

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE

4,000 SF FLEX SPACE FOR LEASE

4107 Colben Boulevard | Evans, GA 30809

ZONE | M1

LEASE | \$12/SF/YR NNN

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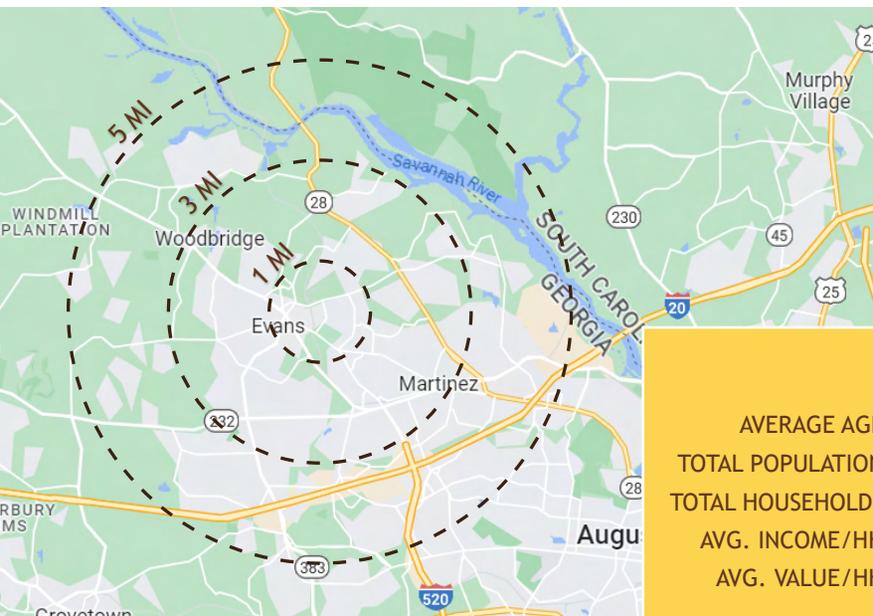
JORDAN TROTTER
COMMERCIAL REAL ESTATE

This 4,000 SF flex space property is located just off Columbia Industrial Boulevard between Evans to Locks Road and Riverwatch Parkway. Located in the heart of Evans, this property offers easy access to Washington Road, North Belair Road, Riverwatch Parkway, and Evans To Locks Road.

This property is centrally located and will serve Evans, Martinez, and Augusta. The building is fully conditioned and can easily be built out to suit the needs of a wide variety of users. It also includes multiple open office spaces and a large open area that was previously used as a gym. The space has one bay door and two restrooms.



- 4,000 SF flex space
- Shared parking
- 1 drive-in bay



	1 MI	3 MI	5 MI
AVERAGE AGE	42.8	41.6	39.9
TOTAL POPULATION	5,772	51,685	113,695
TOTAL HOUSEHOLDS	2,331	20,396	48,294
AVG. INCOME/HH	\$93,683	\$90,604	\$84,798
AVG. VALUE/HH	\$207,019	\$210,231	\$217,256







U SITE

NORTH BELAIR ROAD

EVANS TO LOCKS ROAD

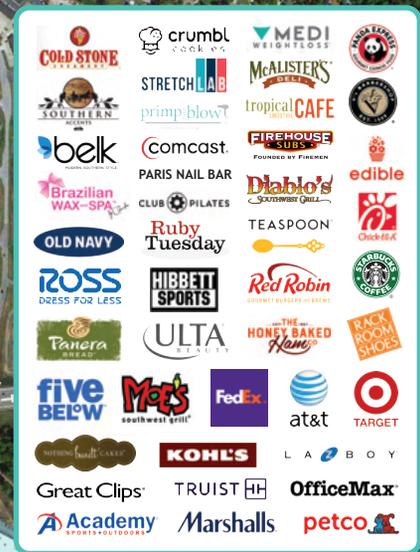
EVANS TOWN CENTER PARK

WASHINGTON ROAD

RIVERWATCH PARKWAY

MULLINS COLONY

MULLINS CROSSING



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 Gordon

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 Gordon, 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

