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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

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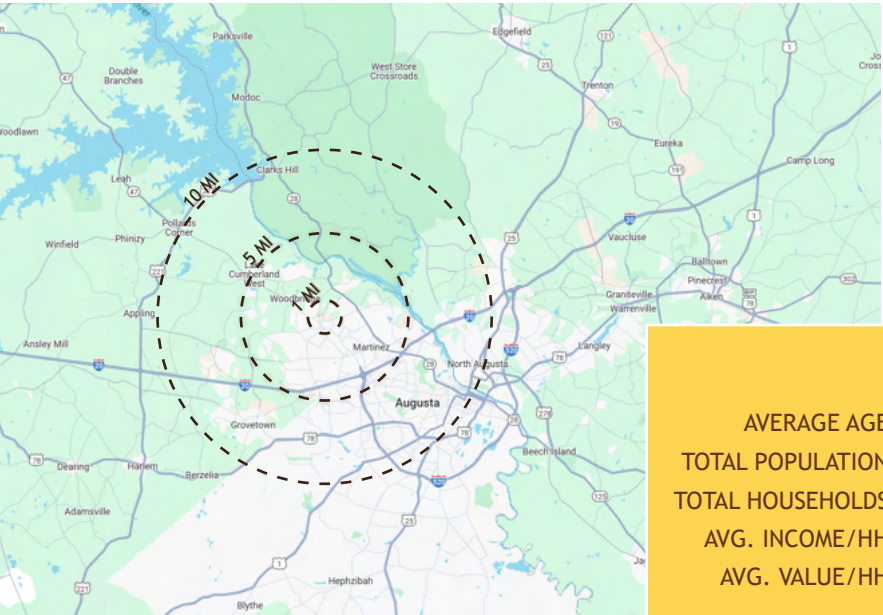


This property is located in the heart of Evans, Georgia with easy access to Washington Road, Evans To Locks Road, Riverwatch Parkway, and 4.8 miles from I-20. Very close proximity to Evans Industrial Drive and Columbia Industrial Boulevard.

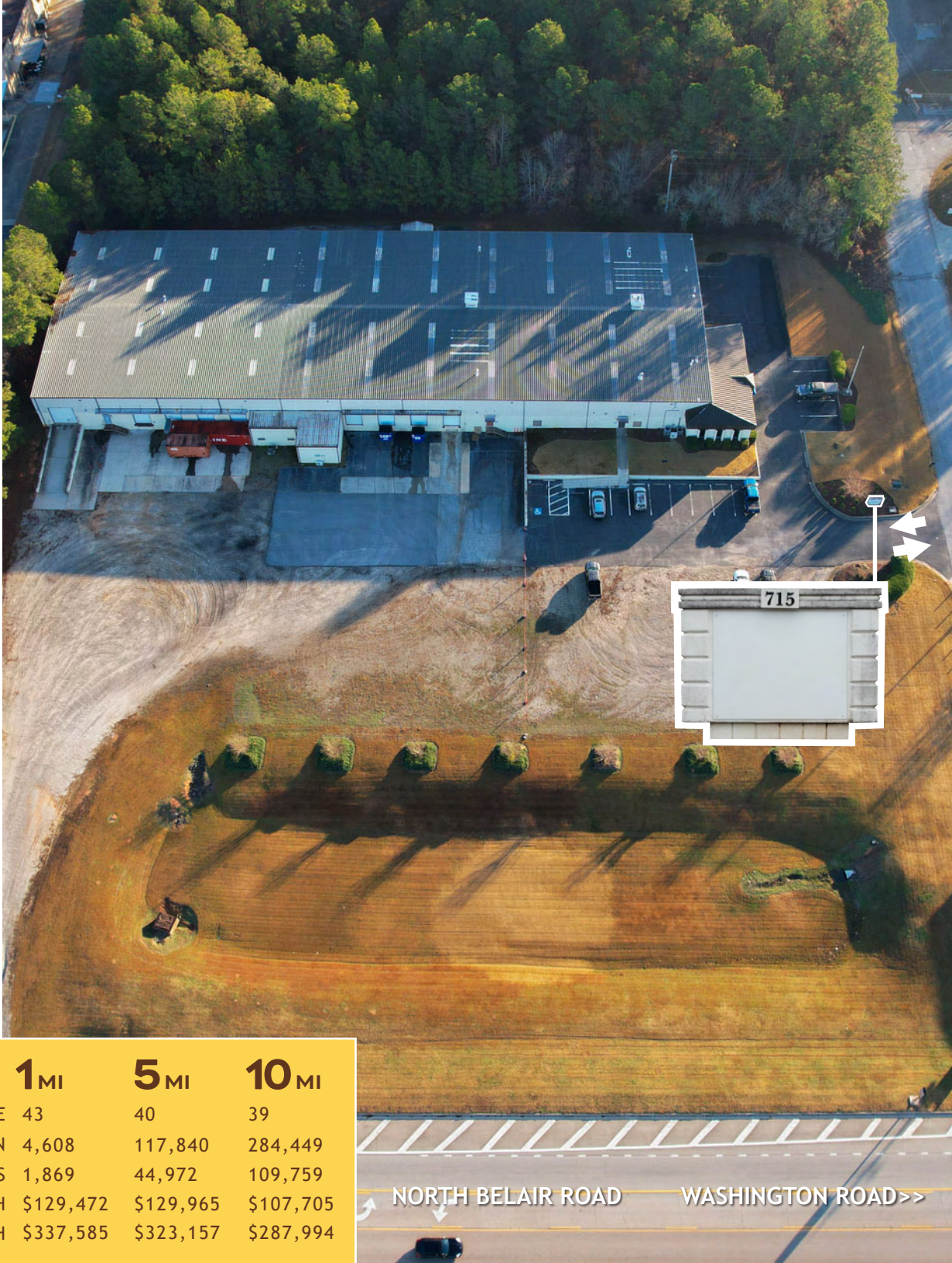
The property is 41,660 sq/ft with approximately 5,500 sq/ft of office and 36,160 sq/ft in warehouse. The warehouse is fully conditioned with forced air and gas heaters. The warehouse is 16' 6" high at the eaves, 19' high at the ridge beam, with 14'; clear height. Clear height could be raised to approximately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

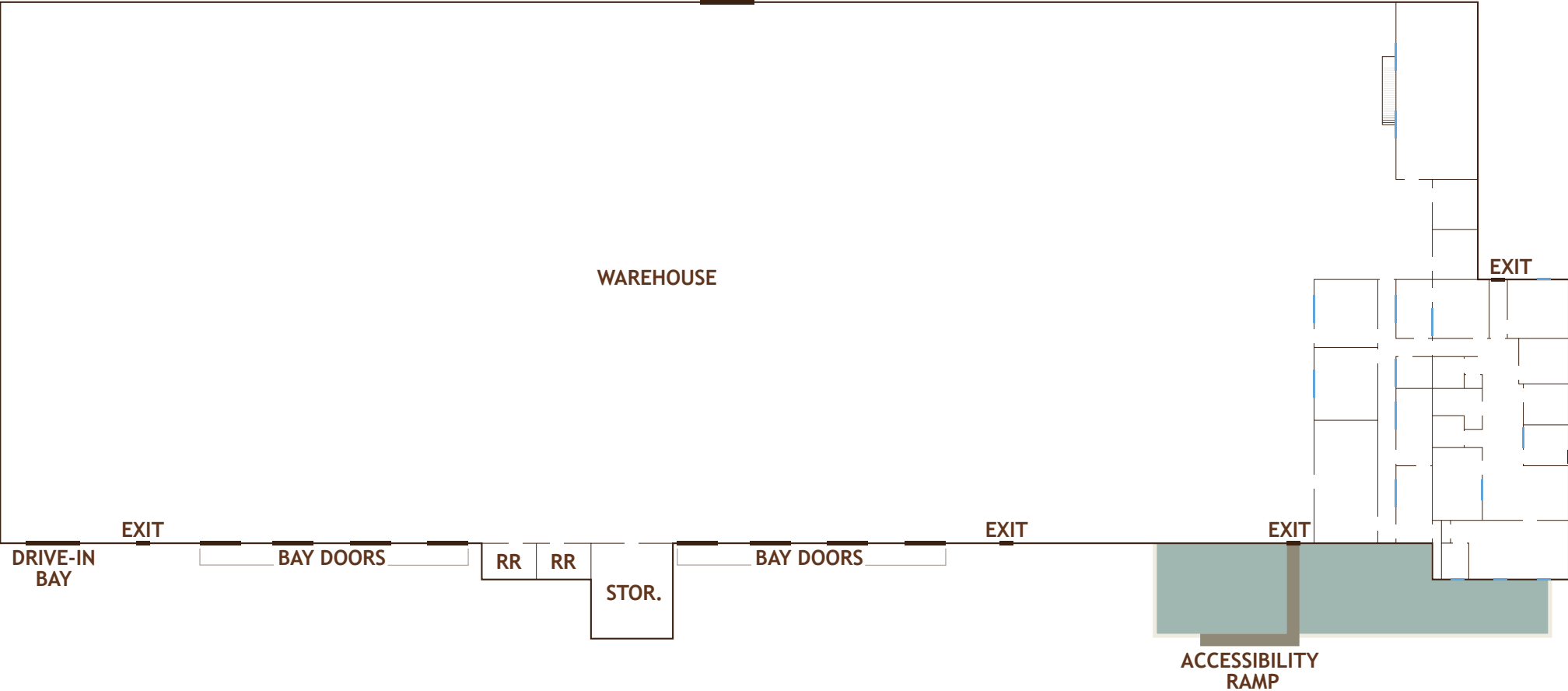
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- Building may be subdivided 18,000 SF - 41,660 SF
  - 8 dock high doors (4 with dock levelers)
  - Wet sprinkled throughout
  - 3 Phase / 3200 Amps



	1 <sub>MI</sub>	5 <sub>MI</sub>	10 <sub>MI</sub>
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

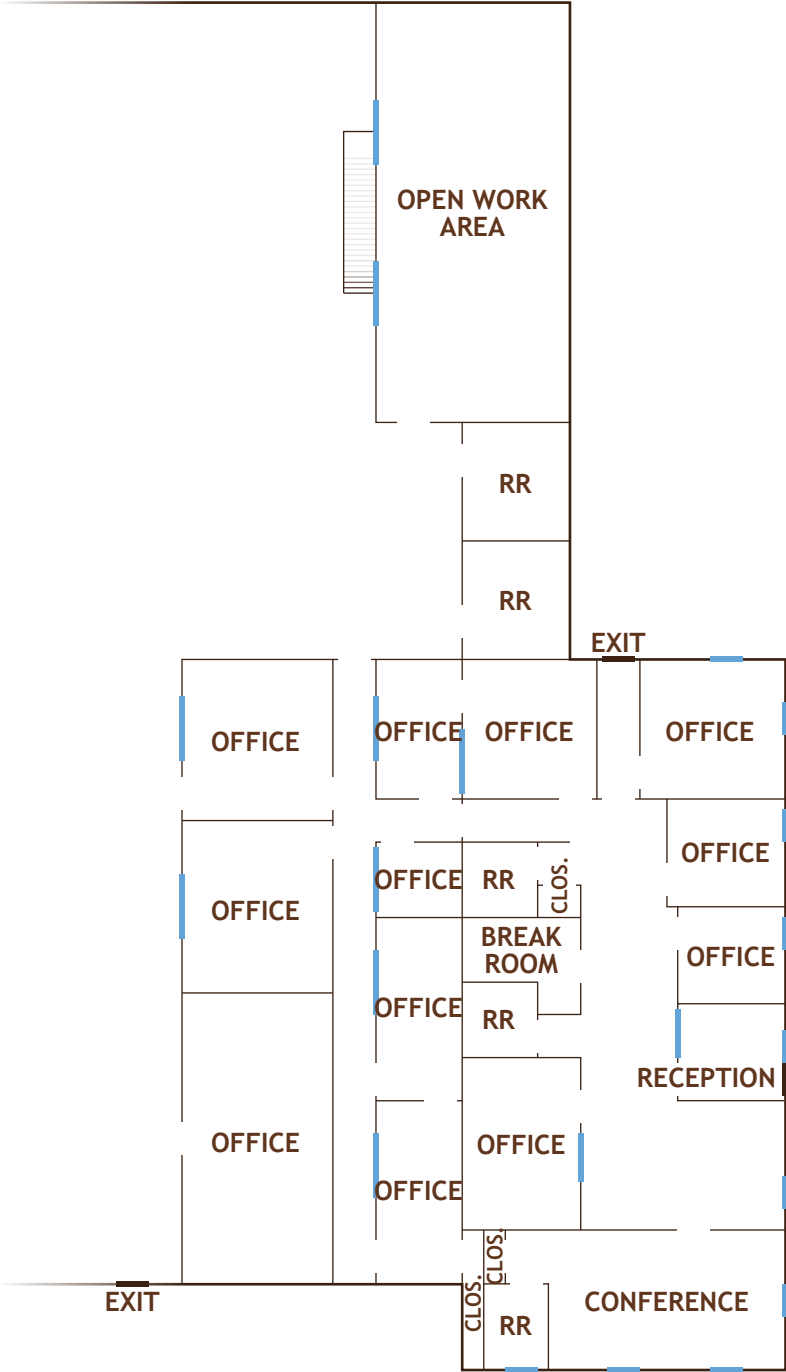




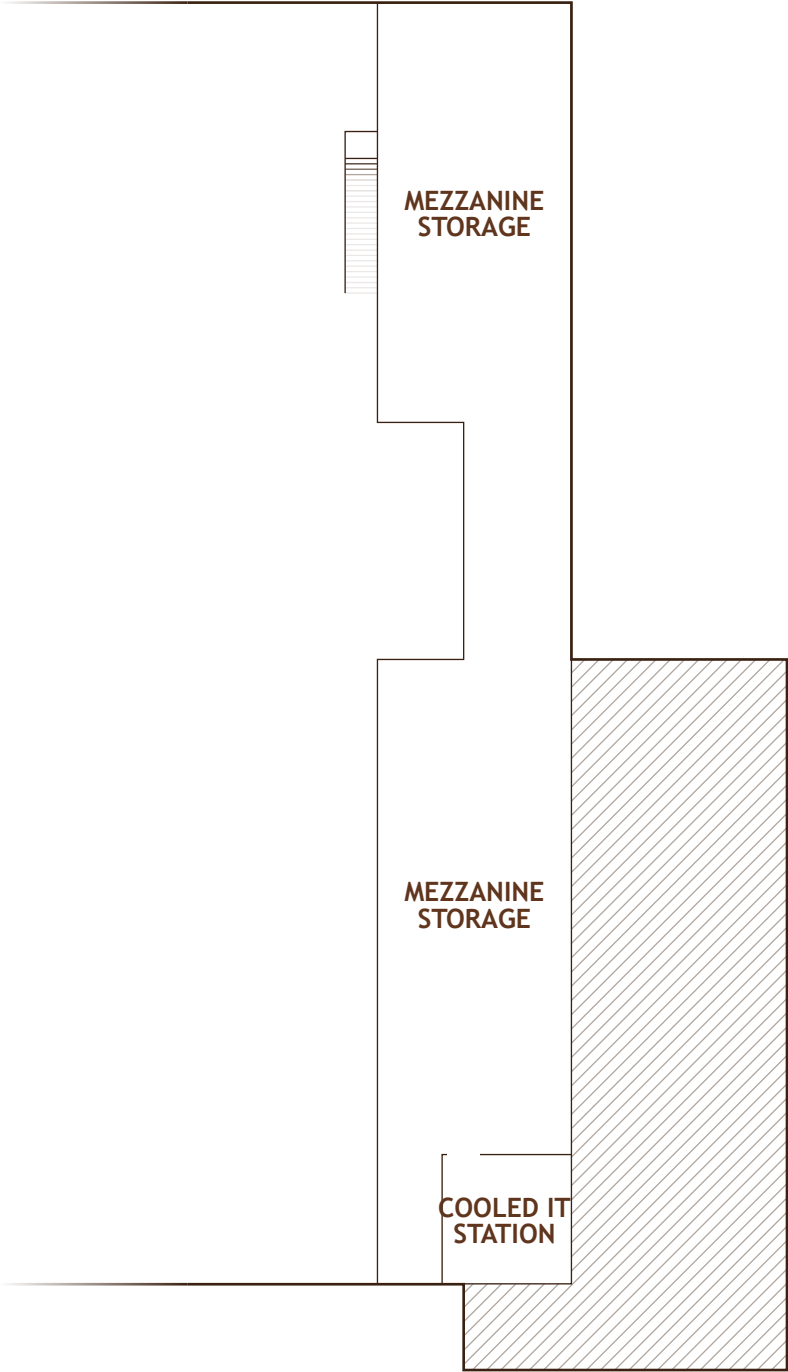
NORTH BELAIR ROAD

FLOOR PLAN

OFFICE SPACE DETAIL VIEW



FIRST FLOOR



SECOND FLOOR





















VILLAGE AT RIVERWATCH

FURYS FERRY ROAD

NORTH BELAIR ROAD

**U SITE**

EVANS TO LOCKS ROAD



RIVERWATCH PARKWAY

MARTINEZ



EVANS



AUGUSTA EXCHANGE

20

20



# 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

