



BUILDING WITH WAREHOUSE

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JORDAN TROTTER
COMMERCIAL REAL ESTATE



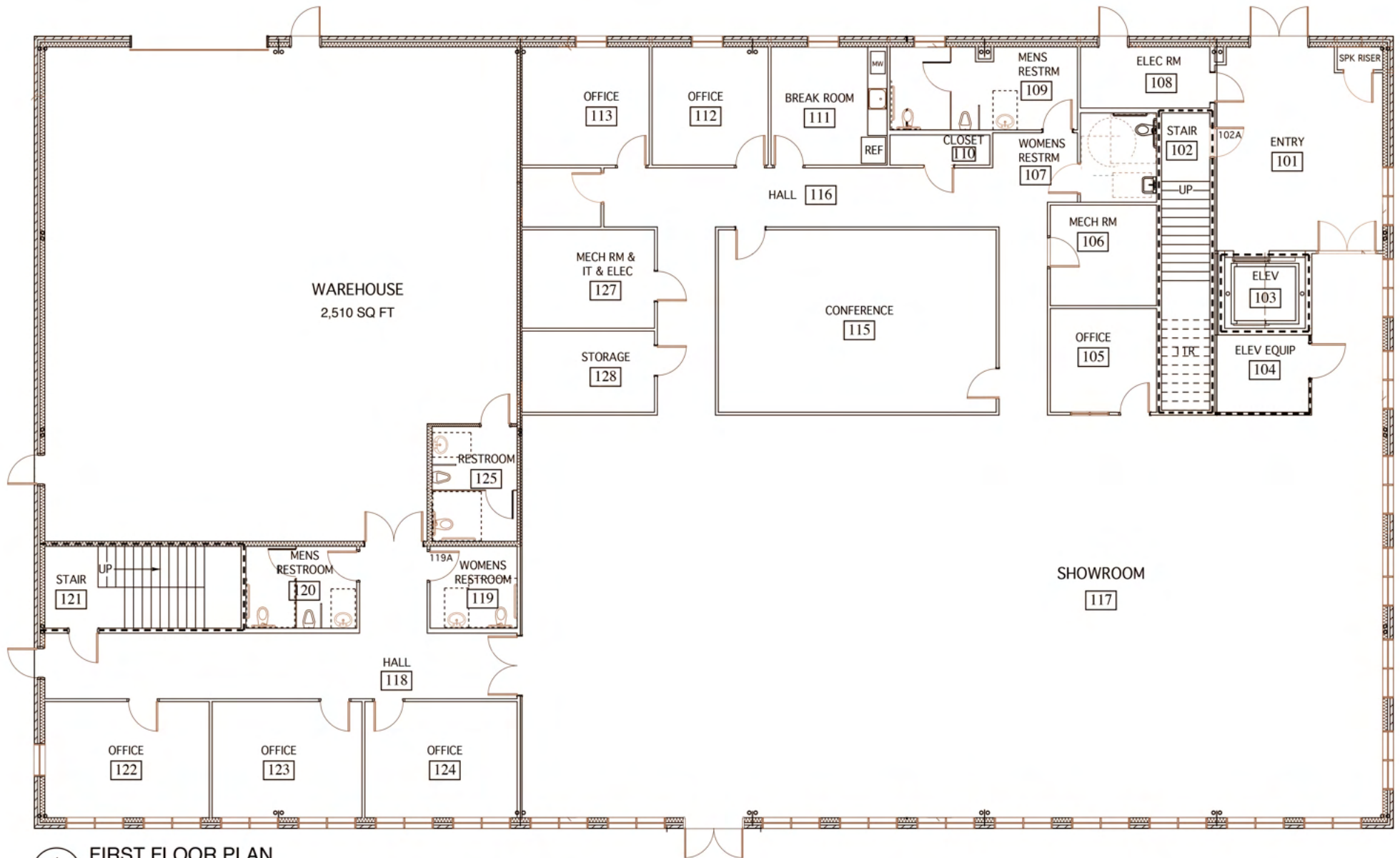
CLICK
HERE FOR A
360° AERIAL
VIDEO



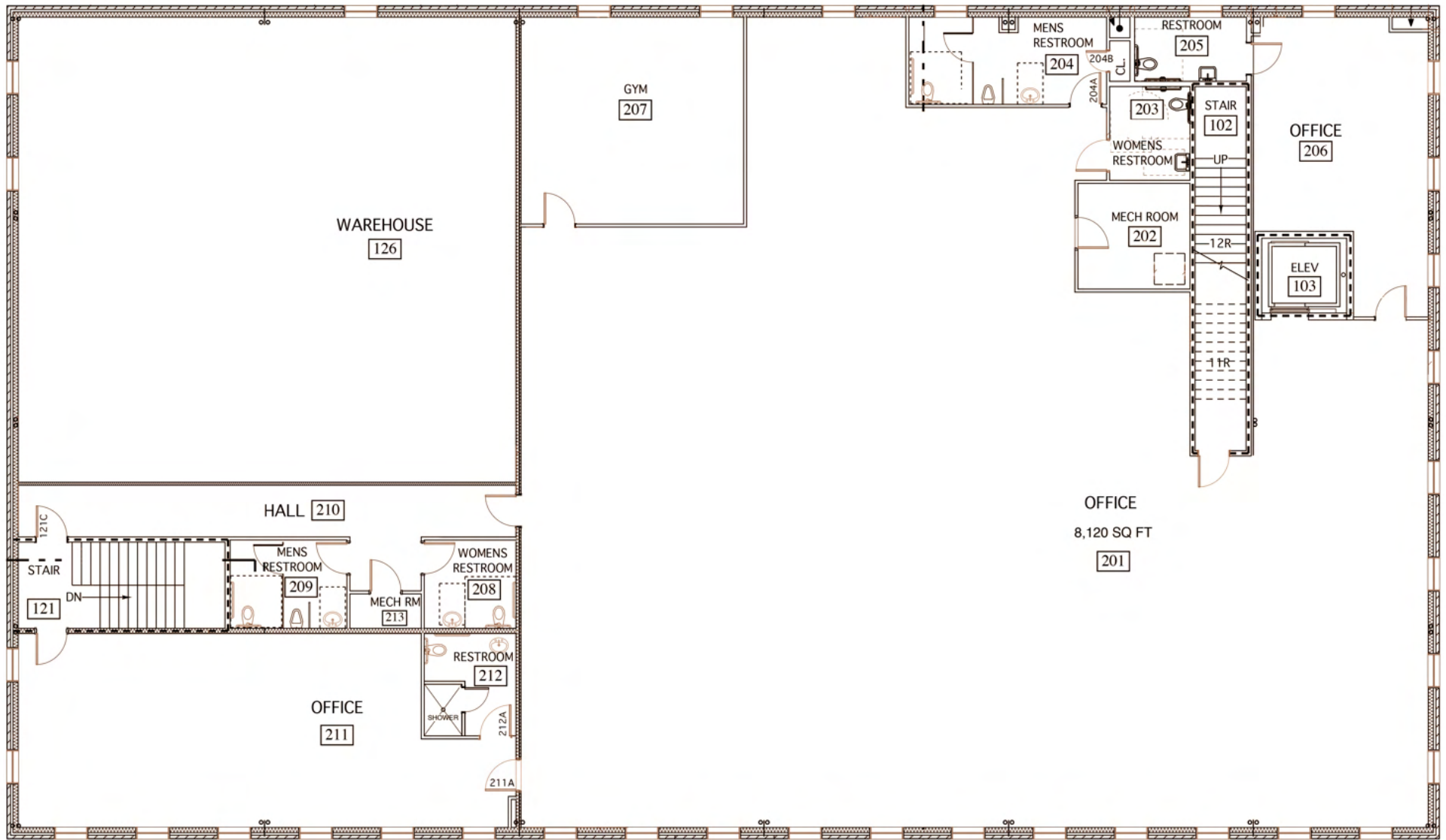
Office Showroom property with a warehouse component and drive-in bay door in downtown Augusta. Thirty on-site surface parking stalls. New construction with no expense spared on interior finishes. Elevator access to offices and meeting space on 2nd floor.

The building can be demised into two spaces with the warehouse space belonging to the first floor user. The first floor is 11,200 square feet and the second floor is 8,490 square feet. The warehouse area (2,510 square feet) is located within and has 26' ceilings and 14'w X 12'h drive-in bay door and covered dock.

- New construction office showroom property
 - Downtown Augusta
 - 11,200 SF first floor
 - 8,490 SF second floor
- 14'w x 12'h drive-in bay door
 - 26' ceilings



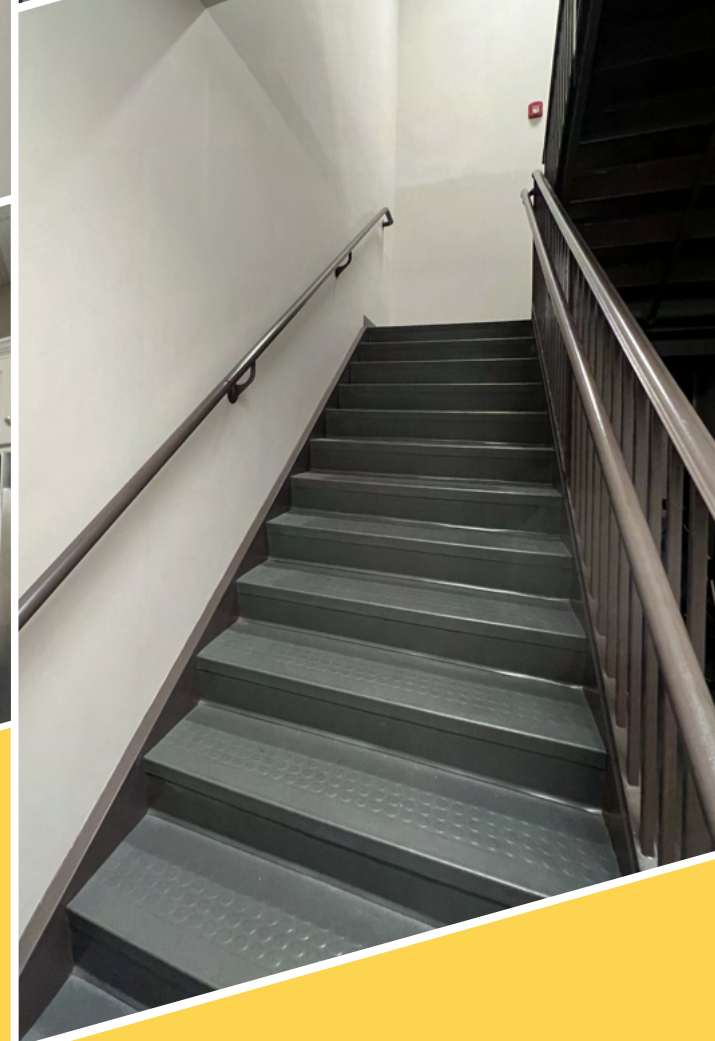
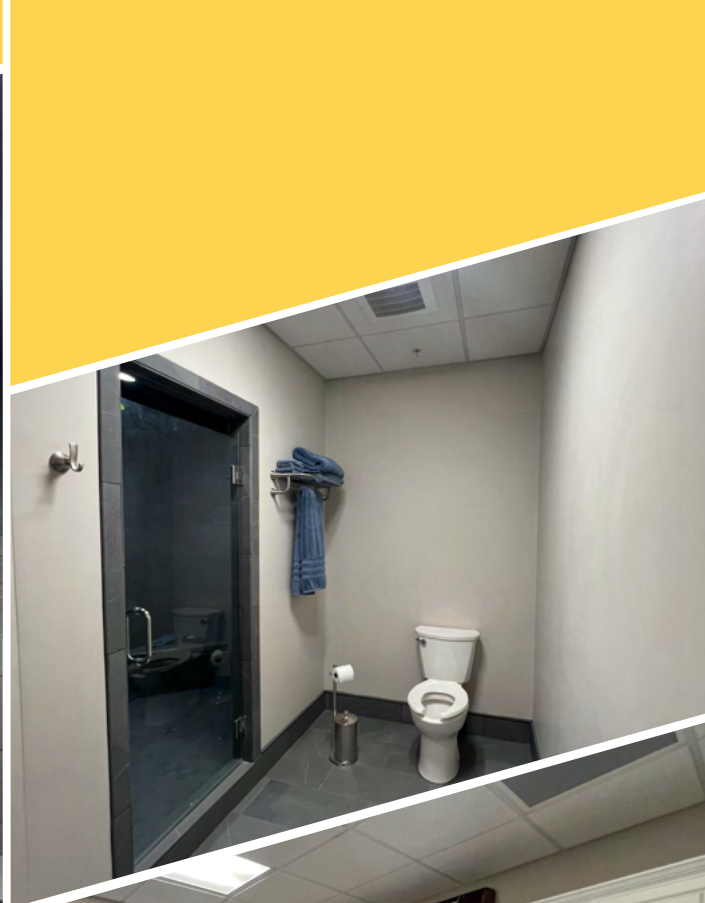
1 FIRST FLOOR PLAN
A-1 SCALE 1/8" = 1'-0"



1 SECOND FLOOR PLAN
A-1 SCALE 1/8" = 1'-0"













NORTH AUGUSTA



Charlie Norwood
VA Medical Center



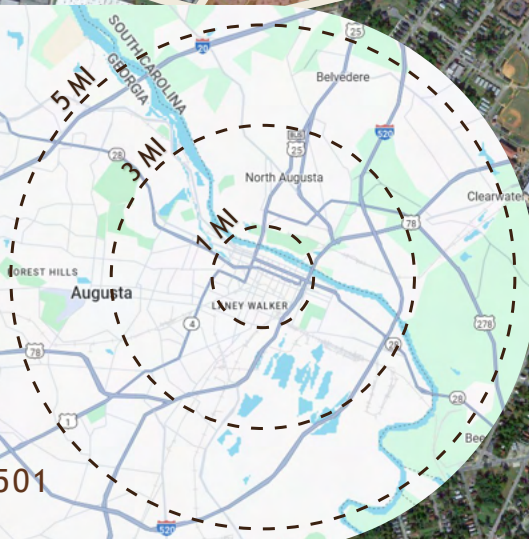
Academy
of Richmond
County

Tubman
Education
Center

Paine
College



1 MI	3 MI	5 MI
Evans		Martinez
TOTAL POPULATION		
6,253	43,503	106,720
TOTAL HOUSEHOLDS		
3,102	19,476	47,302
AVERAGE INCOME/HOUSEHOLD		
\$46,519	\$63,931	\$73,501



RIVER REGION STATISTICS



River Region
Population:
767,478



Annual
Growth Rate:
0.89%



Trade Area
Population:
767,478



Medium
Income:
\$55,049



Average
Commute:
23.5 mins



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

