

CLICK
HERE FOR A
360° AERIAL
VIDEO



41,660 SF FOR LEASE

715 North Belair Road | Evans, GA 30809

ZONE | M2

5.17 AC

BUILDING MAY BE SUBDIVIDED 18,000 SF - 41,660 SF

PARKER DYE
parker@jordantrotter.com
706 • 736 • 1031

WIL KACOS
wil@jordantrotter.com
706 • 736 • 1031



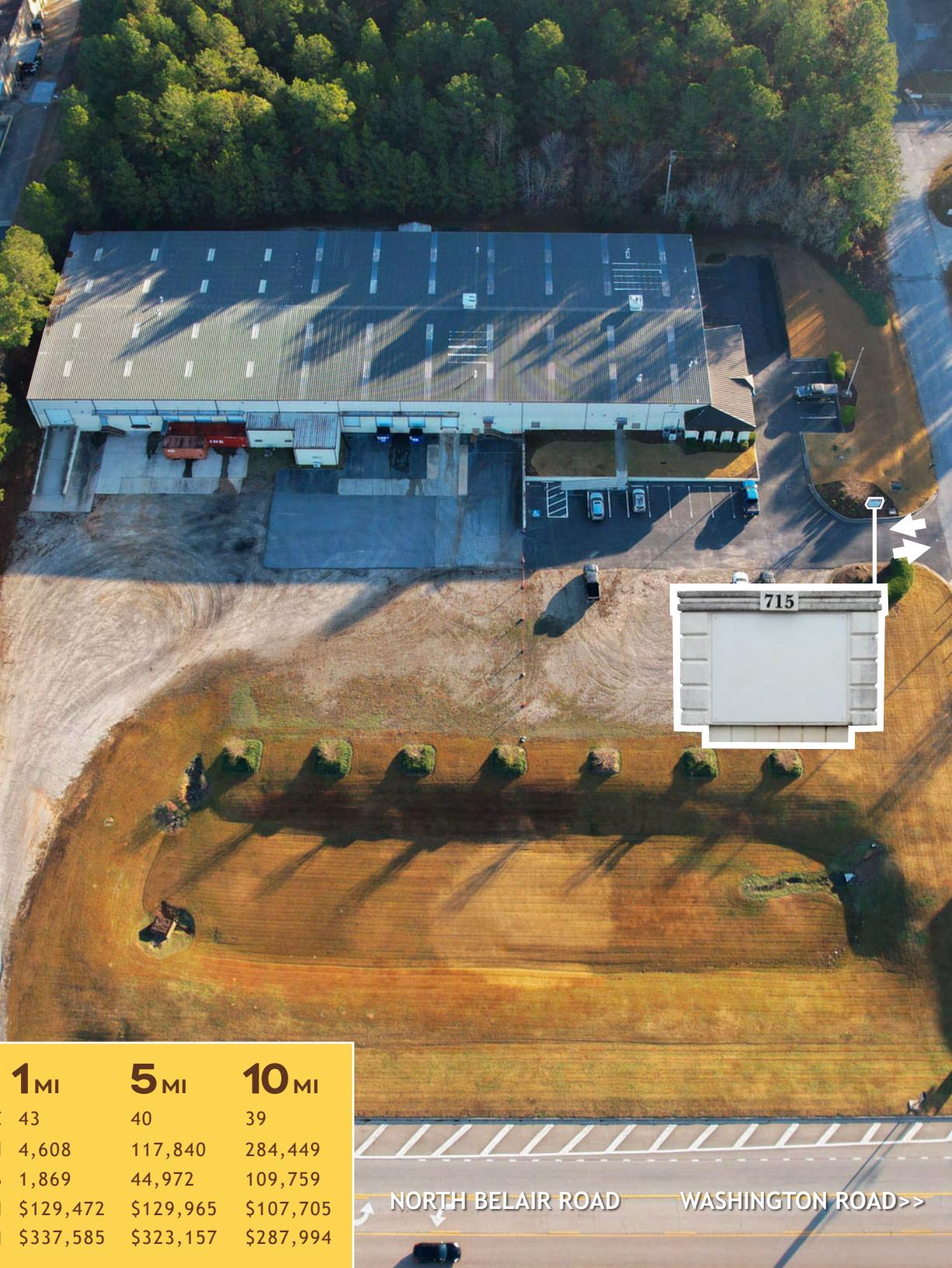
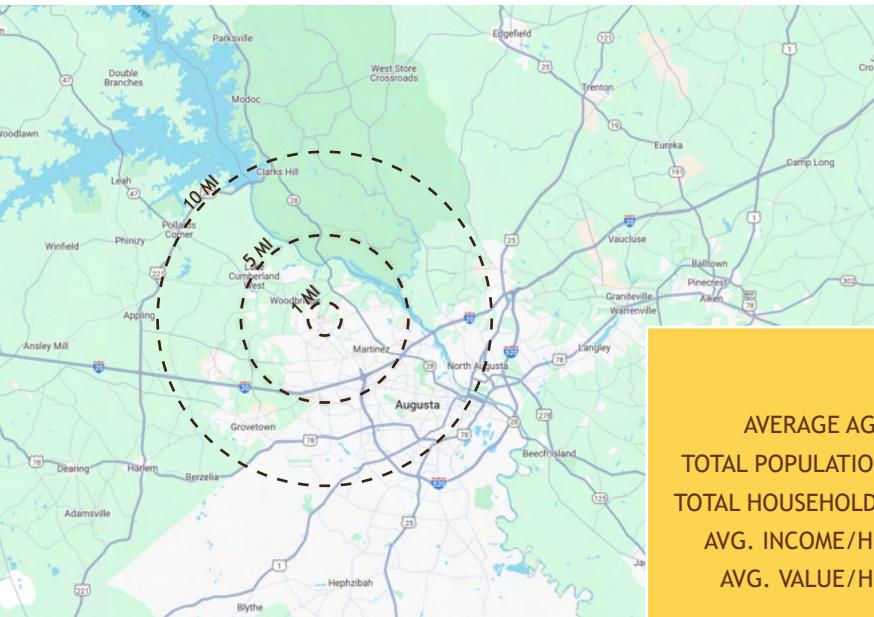

JORDAN TROTTER
COMMERCIAL REAL ESTATE

This property is located in the heart of Evans, Georgia with easy access to Washington Road, Evans To Locks Road, Riverwatch Parkway, and 4.8 miles from I-20. Very close proximity to Evans Industrial Drive and Columbia Industrial Boulevard.

The property is 41,660 sq/ft with approximately 5,500 sq/ft of office and 36,160 sq/ft in warehouse. The warehouse is fully conditioned with forced air and gas heaters. The warehouse is 16' 6" high at the eaves, 19' high at the ridge beam, with 14'; clear height. Clear height could be raised to approximately 16' with the removal of fluorescent lighting and replacing with LED.

• • •

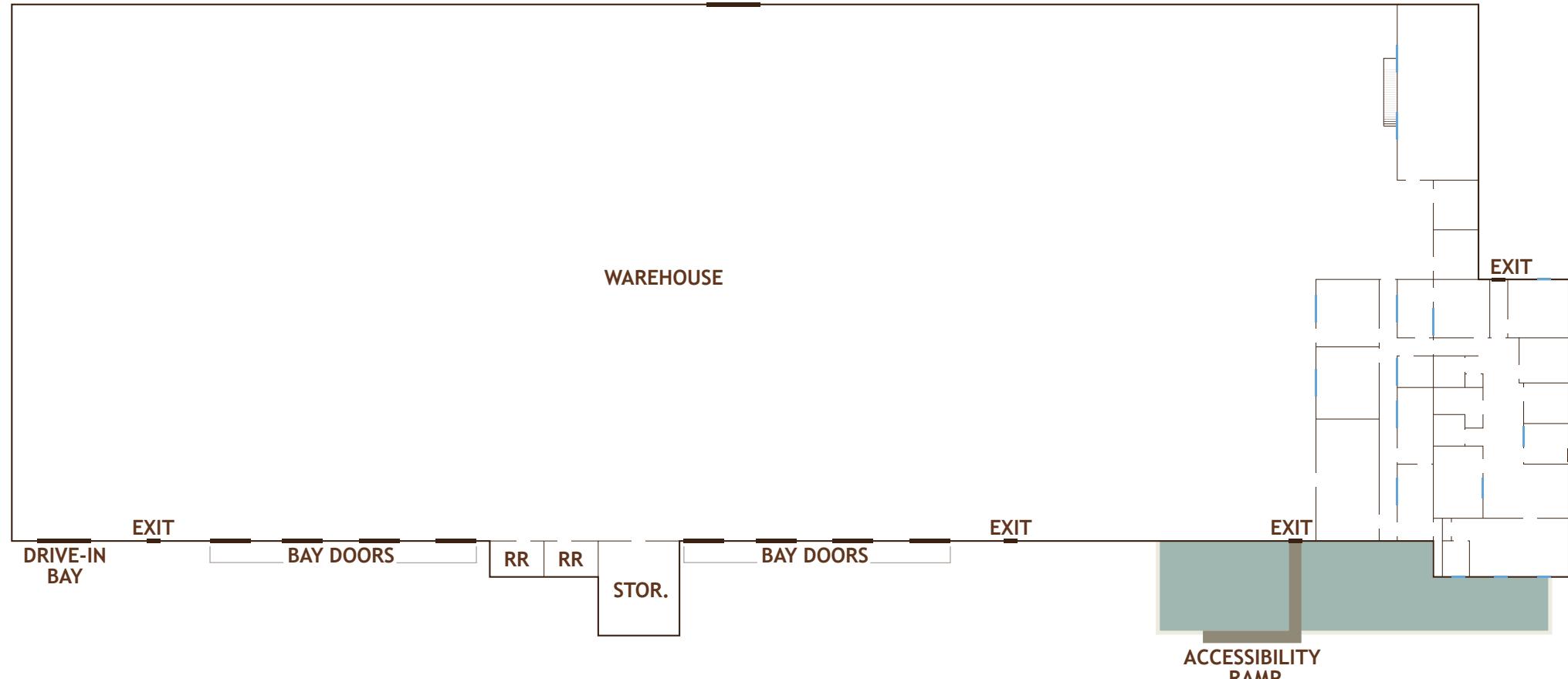
- Building may be subdivided 18,000 SF - 41,660 SF
 - 8 dock high doors (4 with dock levelers)
 - Wet sprinkled throughout
 - 3 Phase / 3200 Amps



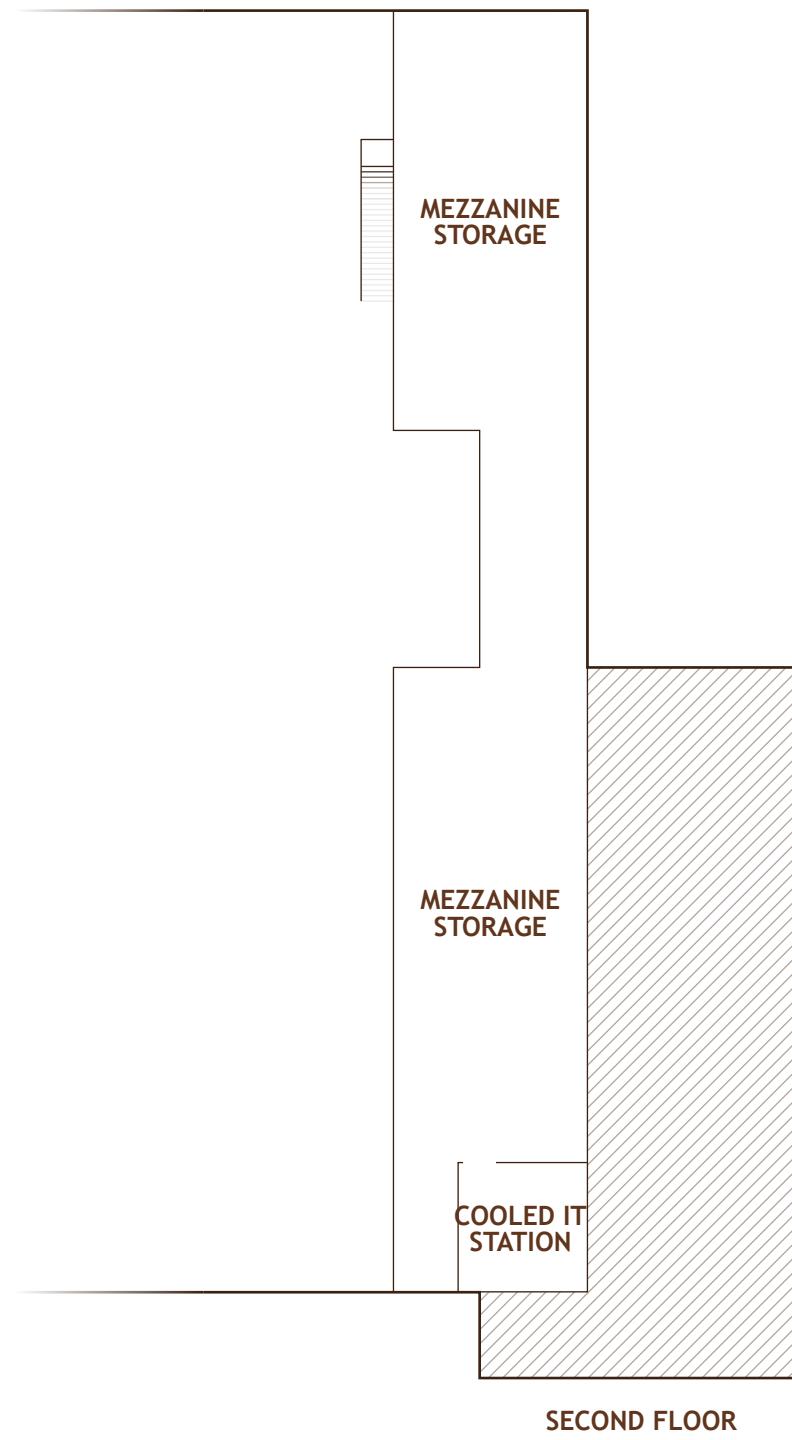
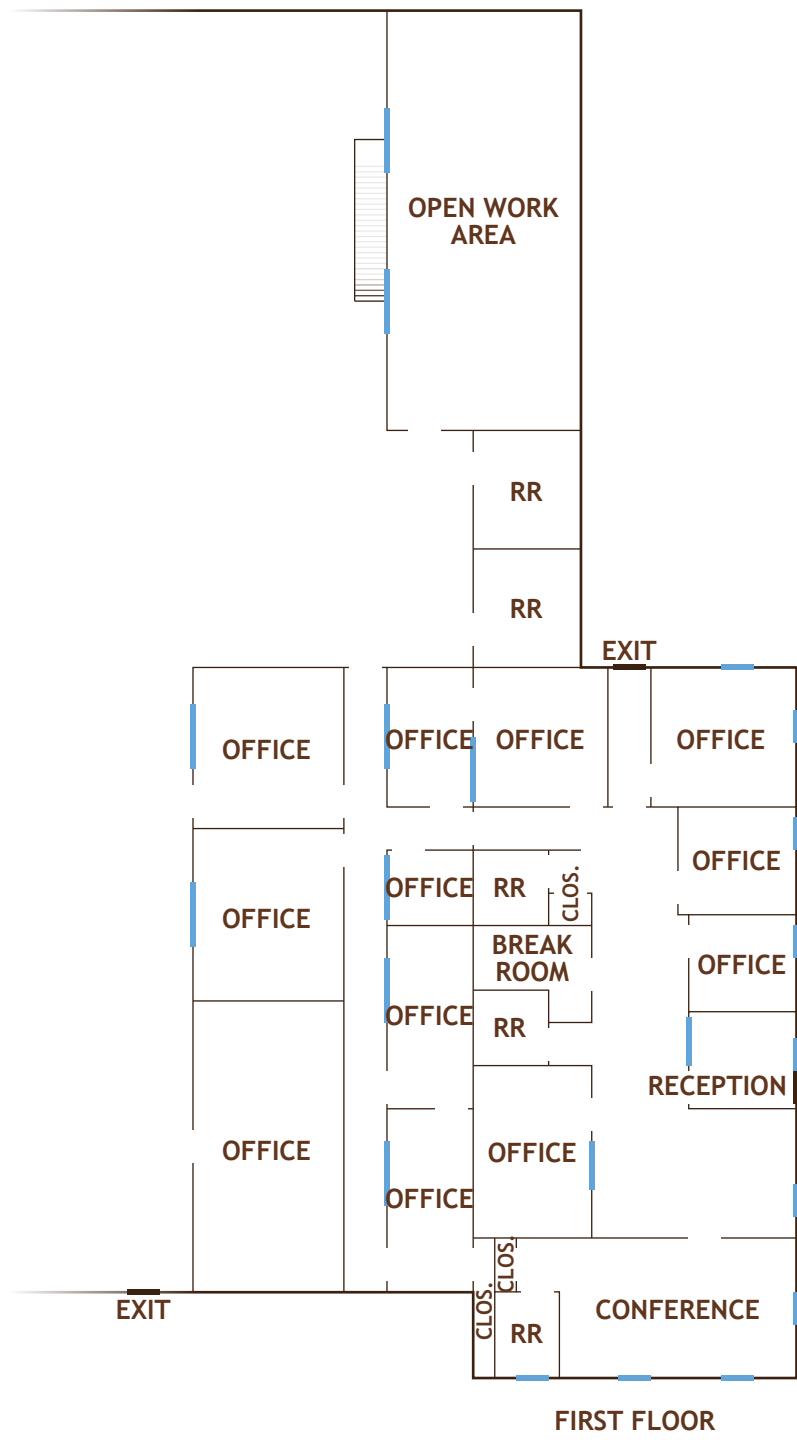
	1 MI	5 MI	10 MI
AVERAGE AGE	43	40	39
TOTAL POPULATION	4,608	117,840	284,449
TOTAL HOUSEHOLDS	1,869	44,972	109,759
AVG. INCOME/HH	\$129,472	\$129,965	\$107,705
AVG. VALUE/HH	\$337,585	\$323,157	\$287,994

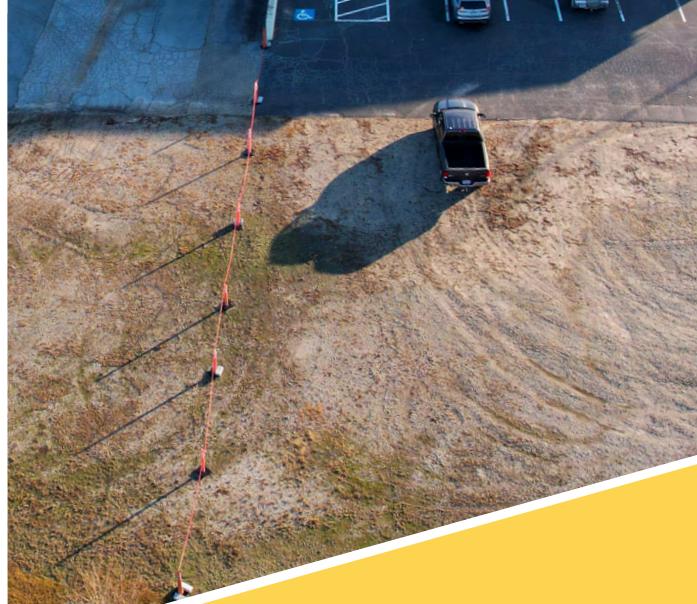
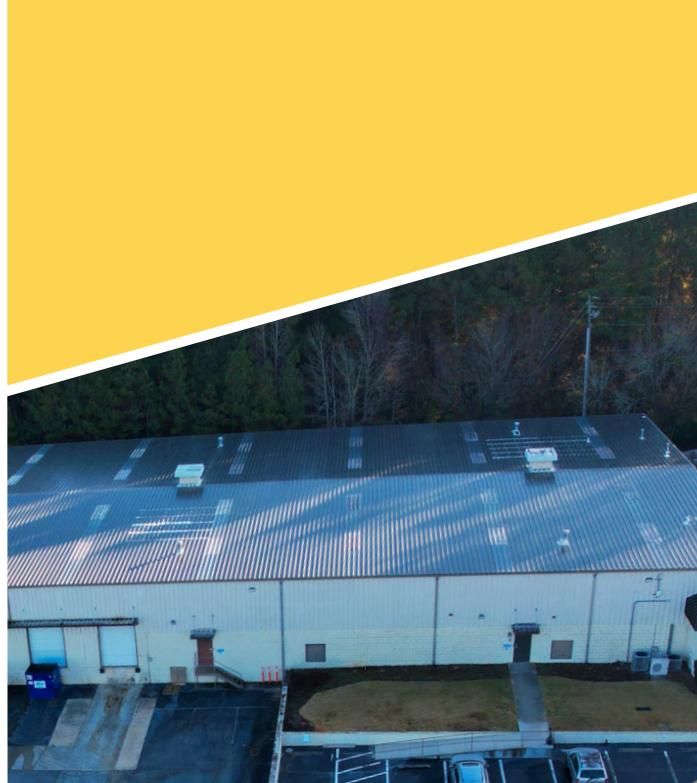
NORTH BELAIR ROAD

WASHINGTON ROAD>>

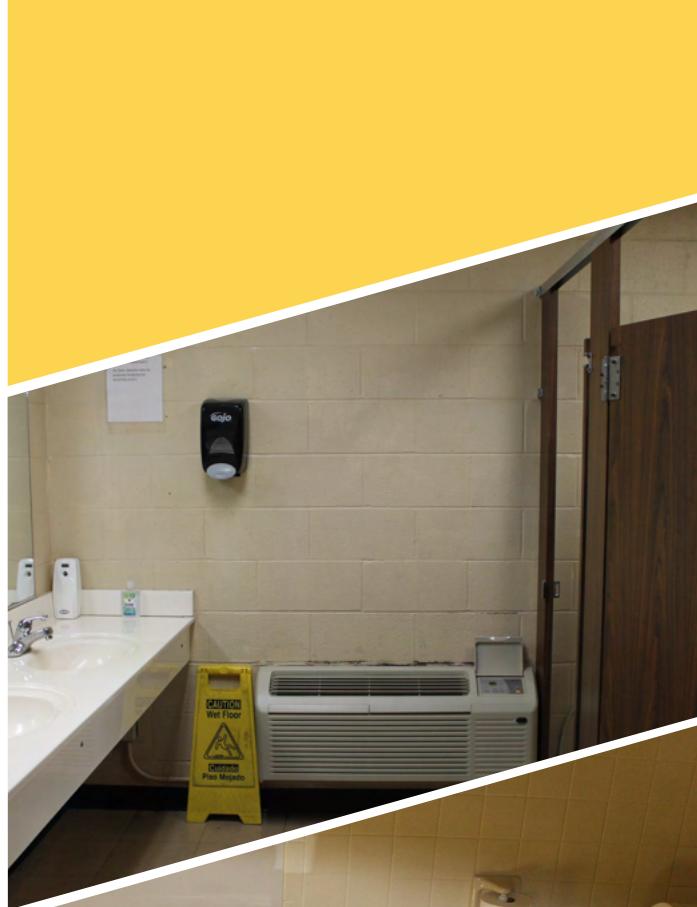


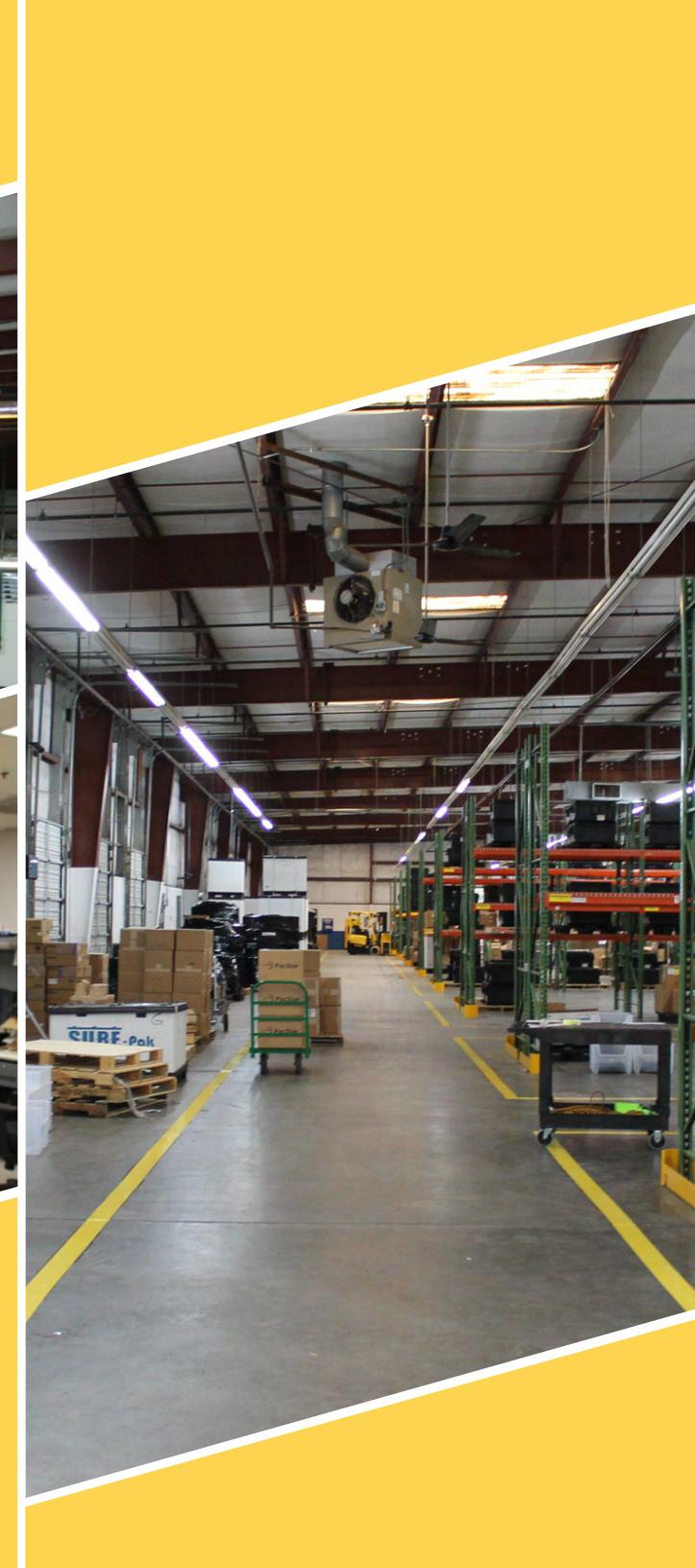
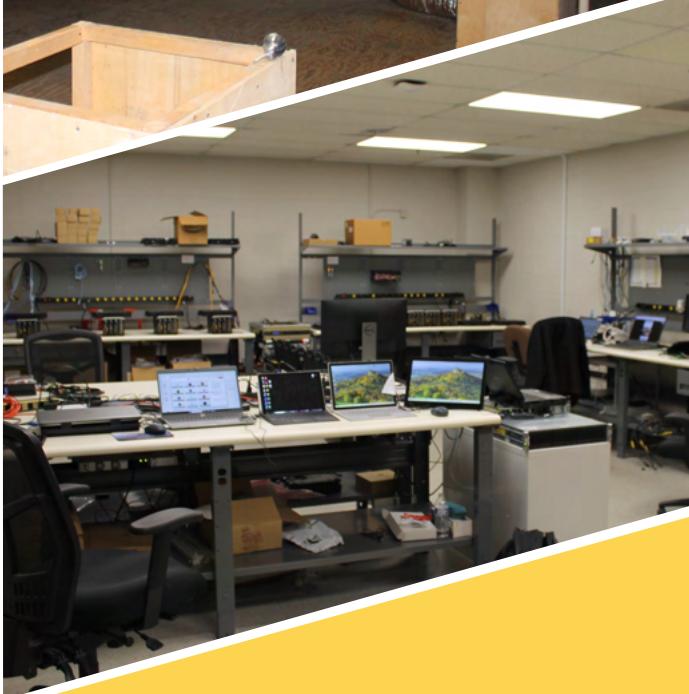
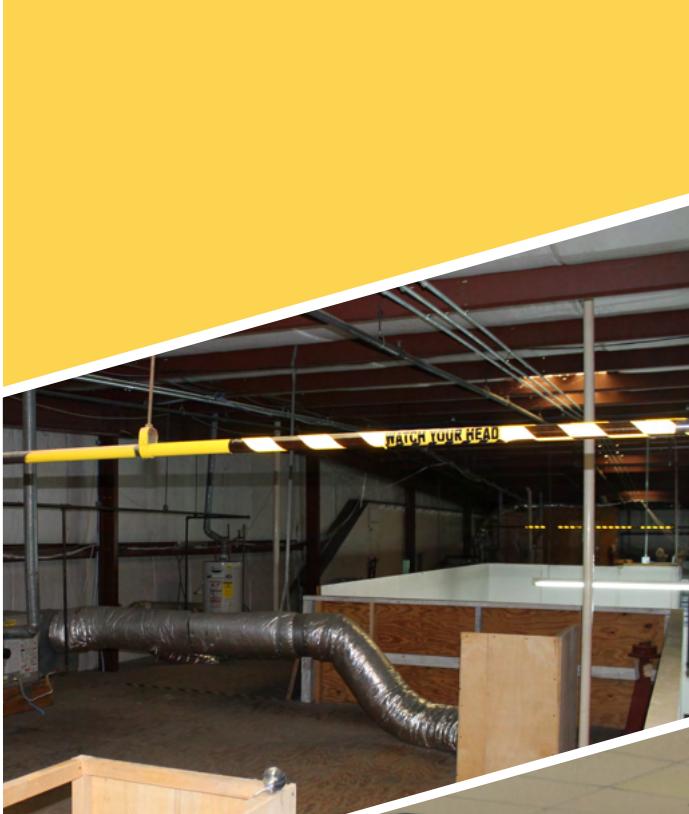
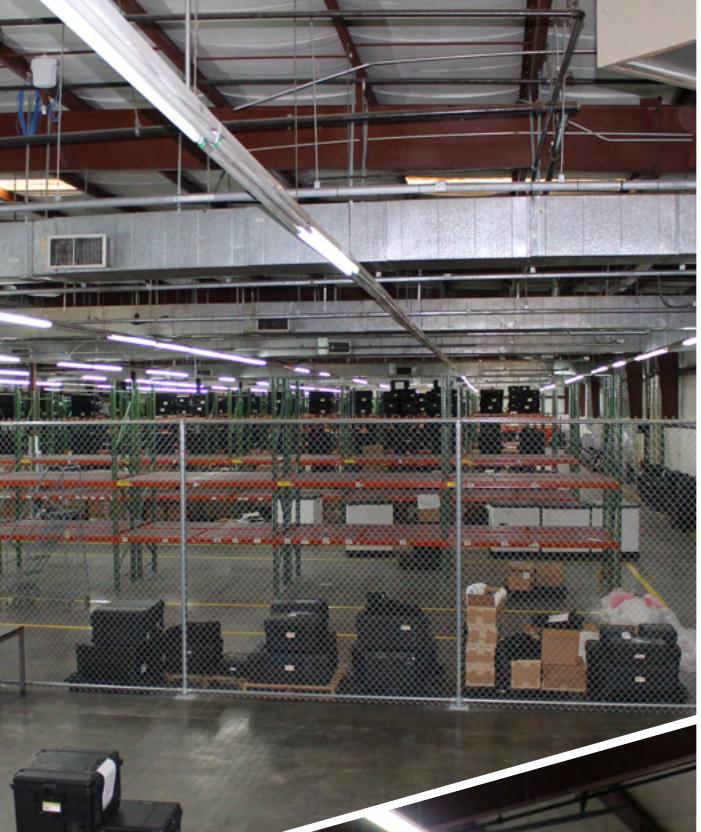
NORTH BELAIR ROAD













U SITE

An aerial photograph of a residential neighborhood. A road sign on the left reads 'NORTH BELAIR ROAD'. A large, stylized yellow letter 'P' is painted on a hillside in the background. A teal diagonal line runs from the bottom left towards the top right.

EVANS

EIJRYS FERRY ROAD

LOCKS ROAD

An aerial photograph of a road intersection. A white road sign with the words "WASHINGTON ROAD" is positioned diagonally across the intersection. Above the sign, a red sign for "Jiffy Lube" is visible. The surrounding area is a mix of green trees and some buildings, suggesting a suburban or semi-rural setting.

MARTINEZ

An aerial photograph of a road intersection. A white road sign with the words "WASHINGTON ROAD" is positioned diagonally across the intersection. Above the sign, a red sign for "Jiffy Lube" is visible. The surrounding area is a mix of green trees and some buildings.

A horizontal banner featuring logos for various well-known companies, including Allstate, McDonald's, Starbucks, MOD Pizza, Bath & Body Works, GameStop, Genghis Grill, Tamara, Bed Bath & Beyond, ULTA Beauty, Best Buy, Cold Stone, Subway, Old Navy, Staples, Twin Peaks, Shoe Carnival, Verizon, Jim 'N Nick's, chili's, Hobby Lobby, Legg's Roadhouse, Xfinity, Regal Cinemas, Target, Wal-Mart, urbanAir, Michaels, PetSmart, Burlington, Party City, T-Mobile, FedEx, and Just Beds.

VILLAGE AT RIVERWATCH

AUGUSTA EXCHANGE

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

