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HISTORIC FORMER ENGINE COMPANY NO. 7

2163 Central Avenue | Augusta, GA 30904


JORDAN TROTTER
COMMERCIAL REAL ESTATE

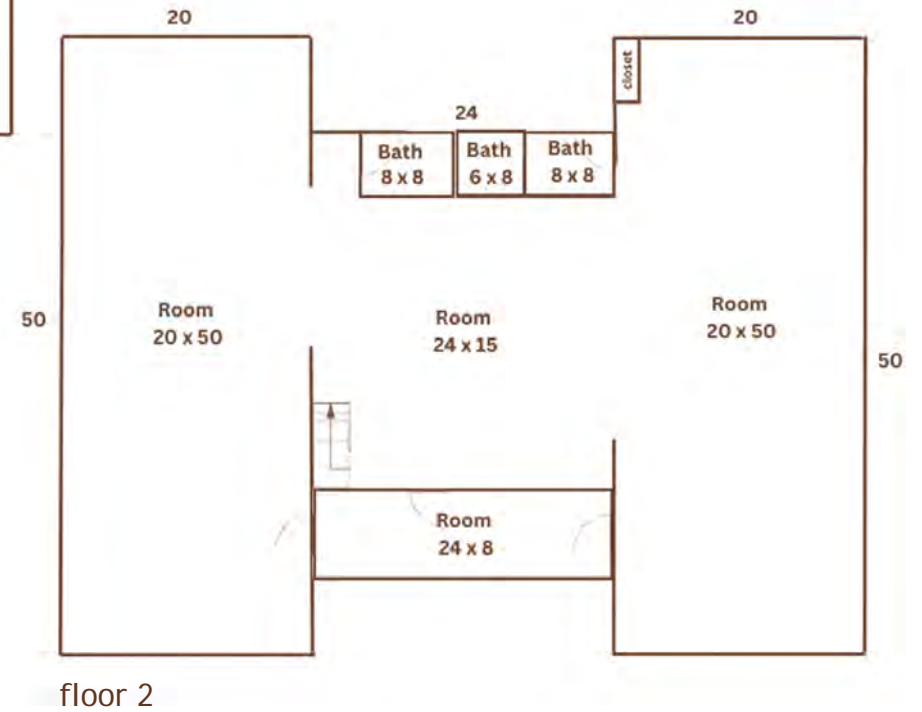
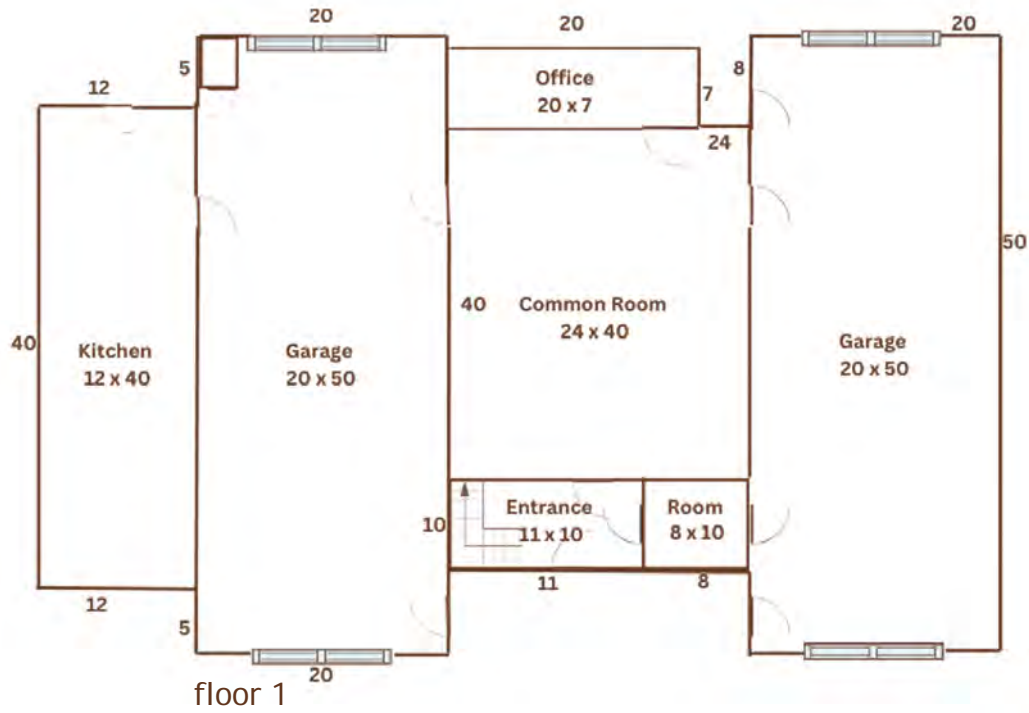
FOR SALE	9,301 SF	APN 044-2-222-00-0
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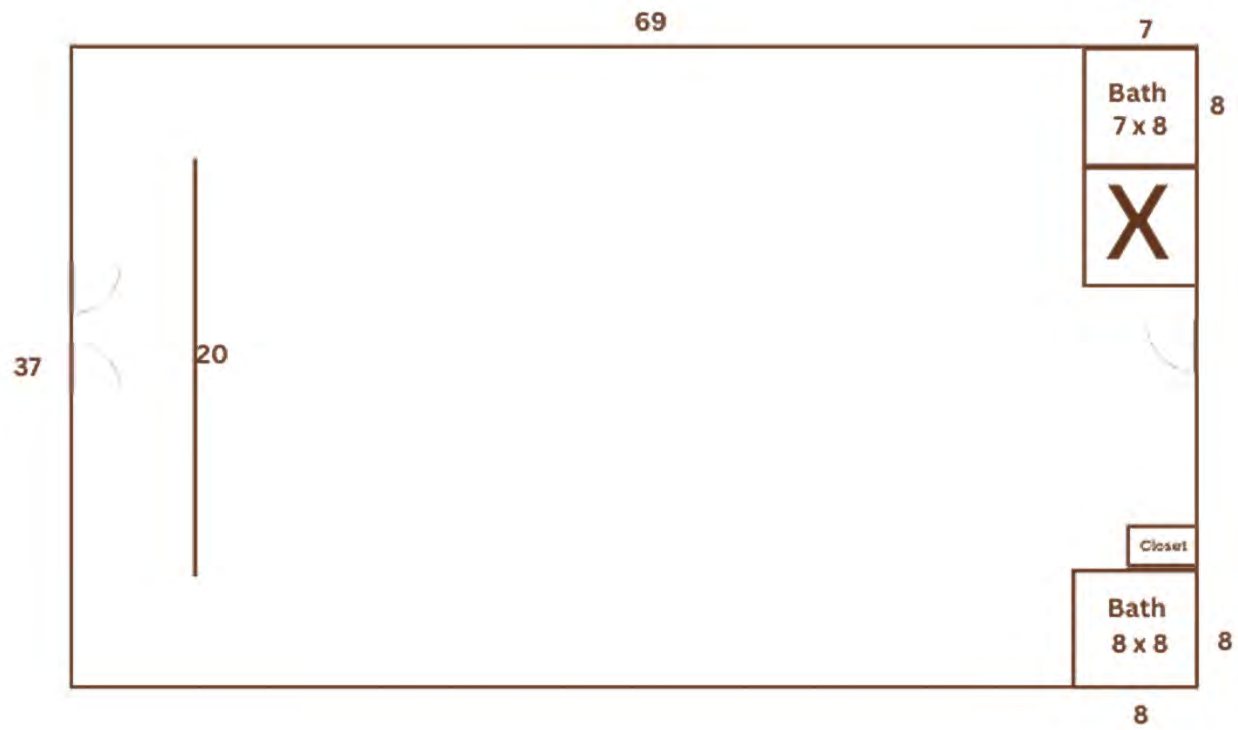
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This iconic property offers a unique opportunity to own a piece of local history. Originally built in 1917, this charming building served as Old Engine Company No.7, the first fire station in Augusta to house motorized fire trucks. Located in the heart of Augusta's historic Summerville District. The fire station features white stucco exterior and a red clay tile pent roof, preserving its historic charm while offering modern amenities for versatile use. With 9,302 SF of space, the possibilities are endless. Transform it into a distinctive retail concept, a captivating commercial space, or a mixed-use property.

- Located in the heart of the historic Summerville District
- Central Avenue---10,400 VPD
- 9,302 total SF available
- Firehouse - 6,748 SF
- Additional building- 2,553 SF

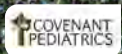








USITE



Monte Sano Elementary

Academy of Richmond County

Tubman Education Center

Dr. Marian Ebron



Charlie Norwood VA Medical Center



Paine College



CENTRAL AVENUE

R.A. DENT BOULEVARD

15TH STREET

REYNOLDS STREET

15TH STREET

RIVER WATCH PARKWAY



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COMMERCIAL REAL ESTATE

Population

	1 mi	3 mi	5 mi
Total Population	8,613	60,397	133,499
Median Age (m)	34.0	34.9	34.7
Median Age (f)	35.2	37.4	37.5

Households & Income

	1 mi	3 mi	5 mi
Total Households	3,653	26,081	56,985
Persons per HH	2.4	2.3	2.3
Average Income	\$52,073	\$46,040	\$49,650
Average Value	----	\$121,412	\$126,893

