

SCAN THE
QR TO VIEW
OUR LISTING
ONLINE



ACADEMY PLAZA

1944 Walton Way | Augusta, GA 30904

CHARLIE DAVIS
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706 • 736 • 1031

1,070 - 1,080 SF

FOR LEASE

\$16/SF/YR

SUITE B
1,070 SF

SUITE F
1,080 SF

SUITE K
1,080 SF



JORDAN TROTTER
COMMERCIAL REAL ESTATE

This strip center is located on Walton Way where Baker Avenue intersects. This property is visible to over 19,600 cars along its 205 feet of frontage. This center is in front of the largest high school in Richmond County (1,400 Students/ 88 Teachers) and receives much of its traffic from the Hospital District (Approximately 10,000 employees) as well as Augusta University (9,108 Students / 4,900 Staff).

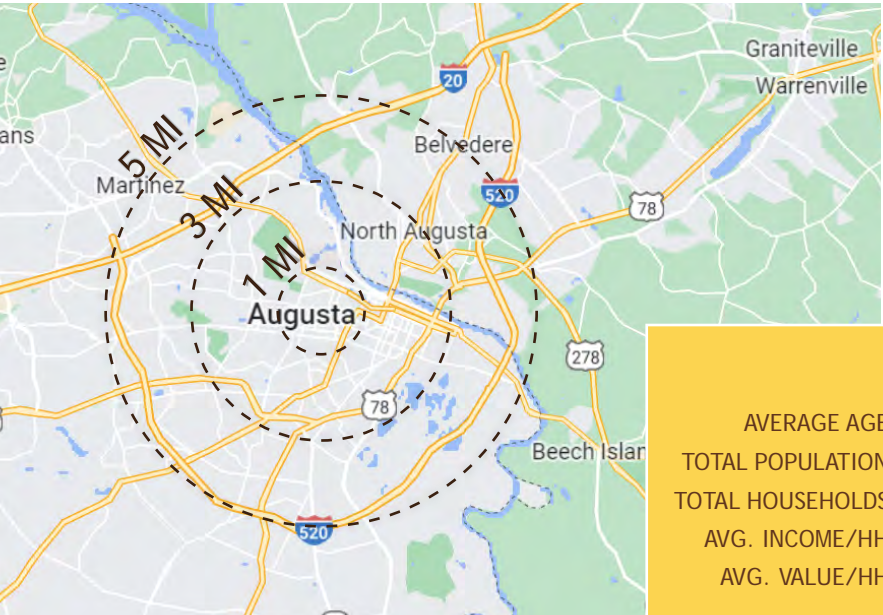
This center is under new ownership and was completely remodeled in 2017. It is visible to over 19,600 cars daily. It is located near the start of the commercial development along Walton Way which makes it a great transitional site from residential to commercial. This center's tenants include, a veterinary clinic, massage, a pharmacy, and a tax service. A Thai restaurant is coming soon. This center has 53 parking stalls. 1,070 SF - 1,080 SF available.



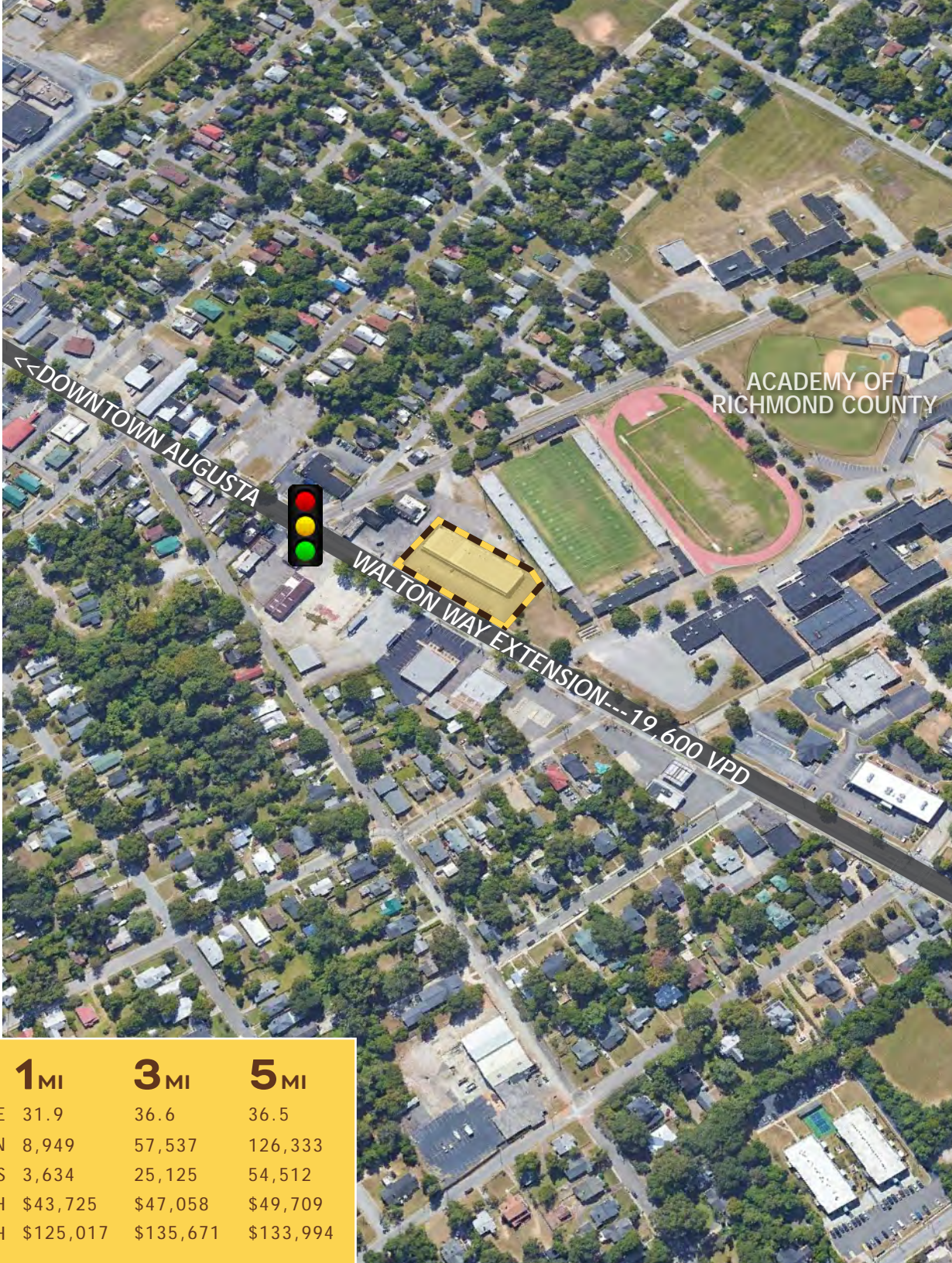
- Updated building facade (2017)
- 53 parking stalls
- 1,070 - 1,080 SF available
- Second generation restaurant space available

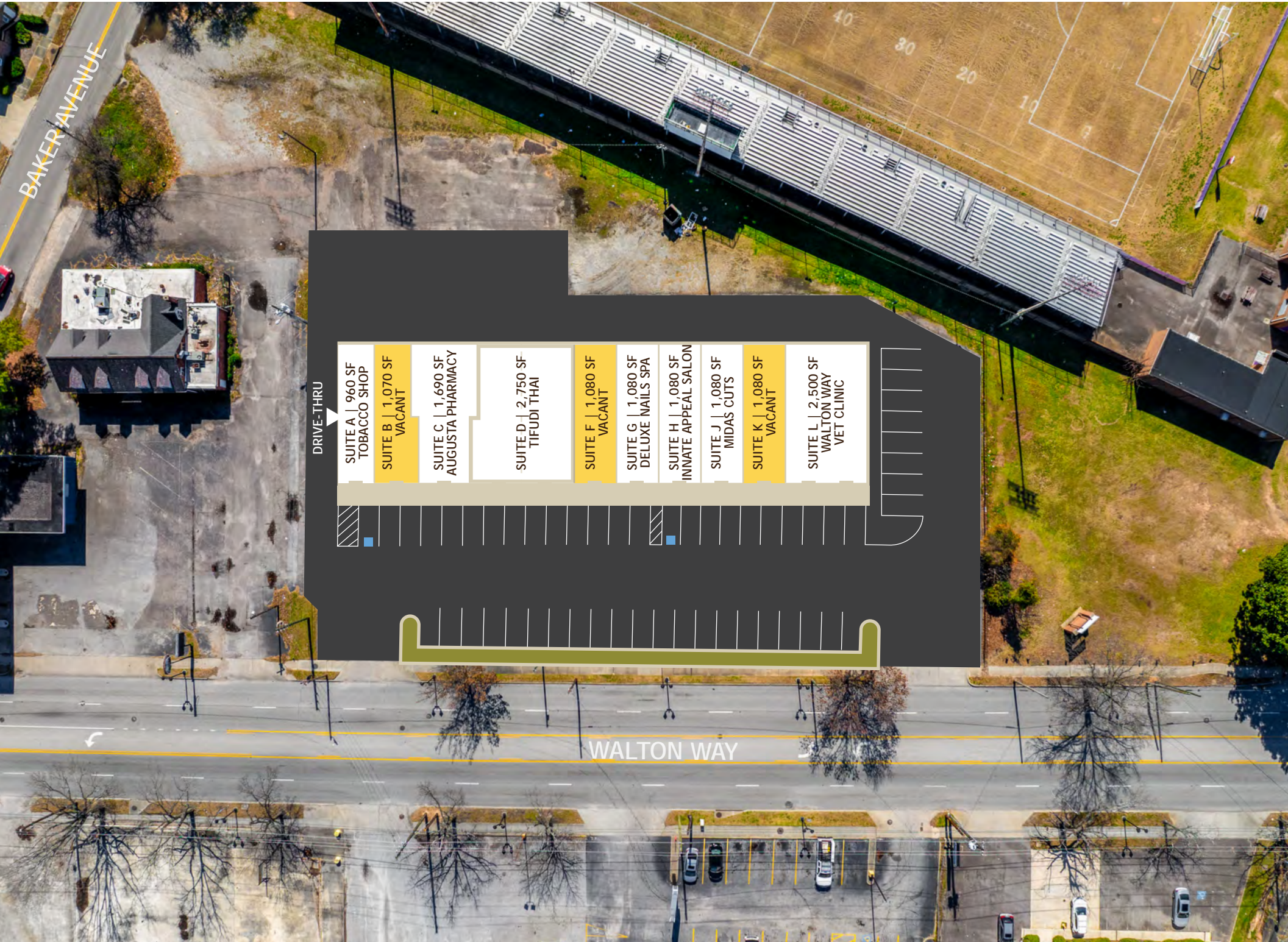
SUITES AVAILABLE

- STE B | 1,070
- STE F | 1,080 SF
- STE K | 1,080 SF



	1MI	3MI	5MI
AVERAGE AGE	31.9	36.6	36.5
TOTAL POPULATION	8,949	57,537	126,333
TOTAL HOUSEHOLDS	3,634	25,125	54,512
AVG. INCOME/HH	\$43,725	\$47,058	\$49,709
AVG. VALUE/HH	\$125,017	\$135,671	\$133,994



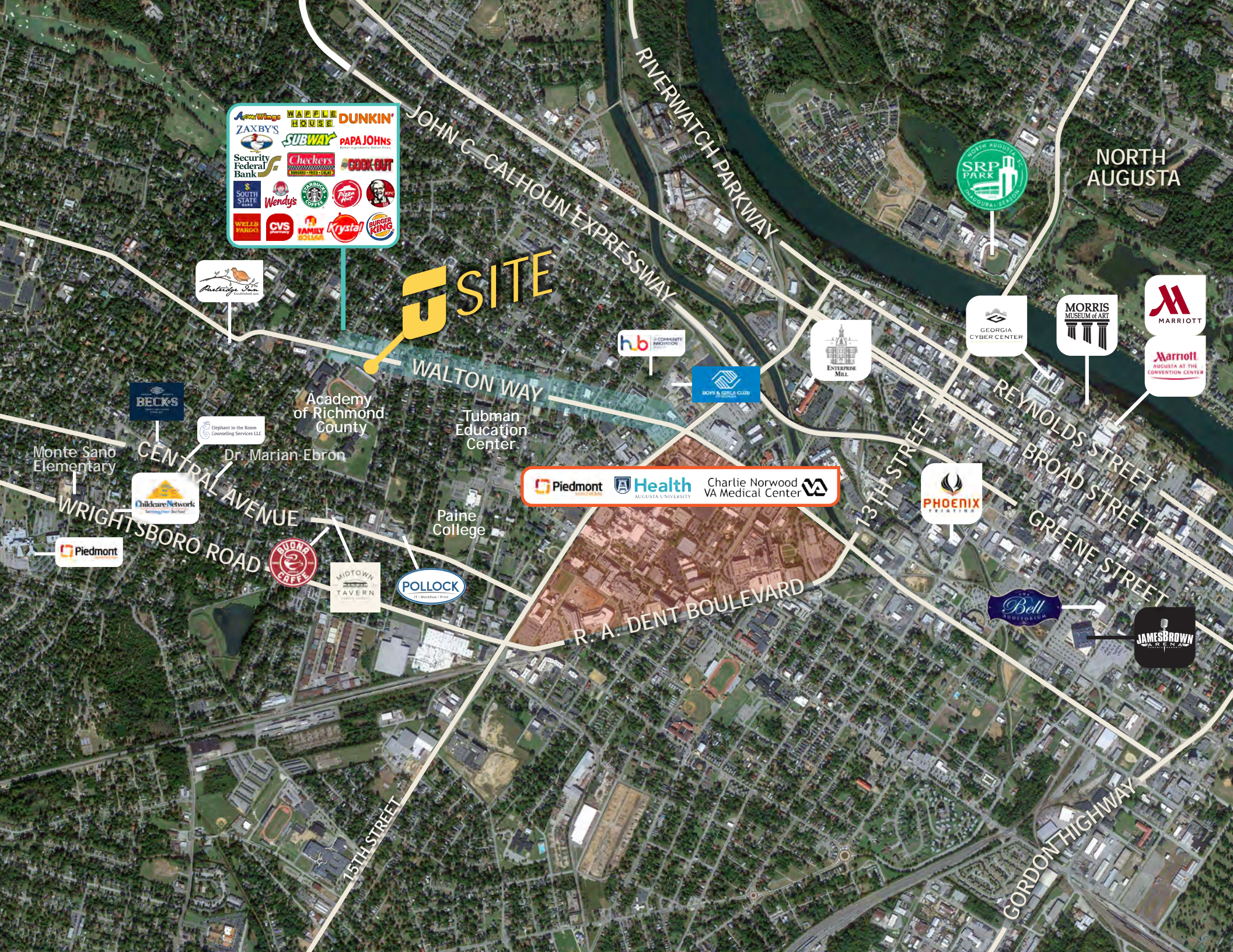


BAKER AVENUE

DRIVE-THRU

- SUITE A | 960 SF
TOBACCO SHOP
- SUITE B | 1,070 SF
VACANT
- SUITE C | 1,690 SF
AUGUSTA PHARMACY
- SUITE D | 2,750 SF
TIFUDI THAI
- SUITE F | 1,080 SF
VACANT
- SUITE G | 1,080 SF
DELUXE NAILS SPA
- SUITE H | 1,080 SF
INNATE APPEAL SALON
- SUITE J | 1,080 SF
MIDAS CUTS
- SUITE K | 1,080 SF
VACANT
- SUITE L | 2,500 SF
WALTON WAY
VET CLINIC

WALTON WAY



JOHN C. CALHOUN EXPRESSWAY



NORTH AUGUSTA



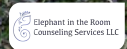
SITE

WALTON WAY



Academy of Richmond County

Tubman Education Center



Dr. Marian-Ebron

Monte Sano Elementary



CENTRAL AVENUE



WRIGHTSBORO ROAD



Paine College



Charlie Norwood VA Medical Center

R. A. DENT BOULEVARD



REYNOLDS STREET
BROAD STREET
GREENE STREET



GORDON HIGHWAY

15TH STREET

13TH STREET

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

