

1022 WALTON WAY

1022 WALTON WAY, AUGUSTA, GA 30901



1,800 SF AVAILABLE FOR LEASE

LEASE RATE:\$20.00 SF/YR

Presented By:

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JORDAN TROTTER

COMMERCIAL REAL ESTATE

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



PROPERTY OVERVIEW

This space is restaurant ready and fully equipped with a drive through window, fryers, grills, walk in cooler, walk in freezer, and a video camera system. This center is located directly across the street from Johnson Motor Company and is within sight of the new courthouse/judicial center. It is within walking distance of University Hospital and many other campuses within the medical district. Current tenants in the center include: Diablo's, Walgreens and National Seating & Mobility.

LOCATION OVERVIEW

This retail center is located on the corner of Walton Way & 11th Streets. It is within sight of the new courthouse/Judicial Center.

PROPERTY HIGHLIGHTS

- Walton Way VPD- 15,800
- Fully equipped - restaurant ready
- Within sight of the new courthouse
- Walking distance of medical district

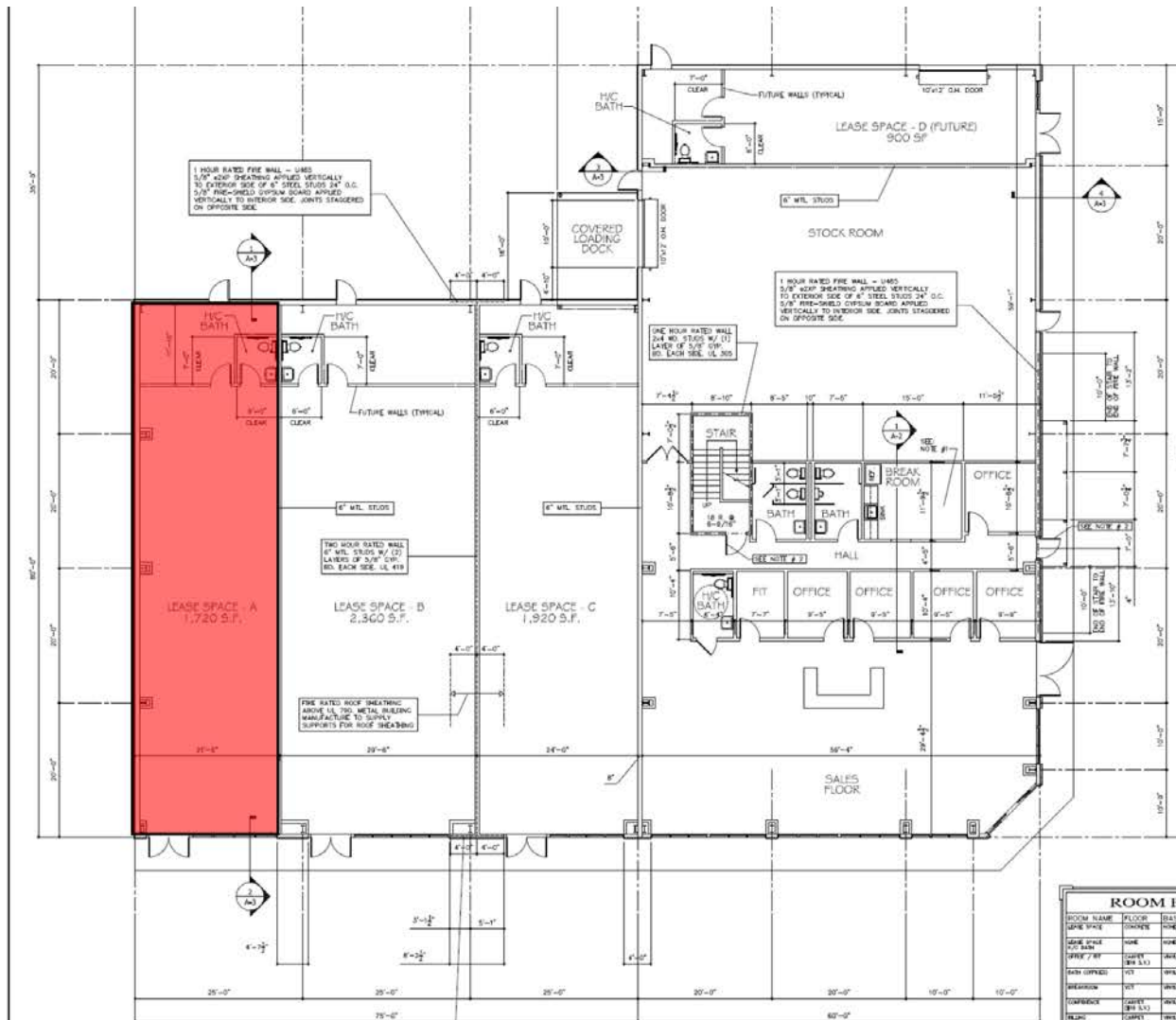
PROPERTY SUMMARY

Available SF: 1,800 SF

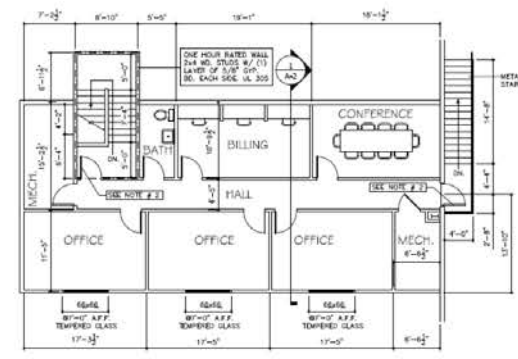
Lease Rate: \$20.00 SF/yr (Gross)

Lot Size: 0 Acres

Building Size: 1,800 SF



1. TWO HOUR FIRE WALL PROVIDED BETWEEN LEASE UNITS B AND C. ROOF DECK CONSTRUCTION IN ACCORDANCE WITH 801.705.8 EXTERIOR A, 4.3. EXTERIOR WALLS RATED ONE HOUR IN ACCORDANCE WITH 706.3.1.1.
 2. BUILDING AREA PER IBC TABLE 503, TYPE V-B 5,000 S.F. AREA MODIFICATIONS FOR USING LEASE SPACE C AND INTEGRITY MEDICAL IS 10,494 SQUARE FEET.
 3. NFPA CHAPTER 101 SECTION 7.2.2.6.3/7.2.2.6.3.2 1-HOUR RATED EXTERIOR WALL WITH 3/4 HOUR DOORS.
 4. EXTERIOR STAIR, NFPA 101 7.2.2.6.3/7.2.2.6.3.2 1-HOUR RATED EXTERIOR WALL WITH 3/4 HOUR DOORS.
 5. OCCUPANT LOAD.
 6. TENANT SPACE A: SALES AREA 1,447 SF @ 30 SF/PERSON = 48.
 7. STOCK AREA 273 SF @ 300 SF/PERSON = 1.
 8. TENANT SPACE B: SALES AREA 1,885 SF @ 30 SF/PERSON = 63.
 9. STOCK AREA 375 SF @ 300 SF/PERSON = 1.
 10. TENANT SPACE C: SALES AREA 1,915 SF @ 30 SF/PERSON = 64.
 11. STOCK AREA 365 SF @ 300 SF/PERSON = 1.
 12. TENANT SPACE D: SALES AREA 708 SF @ 30 SF/PERSON = 24.
 13. STOCK AREA 181 SF @ 300 SF/PERSON = 1.
 14. INTEGRITY MEDICAL SALES AREA 1,708 SF @ 30 SF/PERSON = 57.
 15. OFFICE 3,254 SF @ 100 SF/PERSON = 33.
 16. STOCK ROOM 3,632 @ 300 SF/PERSON = 12.
 17. ARRANGEMENTS OF MEANS OF EGRESS.
 18. NFPA 101 CHAPTER 7 (7.2.2.6.3) (7.2.2.6.3.2) EXTERIOR STAIR - 1 HOUR RATED WITH 45 MIN. FIRE DOOR.
 19. EXITS.
 20. A. TENANT SPACES A-C - SUB CLASS C (36.1.4.2.1) (2) 1 EXIT REQUIRED (36.2.4 EXEMPTION 2).
 21. B. INTEGRITY MEDICAL - SUB CLASS B (36.1.4.2.1) (3) 2 EXITS REQUIRED (36.2.4).
 22. ILLUMINATION OF MEANS OF EGRESS - REQUIRED (12.2.6.36.2.9).
 23. EMERGENCY LIGHTING REQUIRED (12.2.6.36.2.9).
 24. MARKING OF MEANS OF EGRESS.
 25. A. TENANT SPACES A-C - NOT REQUIRED (36.2.10).
 26. B. INTEGRITY MEDICAL - REQUIRED (36.2.10).
- NOTE:
1. COUNTER TOPS IN BREAK ROOM TO BE 3/4" HIGH NO CABINETS BELOW SINK (3/4" HIGH). INSULATE P-TRAP.
 2. DOORS TO BE 3/4 HOUR RATED DOOR AND FRAME SELF CLOSING SELF LATCHING.



SECOND FLOOR PLAN

ROOM NAME	FLOOR	BASE	WALLS	CEILING	CEILING MISC	NOTES
LEASE SPACE A	2ND	CONC	CONC	CONC	CONC	
LEASE SPACE B	2ND	CONC	CONC	CONC	CONC	
LEASE SPACE C	2ND	CONC	CONC	CONC	CONC	
LEASE SPACE D	2ND	CONC	CONC	CONC	CONC	
STOCK ROOM	2ND	CONC	CONC	CONC	CONC	
OFFICE	2ND	CONC	CONC	CONC	CONC	
CONFERENCE	2ND	CONC	CONC	CONC	CONC	
SALES FLOOR	2ND	CONC	CONC	CONC	CONC	

AUGUSTA, GA 30904
PHONE: 706-268-2000
FAX: 706-268-3299
WootFloorDesign.com



DESIGNED FOR:
INTEGRITY MEDICAL

PROJECT TITLE:
NEW FACILITY & RENTAL SPACE ON WALTON WAY
RICHMOND CO. GEORGIA



SCALE:
1" = 1'-0"

DESIGNED BY:
JTS

DRAWN BY:
WLA

CHECKED BY:
JTS

REVIEWED DATE:
9-25-14

PURCHASE NO:
071-020



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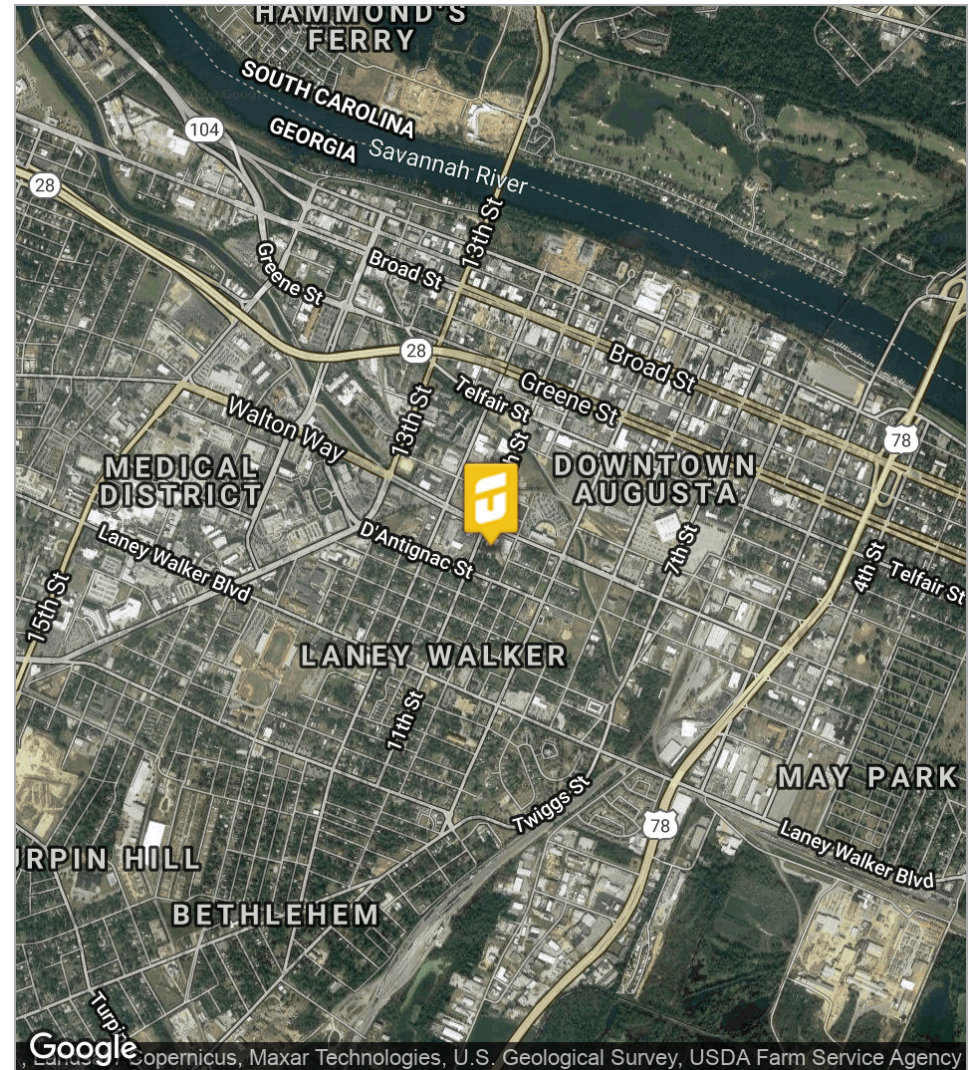


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	1 Mile	3 Miles	5 Miles
Total Population	6,999	41,403	98,443
Population Density	2,228	1,464	1,253
Median Age	33.4	35.4	36.7
Median Age (Male)	31.7	33.8	35.0
Median Age (Female)	35.4	36.9	38.4
Total Households	2,737	17,416	41,955
# of Persons Per HH	2.6	2.4	2.3
Average HH Income	\$29,889	\$39,350	\$46,827
Average House Value	\$153,750	\$151,579	\$137,049

* Demographic data derived from 2010 US Census

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