



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

# INDUSTRIAL WAREHOUSE SPACE

1499 Jordan Road | Augusta, GA 30904

FOR SALE | \$1,500,00 | 35,410 SF on 2.15 AC | APN | 058-1-081-00-0

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





HEARD AVENUE

TUGGLE STREET

JORDAN ROAD



Great location right outside of Downtown Augusta. Easy access to Riverwatch Parkway, Gordon Highway, and I-520 (Bobby Jones Expressway). This is a great site for any business that needs to move equipment or product around the CSRA quickly and easily.

The 35,410 SF property is split between 7,066 SF of office and 28,344 SF of warehouse. The property offers two drive-in ramps and one dock-high bay door.

- Approximately 0.5 AC of laydown or truck turn-around
- Office and warehouse space





**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE



WALTON WAY



relic COFFEE

MILLEGE ROAD



Academy of Richmond County

Tubman Education Center



WRIGHTSBORO ROAD

Monte Sano Elementary

Charlie Norwood VA Medical Center



CENTRAL AVENUE

Paine College



DR. A. DENT BOULEVARD

**SITE**

15TH STREET

REYNOLDS STREET

13TH STREET



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

# 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%.

**Major Industry:** Fort Eisenhower, Savannah River Site, Augusta University, Piedmont Augusta, Charlie Norwood VA Medical Center, Bridgestone, East Central Regional, E-Z, Starbucks

**Population**    **1 mi**    **3 mi**    **5 mi**

Total Population	8,863	52,141	125,774
Median Age (m)	39	39	39
Median Age (f)	40	41	41

**Households & Income**    **1 mi**    **3 mi**    **5 mi**

Total Households	3,676	23,115	55,415
Persons per HH	2.4	2.3	2.3
Average Income	\$63,903	\$65,317	\$73,171
Average Value	\$170,028	\$226,345	\$223,095

