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ONLINE



# 5,000 SF FLEX SPACE FOR LEASE

4107 Colben Boulevard | Evans, GA 30809

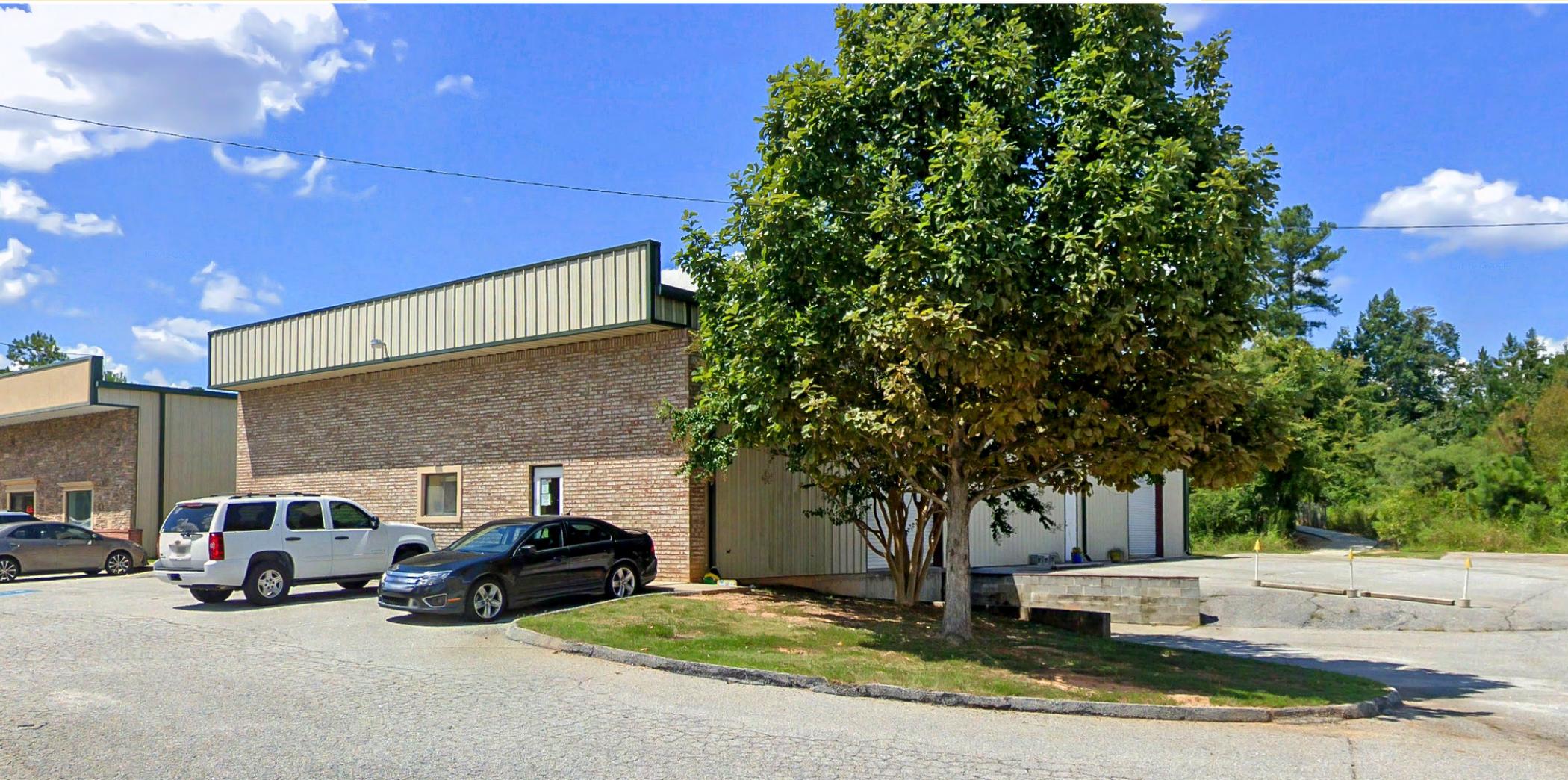
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ZONE | M1

1.25 AC

LEASE | \$12/SF/YR NNN



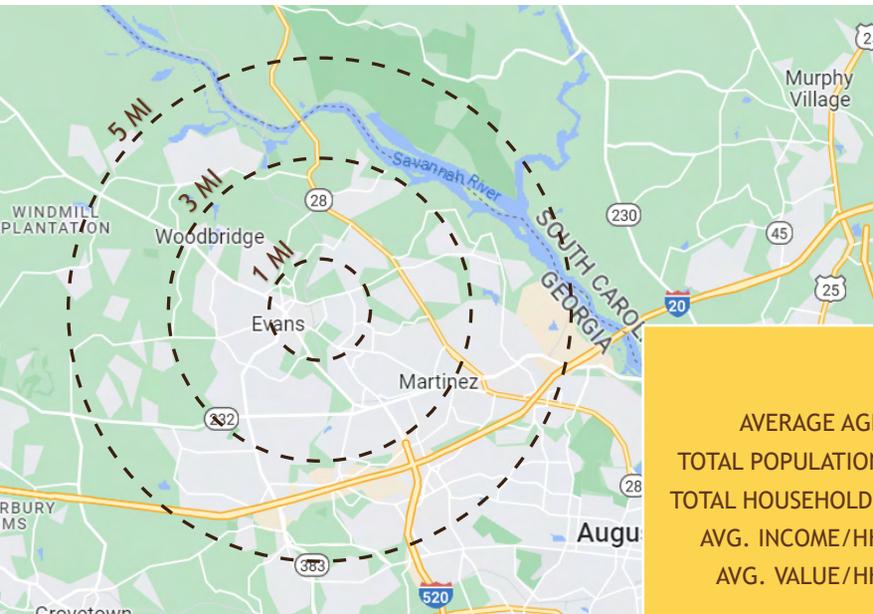
**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

This 5,000 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. This gym space offers several observation windows. The space has one bay door, one dock high door, and two restrooms.

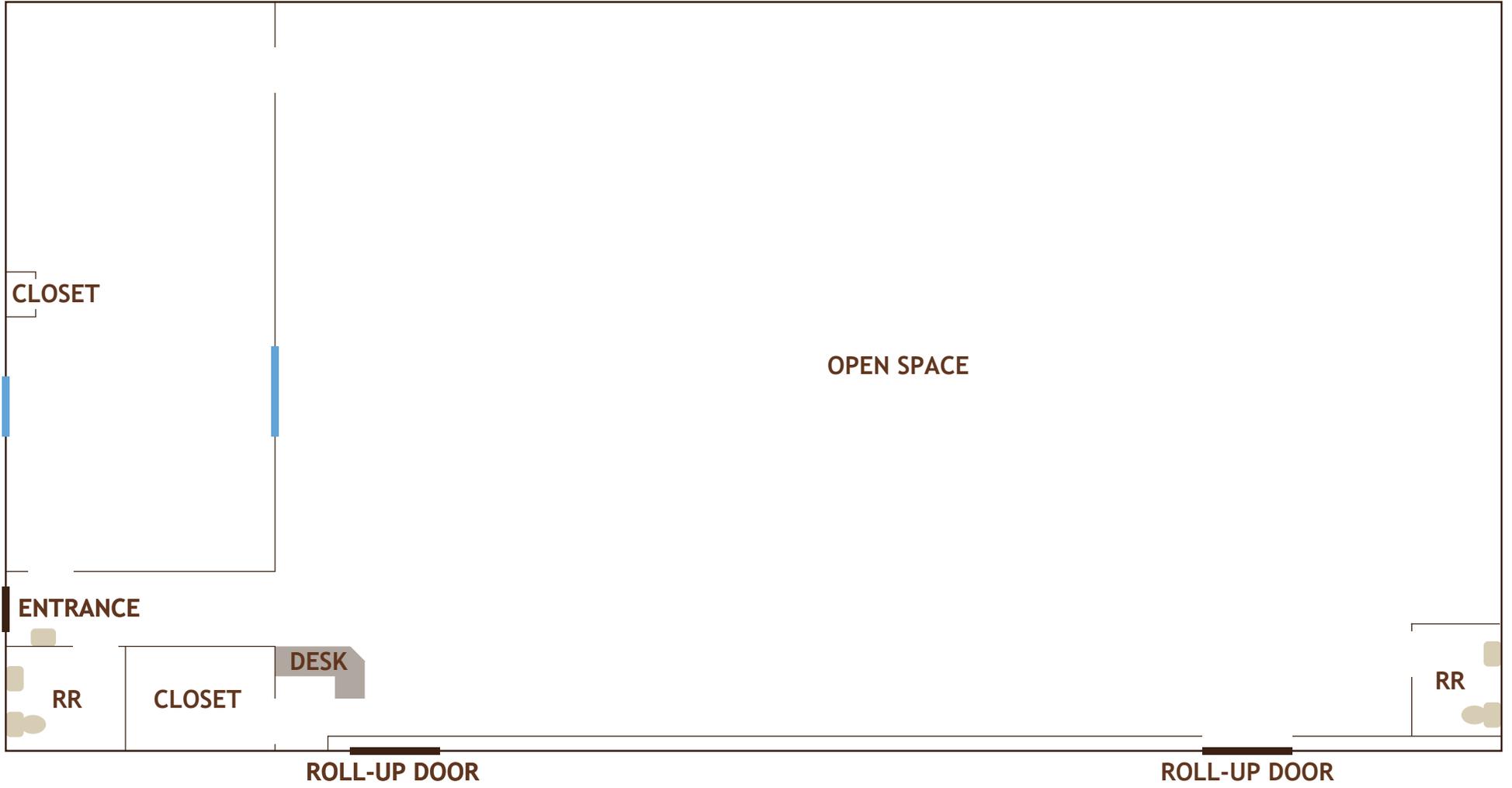


- 5,000 SF flex space
- Shared parking
- 1 drive-in bay
- 1 dock high door



	1 MI	3 MI	5 MI
AVERAGE AGE	00	00	00
TOTAL POPULATION	0,000	00,000	00,000
TOTAL HOUSEHOLDS	0,000	00,000	00,000
AVG. INCOME/HH	\$00,000	\$00,000	\$00,000
AVG. VALUE/HH	\$000,000	\$000,000	\$000,000

# FLOOR PLAN



racteq

# U SITE

NORTH BELAIR ROAD

EVANS TO LOCKS ROAD

EVANS TOWN CENTER PARK

WASHINGTON ROAD

RIVERWATCH PARKWAY

MULLINS COLONY

MULLINS CROSSING

SLIM CHICKENS

**TBNZ**  
GILL & GRILL

Cork & Flame

**Lowe's**

Pizza John's

**Waffle House**

crumbl  
COLD STONE  
SOUTHERN  
belk  
Brazilian WAX-SPA  
OLD NAVY  
ROSS  
Tanera  
five BELW  
MORNING BREAD  
KOHLS  
Great Clips

STRETCH LAB  
primp blow  
comcast  
PARIS NAIL BAR  
CLUB PILATES  
HIBBETT SPORTS  
HONEY BAKED Ham

MEDI WEIGHT LOSS  
McALISTER'S  
tropical CAFE  
FIREHOUSE  
Diablo's  
TEASPOON  
Red Robin  
THE HONEY BAKED Ham

edible  
Starbucks  
RACK ROOM SHOES  
at&t  
TARGET  
LA BOY  
OfficeMax  
petco

ZAXBY'S  
AspenDental  
GameStop  
POWER TO THE PLAYERS  
Arby's  
Walmart

STARBUCKS COFFEE  
WING STOP  
Kroger  
TIRE PLUS  
Hardee's  
IHOP  
Domino's  
DUNKIN'  
DOLLAR GENERAL  
mellow MUSHROOM

SportClips  
SALSAS'S  
ACE Hardware  
Botangles  
SHANE'S  
SONIC  
O'Reilly

Papa JOHN'S  
BURGER KING  
THE HAMBURGER SHOP  
CVS  
TIDAL WAVE  
KFC  
BIG LOTS  
W  
BROOKER BURET  
verizon wireless  
FIVE GUYS

NAMASTE  
LAZIZA  
TACO BELL  
Applebee's  
CIRCLE K  
publix  
GTC  
PALM BEACH TAN  
JIMMY JOHN'S

# 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

