

10,000 SF CLAUSSEN ROAD OFFICE

1058 CLAUSSEN ROAD, AUGUSTA, GA 30907

10,000 SF AVAILABLE FOR LEASE

10,000 SF AVAILABLE FOR LEASE

Presented By:

Parker Dye
Associate
706.399.9303
parker@jordantrotter.com



JORDAN TROTTER

COMMERCIAL REAL ESTATE

3638 Walton Way Ext, Suite 200

Augusta, GA 30909

706.736.1031

www.jordantrotter.com



PROPERTY SUMMARY

Available SF:	10,000 SF
Lease Rate:	\$15.00 SF/yr (Full Service)
Lot Size:	2.61 Acres
Building Size:	32,000 SF
Building Class:	A
Zoning:	B-2 (General Business)

PROPERTY OVERVIEW

Property is located adjacent to The Family YMCA Headquarters currently occupying approximately 19,000 square feet. With 10,000 square feet of contiguous space available, this property is a rare opportunity for any large office user.

LOCATION OVERVIEW

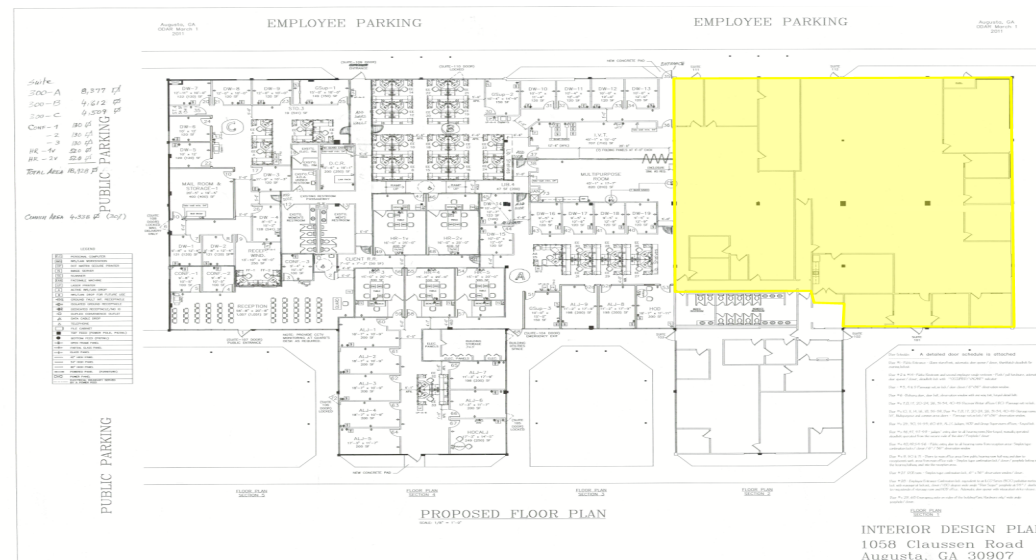
This property is located along Claussen Road, between Washington Road and Riverwatch Parkway. This property is visible from Interstate 20 and is adjacent to The Family YMCA Headquarters.



JORDAN TROTTER
COMMERCIAL REAL ESTATE

10,000 SF CLAUSSEN ROAD OFFICE

1058 CLAUSSEN ROAD, AUGUSTA, GA 30907



Parker Dye
Associate
706.399.9303
parker@jordantrotter.com

3638 Walton Way Ext, Suite 200
Augusta, GA 30909
706.736.1031
www.jordantrotter.com



JORDAN TROTTER

COMMERCIAL REAL ESTATE

10,000 SF CLAUSSEN ROAD OFFICE

1058 CLAUSSEN ROAD, AUGUSTA, GA 30907



Parker Dye
Associate
706.399.9303
parker@jordantrotter.com

3638 Walton Way Ext, Suite 200
Augusta, GA 30909
706.736.1031
www.jordantrotter.com

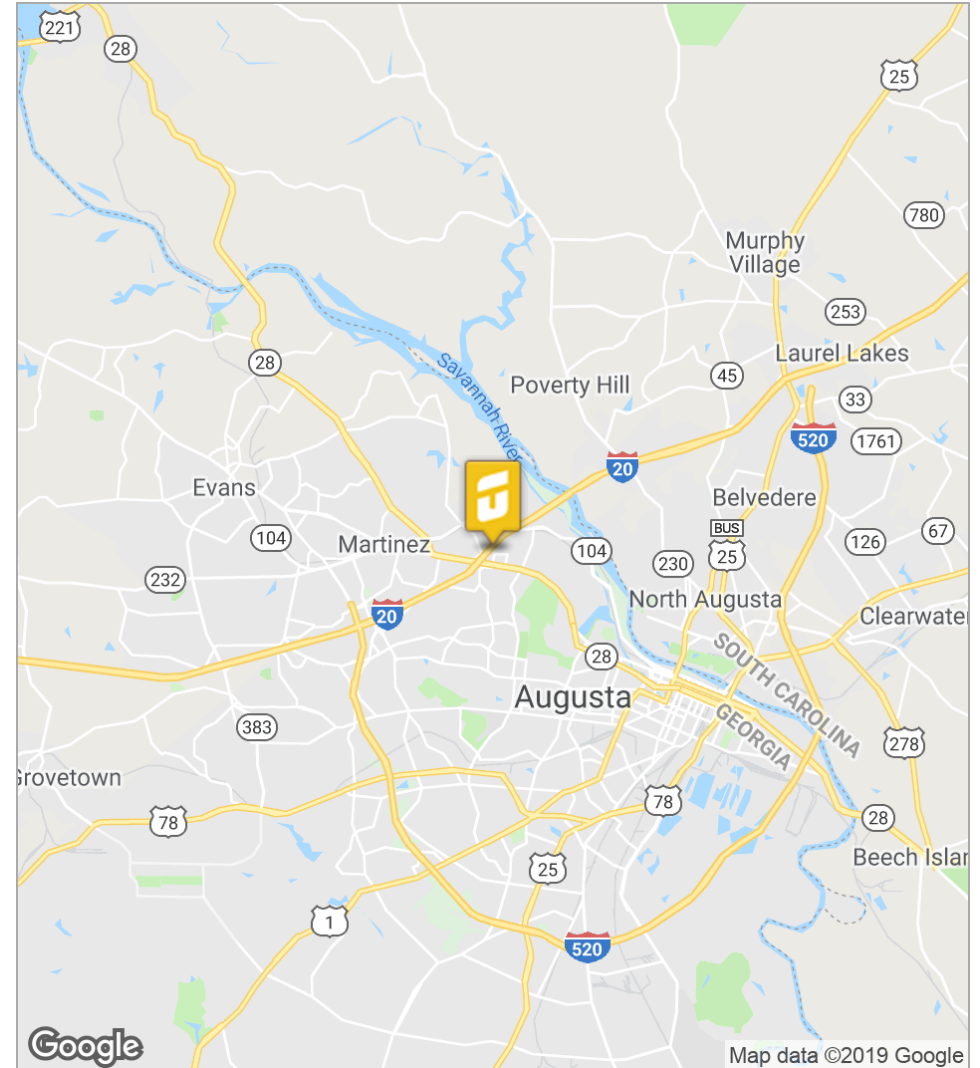
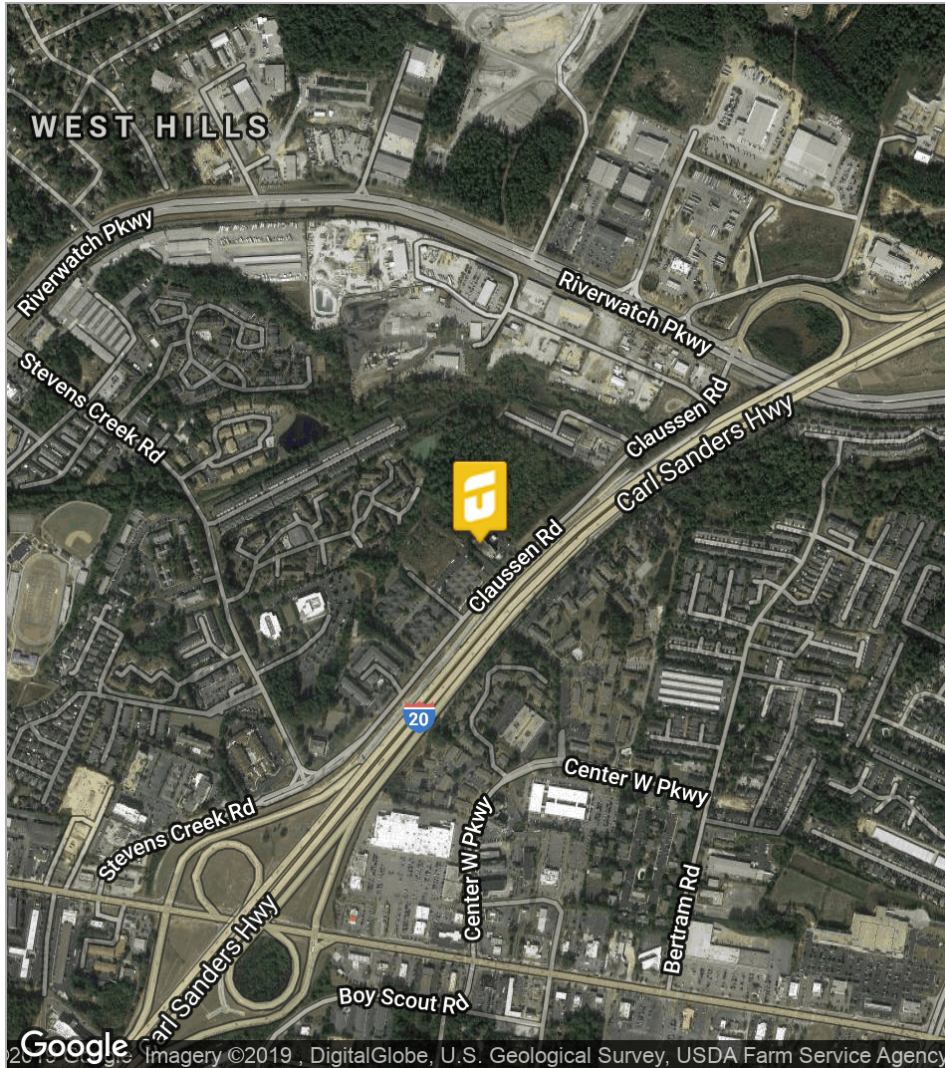


JORDAN TROTTER

COMMERCIAL REAL ESTATE

10,000 SF CLAUSSEN ROAD OFFICE

1058 CLAUSSEN ROAD, AUGUSTA, GA 30907



Parker Dye
Associate
706.399.9303
parker@jordantrotter.com

3638 Walton Way Ext, Suite 200
Augusta, GA 30909
706.736.1031
www.jordantrotter.com



JORDAN TROTTER

COMMERCIAL REAL ESTATE

10,000 SF CLAUSSEN ROAD OFFICE

1058 CLAUSSEN ROAD, AUGUSTA, GA 30907



	1 Mile	3 Miles	5 Miles
Total Population	5,260	42,506	115,428
Population Density	1,674	1,503	1,470
Median Age	33.4	39.3	37.3
Median Age (Male)	32.2	37.9	36.3
Median Age (Female)	35.9	41.2	38.4
Total Households	2,788	18,761	48,707
# of Persons Per HH	1.9	2.3	2.4
Average HH Income	\$51,253	\$75,305	\$66,060
Average House Value	\$121,695	\$248,557	\$226,555

* Demographic data derived from 2010 US Census

Parker Dye
 Associate
 706.399.9303
 parker@jordantrotter.com

3638 Walton Way Ext, Suite 200
 Augusta, GA 30909
 706.736.1031
www.jordantrotter.com