

CLICK
HERE FOR A
VIRTUAL
TOUR



3,265 SF FOR LEASE

1515 Laney Walker Boulevard | Augusta, GA 30904

ROBERT MCCRARY
robert@jordantrotter.com
706 • 736 • 1031

ZONE | P-1

0.19 AC

LEASE | \$15/SF/YR



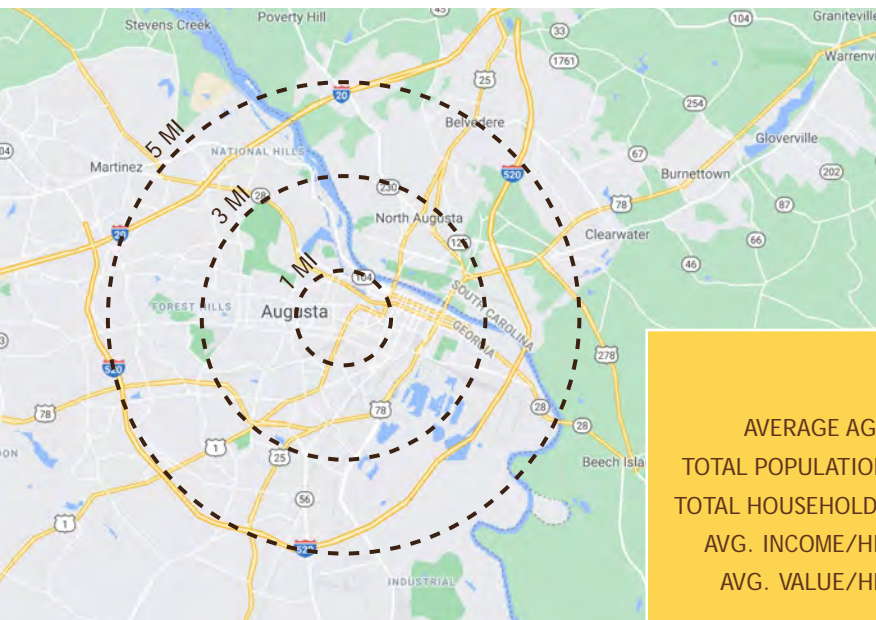
JORDAN TROTTER
COMMERCIAL REAL ESTATE

Strategically situated along the high-traffic corridor of Laney Walker Boulevard, this property offers outstanding visibility and accessibility just minutes from downtown Augusta. Located within the heart of the Augusta Medical District, which includes Piedmont Augusta, Wellstar MCG Health Medical Center, and the Charlie Norwood VA Medical Center, this office is ideally positioned for professional and medical uses.

Long standing medical office space available for lease in the heart of the Augusta Medical District. Features include five individual exam rooms, one pre-op/post-op recovery site, one surgical suite, multiple restrooms, reception and waiting area, and ample storage rooms. The building was constructed in 1973 with an addition in 1984 and renovation in 1998. Easy access from Laney Walker Boulevard and Chafee Avenue to private parking lot.

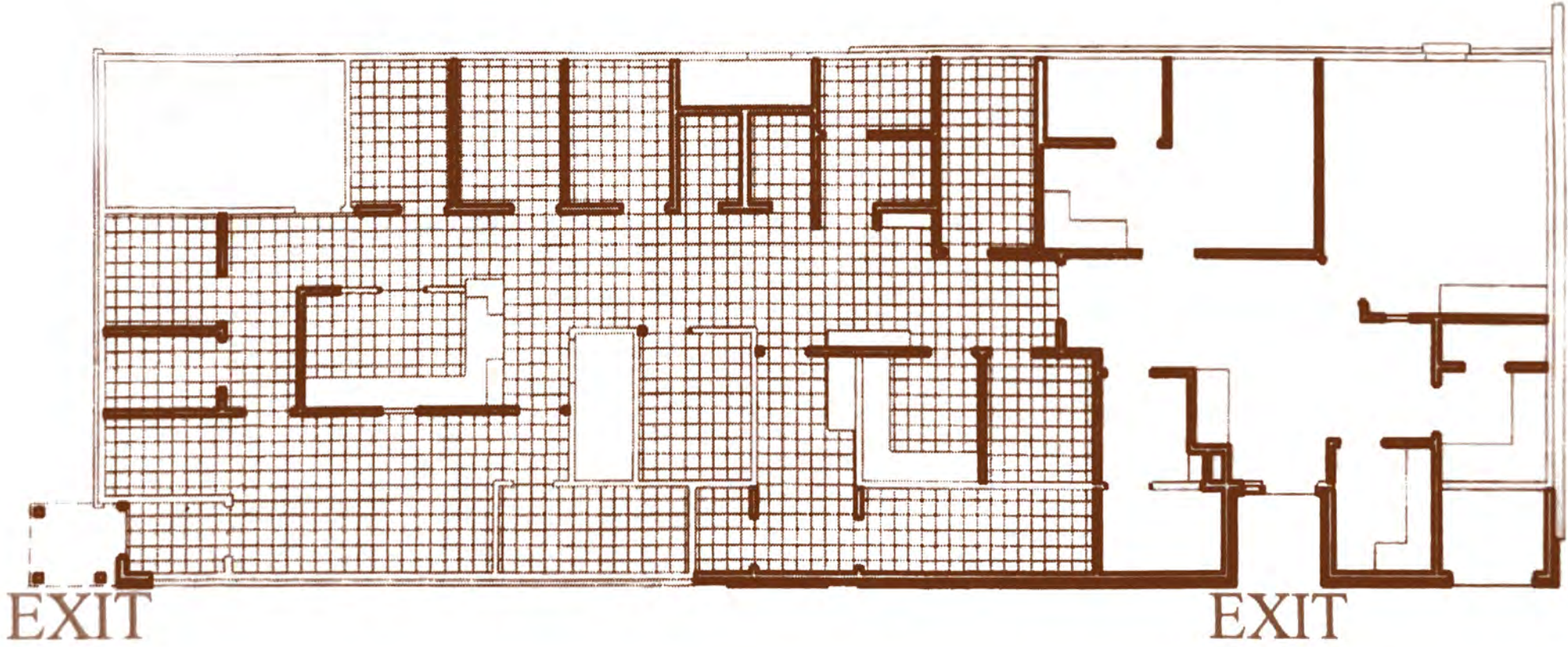


- Established medical office
- Private parking lot
- New roof 2025

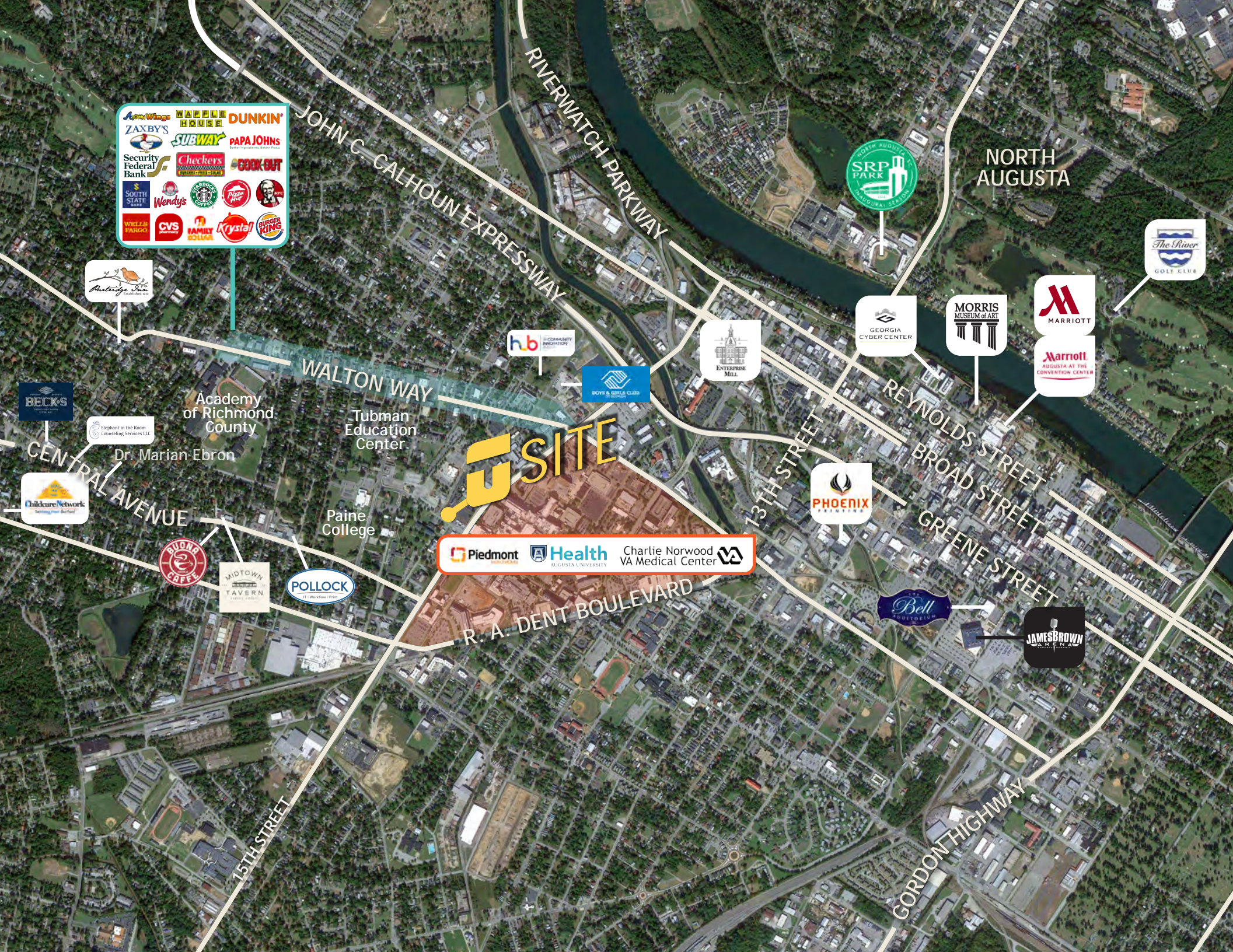


	1 MI	3 MI	5 MI
AVERAGE AGE	40	41	40
TOTAL POPULATION	8,508	51,431	124,336
TOTAL HOUSEHOLDS	3,573	23,349	55,023
AVG. INCOME/HH	\$58,358	\$66,460	\$75,451
AVG. VALUE/HH	\$176,279	\$234,543	\$227,666

FLOOR PLAN







NORTH AUGUSTA

JOHN C. CALHOUN EXPRESSWAY

RIVERWATCH PARKWAY

WALTON WAY

R. A. DENT BOULEVARD

13TH STREET

GORDON HIGHWAY

REYNOLDS STREET

BROAD STREET

GREENE STREET

15TH STREET

CENTRAL AVENUE

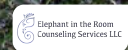
Logos in a grid:

- Arby's Wings
- Waffle House
- Dunkin'
- Zaxby's
- Subway
- Papa John's
- Security Federal Bank
- Checkers
- Book-Out
- South State Bank
- Wendy's
- Starbucks
- Pizza Hut
- KFC
- Wells Fargo
- CVS
- Family Dollar
- Krystal
- Burger King



Logos in a row:

- Piedmont
- Health Augusta University
- Charlie Norwood VA Medical Center
- VA logo



Academy of Richmond County

Tubman Education Center

Paine College

Dr. Marian Ebron

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%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Eisenhower, 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

