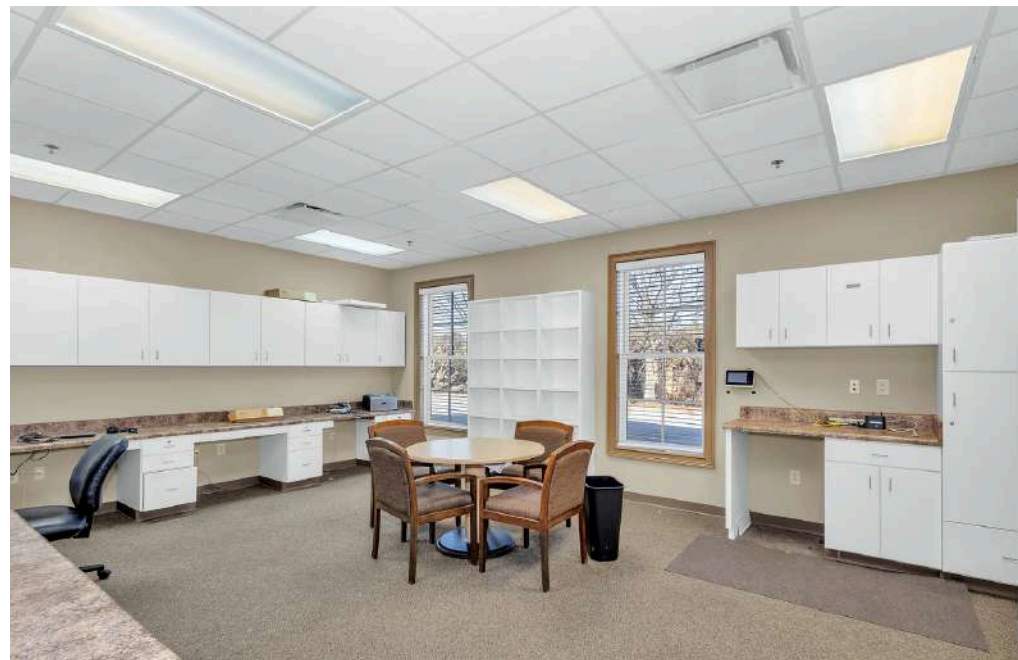
Designated PT Room



PT Room Admin Office



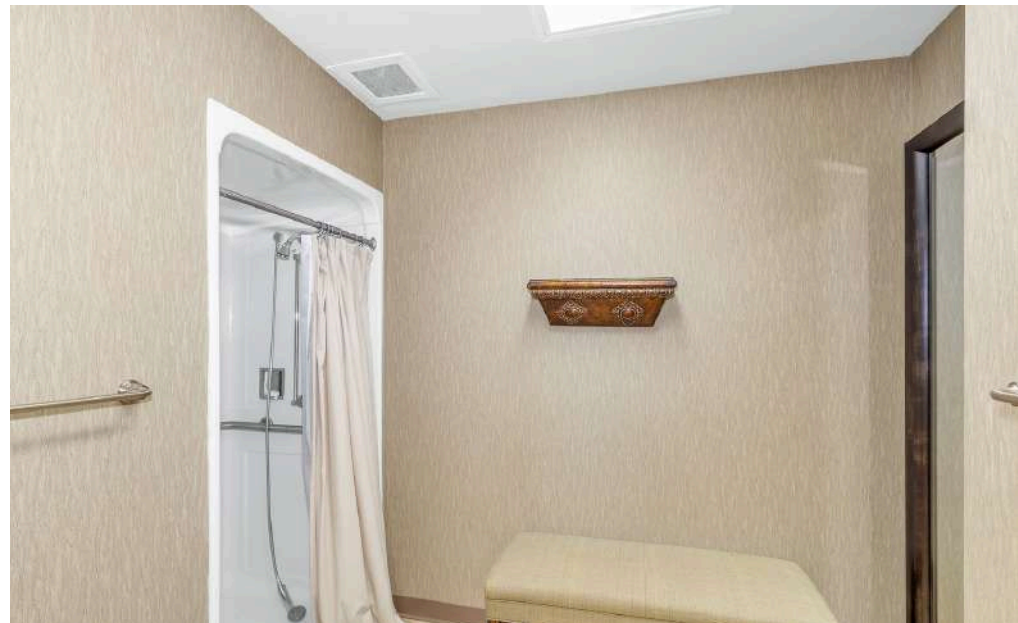
PT Room Work Stations



PT Room Work Stations



Downstairs Bathroom



Downstairs Bathroom



MRI Imaging Suite



MRI Imaging Suite



Elevator



Upstairs Lobby



Upstairs Lobby



Upstairs Check In Stations



Upstairs Check Out Stations



Upstairs Corridor



EXISTING SPACES & INFRASTRUCTURE



1706 MAGNOLIA WAY

MRI OVERVIEW

General Electric Signa 1.5 Tesla

Key Specifications:

- Magnetic Field Strength: 1.5 Tesla
- Minimum 3D Slice Thickness: 0.1 mm
- Minimum 2D Slice Thickness: 0.7 mm
- Number of Independent RF Receive Channels: 8, 16, or 32
- Field of View (FOV): 45 cm

MRI Scan Room

- A spacious, purpose-built imaging room designed to accommodate advanced diagnostic equipment.
- Fully equipped with all necessary electrical and utility infrastructure, ensuring seamless operation of imaging systems.
- Designed to optimize patient positioning and technician workflow, allowing for efficient imaging procedures in a controlled environment.

Control & Monitoring Room

- Dedicated, enclosed control room with clear visibility into the scan room, allowing technicians to monitor procedures in real time.
- Pre-wired for imaging software integration, PACS connectivity, and secure data management, ensuring efficient workflow and compliance with medical imaging standards.
- Designed to facilitate seamless communication between technicians and patients, enhancing safety and scan efficiency.

Patient Waiting Area

- A comfortable waiting space for patients and accompanying family members.
- Strategically positioned for easy access to the imaging suite, ensuring smooth patient flow and minimal wait times.

Triage & Dressing Room

- Private pre-scan preparation area, equipped for:
 - Vital sign collection and last-minute medical history review.
 - Final scan readiness assessments, ensuring a smooth transition into the imaging process.
- Thoughtfully designed to enhance patient privacy, comfort, and efficiency, streamlining the pre-scan and post-scan process.



1706 MAGNOLIA WAY

PHYSICAL THERAPY AND REHAB CENTER



Physical Therapy and Rehab Center

The rehabilitation center includes an open-concept therapy space, ideal for both one-on-one treatments and group rehabilitation programs.

The existing setup provides:

- Expansive open floor plan to accommodate therapeutic exercise stations, treatment tables, and mobility equipment.
- High ceilings and natural lighting to create a comfortable and inviting patient environment.
- Designated areas for strength and mobility training, allowing therapists to facilitate progressive rehabilitation plans.

Existing Therapy Workstations & Treatment Rooms

- Private treatment rooms designed for manual therapy, soft-tissue work, and specialized interventions.
- Integrated power and data connections, allowing for therapy equipment, digital assessments, and patient tracking systems.
- Pre-wired infrastructure for electrotherapy and ultrasound therapy devices, commonly used in pain management and injury recovery.

Specialized Features

- ADA-Compliant Layout: Designed for accessibility, ensuring easy movement for patients with mobility challenges.
- Hydrotherapy & Modalities: Space available for additional equipment, such as hydrotherapy tanks, cryotherapy chambers, or laser therapy.
- Pre-installed safety railings and support structures, facilitating gait training and mobility exercises.

Potential Uses of this Space

- Infusion Center for Chemotherapy & Specialty Treatments
- Pain Management & Regenerative Medicine Clinic
- Wellness and Preventative Care Center
- Dialysis or Nephrology Treatment Center
- Neurology & Stroke Recovery Center

1706 MAGNOLIA WAY

±3,500 SF UNFINISHED SPACE



Unfinished Space Overview:

This shell space allows medical providers to fully tailor the buildout to specific specialty needs, making it ideal for surgical centers, diagnostic imaging, specialty clinics, or outpatient treatment facilities. With only lighting and sewer infrastructure in place, this space provides maximum flexibility for healthcare tenants looking to design a purpose-built space benefiting from its connection to built-out clinical areas within the property. This space could be built out to complement another portion of this building or built to its own self-contained medical unit.

Square Footage & Layout

- Approximately ±3,500 square feet of open, unfinished space.
- High ceilings to accommodate specialized medical equipment and surgical lighting.
- Open floor plan for custom buildout flexibility, allowing for optimized space planning based on the specific needs of medical tenants.
- Separate Entry/Exit for Surgical or Specialty Use

Existing Infrastructure

- Lighting Installed: Base illumination in place, ready for upgrades based on tenant needs.
- Sewer & Plumbing Access: Existing sewer connections allow for custom placement of medical sinks, restrooms, and patient hygiene facilities.
- Shell Condition: No existing HVAC, medical gas, or specialty electrical infrastructure, allowing for full design control.

Intended Use:

- Ambulatory Surgical Center

1706 MAGNOLIA WAY

MEDICAL INFRASTRUCTURE



High-Capacity Electrical Power for Medical Equipment

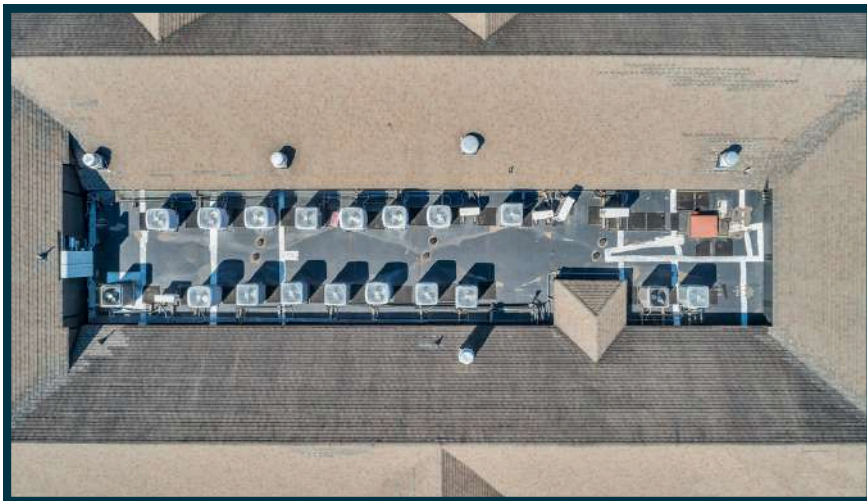
- Advanced imaging equipment such as MRI, CT, and X-ray machines.
- Surgical and procedural lighting systems.
- Specialty treatment devices, including infusion pumps, sterilization units, and patient monitoring systems.
- The power infrastructure ensures reliable and uninterrupted operation for medical tenants with high-demand electrical needs.

Dedicated Server Room for IT & Data Security

- A secure, pre-designated server room provides an ideal environment for
- Medical IT infrastructure
- High-speed network and data storage for secure and compliant healthcare operations.

Dedicated Fire Sprinkler System for Safety Compliance

- The building features a code-compliant, dedicated fire suppression system, ensuring:
- Protection of sensitive medical equipment and patient care areas.
- Enhanced safety for diagnostic centers, and administrative offices.
- Compliance with healthcare-specific fire and life safety regulations.



Multiple HVAC & Heating Systems for Climate Control

- Customized climate zones to meet the needs of exam rooms, surgical suites, imaging areas, and patient recovery spaces.
- Consistent temperature and air quality regulation, ensuring patient comfort and infection control.
- Scalability for advanced air filtration, HEPA systems, and humidity control, depending on tenant needs.



AREA OVERVIEW



1706 MAGNOLIA WAY

THE CSRA: A MEDICAL HUB

Augusta, Georgia, has long been recognized as a premier medical hub in the Southeast, home to top-tier hospitals, cutting-edge research institutions, and a thriving healthcare ecosystem. Anchored by institutions like Augusta University Medical Center, the Medical College of Georgia, and the Charlie Norwood VA Medical Center, Augusta has built a reputation for world-class patient care, medical innovation, and physician training.

As the region continues to expand, so does its demand for high-quality medical space. The new Wellstar Columbia County Medical Center, a \$1 billion hospital project currently under construction in Grovetown, further cements Augusta's status as a growing destination for healthcare services and medical investment. This state-of-the-art hospital, set to open in 2025, will enhance patient access across the CSRA (Central Savannah River Area) and attract more top medical professionals to the region.



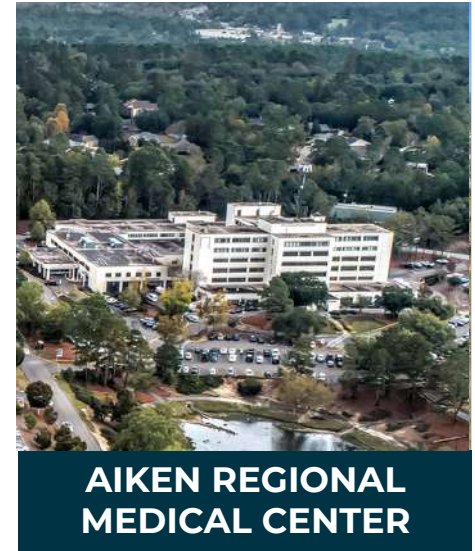
**AU
WELLSTAR**



**PIEDMONT
AUGUSTA**



**DOCTOR'S
HOSPITAL**



**AIKEN REGIONAL
MEDICAL CENTER**

WHY? THE CSRA

OVERVIEW

The Central Savannah River Area (CSRA) which includes Augusta, GA, Aiken, SC and more, is in a perfect phase for business. Right-sized, ideally strategically located, with a backbone of education, medical, and military pumping out a solid labor force, the city has become a beacon for companies to set up shop. **Infrastructure, labor force, cost of living, location, education, industry- they are all leading companies large and small to the CSRA.**



AUGUSTA, GA



AIKEN, SC

HOME OF THE AUGUSTA NATIONAL

Year after year during the first full week of April, golf fans descend on Augusta by the thousands. The annual event marks a boom for the local economy with over 200,000 average attendees. Augusta is known as the golf capital of the universe for good reason, and the love of golf extends well beyond the confines of Augusta National. It attracts politicians, athletes, musicians, Corporate CEOs, and many more which brings some of the world's most powerful people all in the same week to Augusta, GA.



A WELL CONNECTED CITY

Few places are as ideally located as The CSRA. It sits on I-20 between Atlanta (eastbound) and Columbia (westbound), with every major artery of Southeastern Interstate within easy reach, especially I-95 and I-77.

Augusta is less than 150 miles from the Ports of Savannah and Charleston.

Augusta's regional airport has direct flights to Atlanta, Charlotte, Washington DC, and Dallas.



CYBER CITY

The CSRA has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States.

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command.



HEALTHCARE

Augusta University is Georgia's health sciences university, offering resources and services for those throughout the state and beyond. It features the Medical College of Georgia, the Dental College of Georgia, and a highly sought-after nursing program.

There are 12 total Hospitals in the area with a brand new one being constructed.

Doctor's Hospital in Augusta is the largest burn center in the United States and the third largest in the world.



LOW HOUSING COSTS

One of the biggest jewels in the CSRA is our low housing cost. Here, a broad variety of options are available, encompassing everything from new TND neighborhoods to established communities of antebellum and craftsman style homes.

Our market is more than 50% less than the national average, complementing the low cost of living and doing business in Augusta.

2nd

Most Populated MSA in GA

611K

CSRA Population

270K

CSRA Labor Force

5.7%

Percentage Unemployed

13K

Projected Job Growth in Next 5 Years

27K

Projected Population Growth in Next the 5 Years

WHY? GEORGIA

KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastructure which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation



Annual Georgia Freight Tonnage will increase 91% by 2050



Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050



Manufacturing is expected to grow by 77% by 2050



Agriculture is expected to grow by 43% by 2050



Distribution freight flows are expected to more than triple from 2019 to 2050

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

Site Selection Magazine's most annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:

- Top State Business Climate: GA#3
- Best Manufacturing Workforce States: GA#4
- Best States for Manufacturing: GA#3

Other items of interest:

- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life



ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.



ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.

Georgia ranks 8th for change in capital invested over the last 5 years indication the attraction of investment and innovation.



FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

Georgia continues to be a leader in job growth.

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base



INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.

11M

Total State Population

61%

Labor Force Participation

268K

Jobs Created Last 5 Years

134B

Invested in GA in Last 5 Years

13M

2050 Projected State Pop.

90%

Growth in Trade at Port of Savannah Over the Last Decade

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