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ONLINE



# POTENTIAL BUILD TO SUIT

1369 15th Street | Augusta, GA 30912

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

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

ZONE | B-1

2.86 AC

LEASE | \$6/SF/YR



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

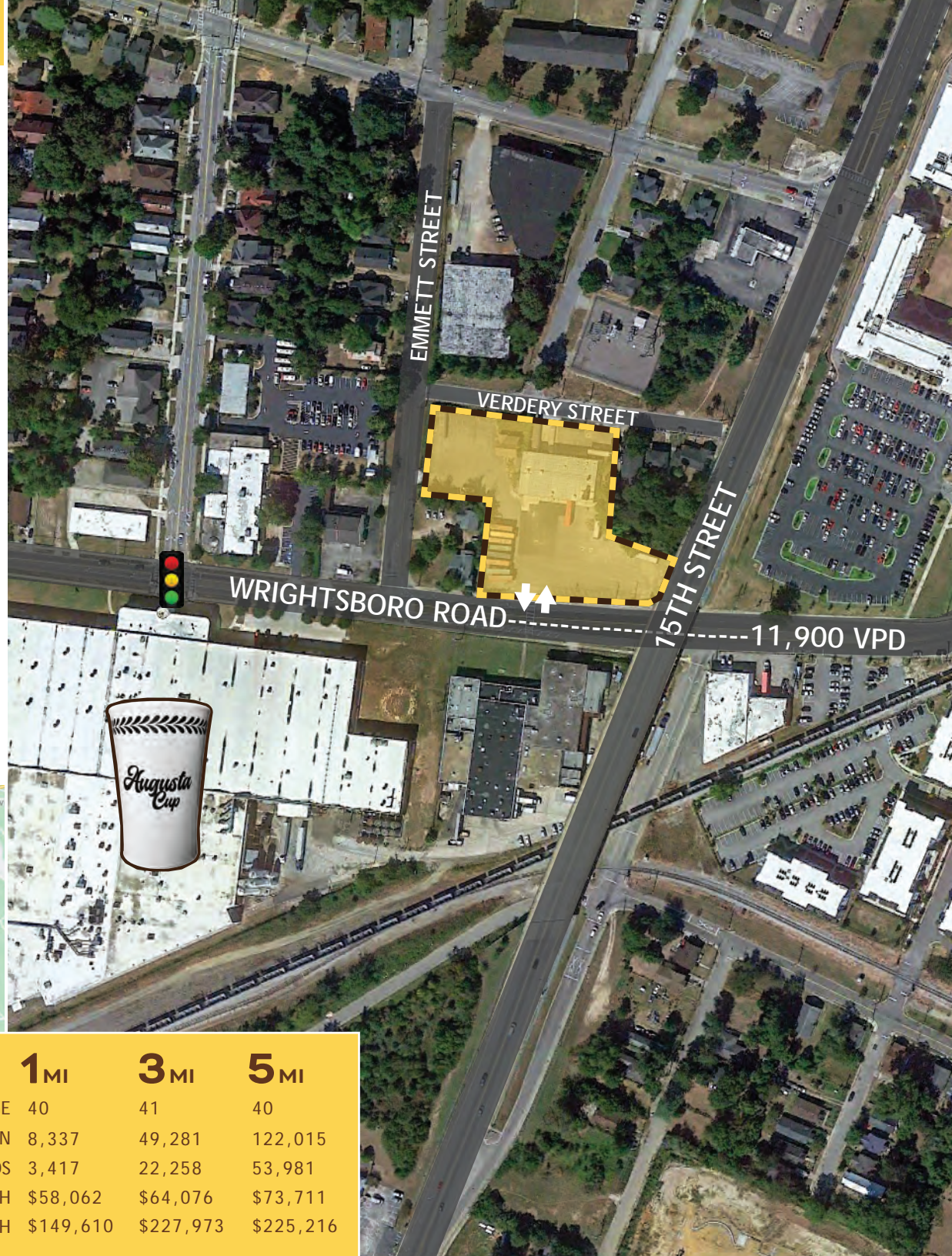
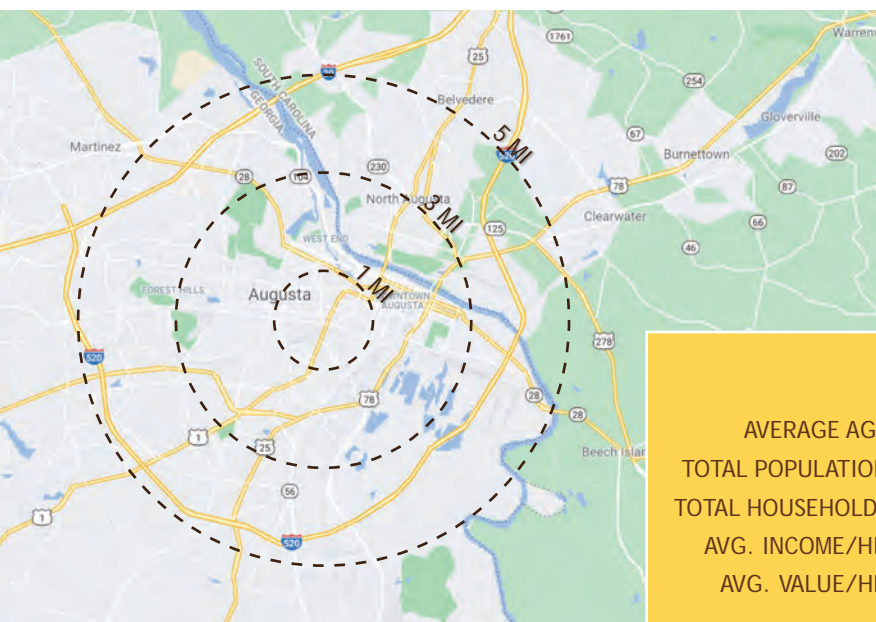


Located on Wrightsboro Road very close to the Augusta Medical District and Downtown Augusta. Easy access to 15th Street providing a central location to Riverwatch Parkway and Gordon Highway. This warehouse/office is located steps away from the new Augusta University Dental School and the former DART Container Corporation.

Great Build-To-Suit opportunity! The property is divided between 8,750 SF of warehouse/industrial space and 1,225 SF of office. It offers 7 grade-level bay doors, ample dedicated parking.



- Build to Suit Opportunity or Redevelopment
  - Fully fenced property
    - \$6/SF AS-IS
    - Dedicated parking
    - Bus line nearby
  - Wrightsboro Road VPD, 13,300

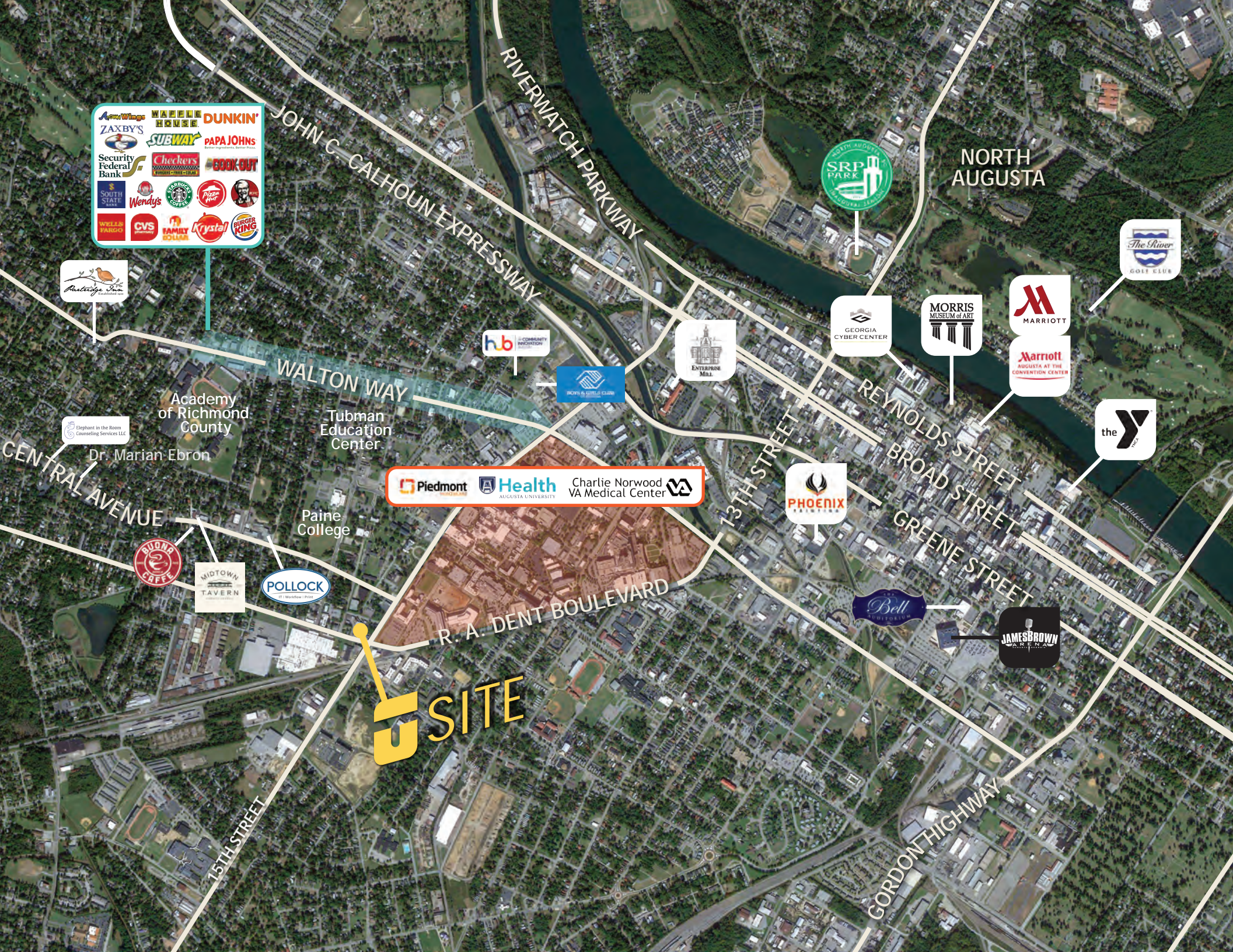


	1 <sub>MI</sub>	3 <sub>MI</sub>	5 <sub>MI</sub>
AVERAGE AGE	40	41	40
TOTAL POPULATION	8,337	49,281	122,015
TOTAL HOUSEHOLDS	3,417	22,258	53,981
AVG. INCOME/HH	\$58,062	\$64,076	\$73,711
AVG. VALUE/HH	\$149,610	\$227,973	\$225,216



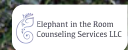






**Local Businesses:**

- Arby's, Zaxby's, Security Federal Bank, South State Bank, Wendy's, CVS, Family Dollar, Krystal, Dunkin', Maffle House, Subway, Papa John's, Checkers, Boqueron, Burger King



Academy of Richmond County

Dr. Marian Ebron

Tubman Education Center

Paine College



**Healthcare & Education:**

- Piedmont Health, Charlie Norwood VA Medical Center, Augusta University

**U SITE**





# 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

