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360° AERIAL
VIDEO



10,000 SF FOR LEASE

4051 Jimmie Dyess Parkway | Augusta, GA 30909

ZONE | C-2

LEASE | \$19/SF/YR

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JORDAN TROTTER
COMMERCIAL REAL ESTATE

4051 Jimmie Dyess Parkway is ideally positioned for companies seeking high visibility and convenient access. Located just off I-20 (Exit 194), this site offers direct connectivity to Downtown Augusta, Grovetown, and the broader Central Savannah River Area (CSRA). The property is less than two miles from the main entrance of Fort Gordon—one of the largest military installations in the U.S. and headquarters to the U.S. Army Cyber Command—making it a premier address for defense contractors, cybersecurity firms, and government service providers.

10,000 square feet of high-end office available for lease within the Beasley Broadcast Group office building. This professional office space offers excellent visibility along Jimmie Dyess Parkway, just off I-20 and less than two miles from the main gate of Fort Gordon. Located between Augusta and Grovetown, the property is ideally positioned to serve government contractors, medical professionals, and office users looking to capitalize on the area's strong demographics and growth. Surrounded by established medical, federal, and professional office users, the site also benefits from proximity to numerous retail, dining, and hospitality amenities. The office space consists of a lobby and reception area, private restrooms, large conference room, ample open work space and storage, and 16 private offices.



- Recently Renovated Office Space
- Ample Surface Parking
- 10,000 SF high-end office
- Centrally located
- Less than 2 miles from Fort Gordon



WRIGHTSBORO ROAD

Storage
Sense™

GasPro
go with the pro

PHO AUGUSTA
1 Smile
Away
DONUTS
BELAIR
COFFEE

Hardee's

LAQUINTA
INNS & SUITES

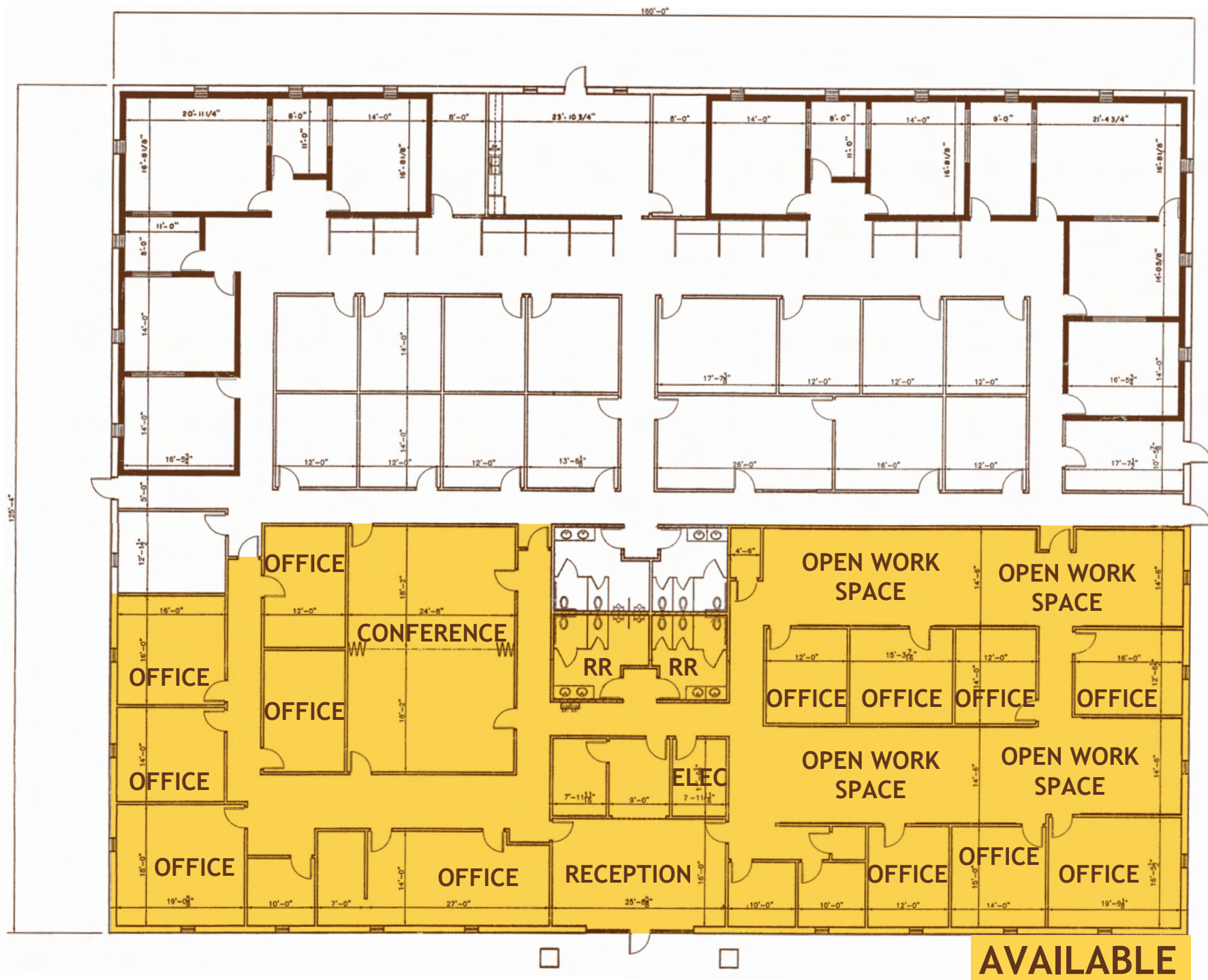
ADDITIONAL
PARKING

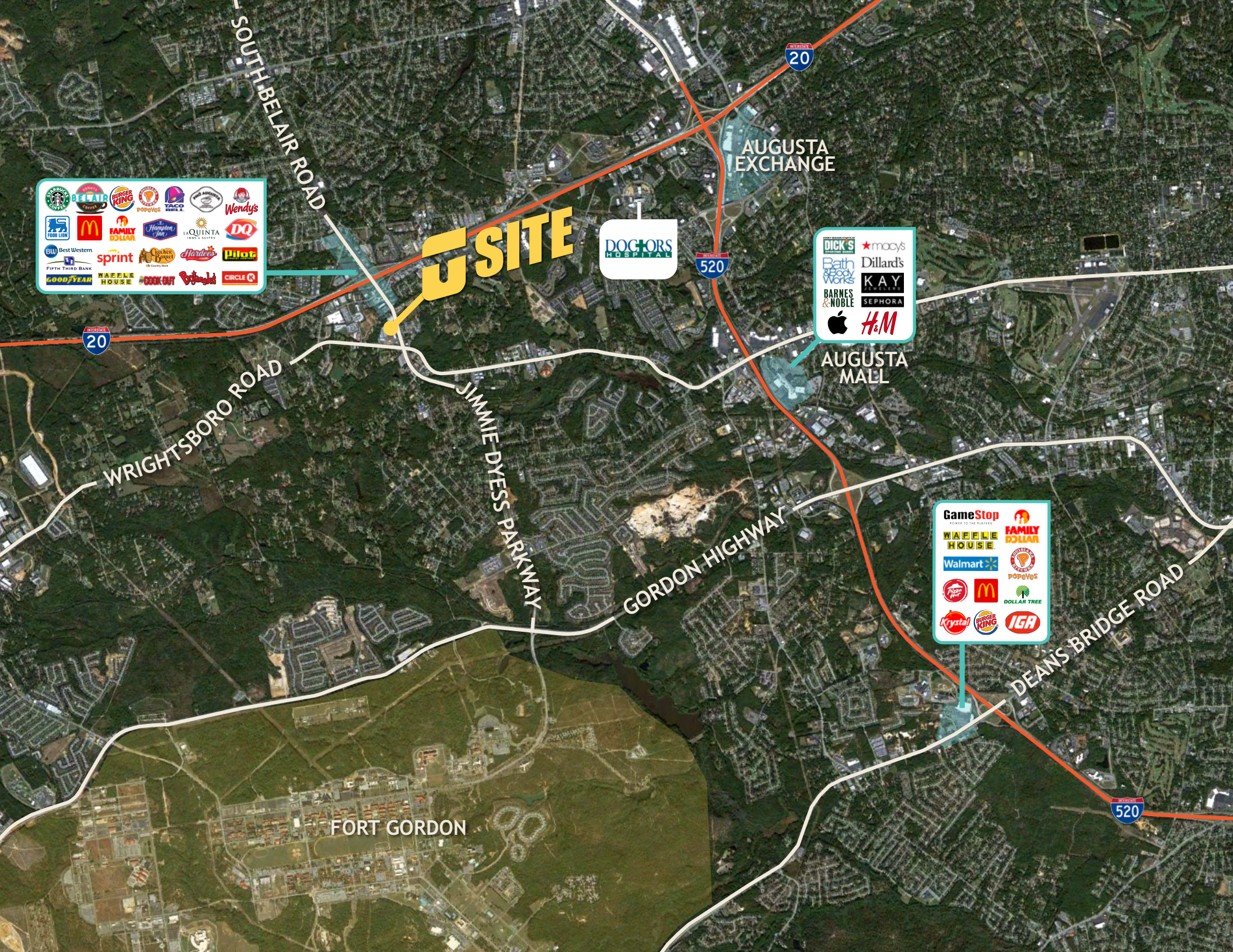
PARKING

JIMMIE DYESS PARKWAY (38,500 VPD)

CENTER FOR
CPC
PRIMARY
CARE

FLOOR PLAN





Starbucks, Dunkin', Burger King, Popeyes, Taco Bell, Wendy's, Food Lion, McDonald's, Family Dollar, Hampton Inn, La Quinta, DQ, Best Western, Sprint, Five Star, Hard Rock, Pogo, Fifth Third Bank, Waffle House, Cook Out, Outback, Circle K

SITE

DOCTORS
HOSPITAL

Dick's, Bath & Body Works, Barnes & Noble, Apple, Macy's, Dillard's, Kay Jewelers, Sephora, H&M

GameStop, Waffle House, Walmart, Family Dollar, Popeyes, Dollar Tree, Krystal, Burger King, IGA

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

