



JORDAN TROTTER
COMMERCIAL REAL ESTATE

OFFICE SPACE AVAILABLE

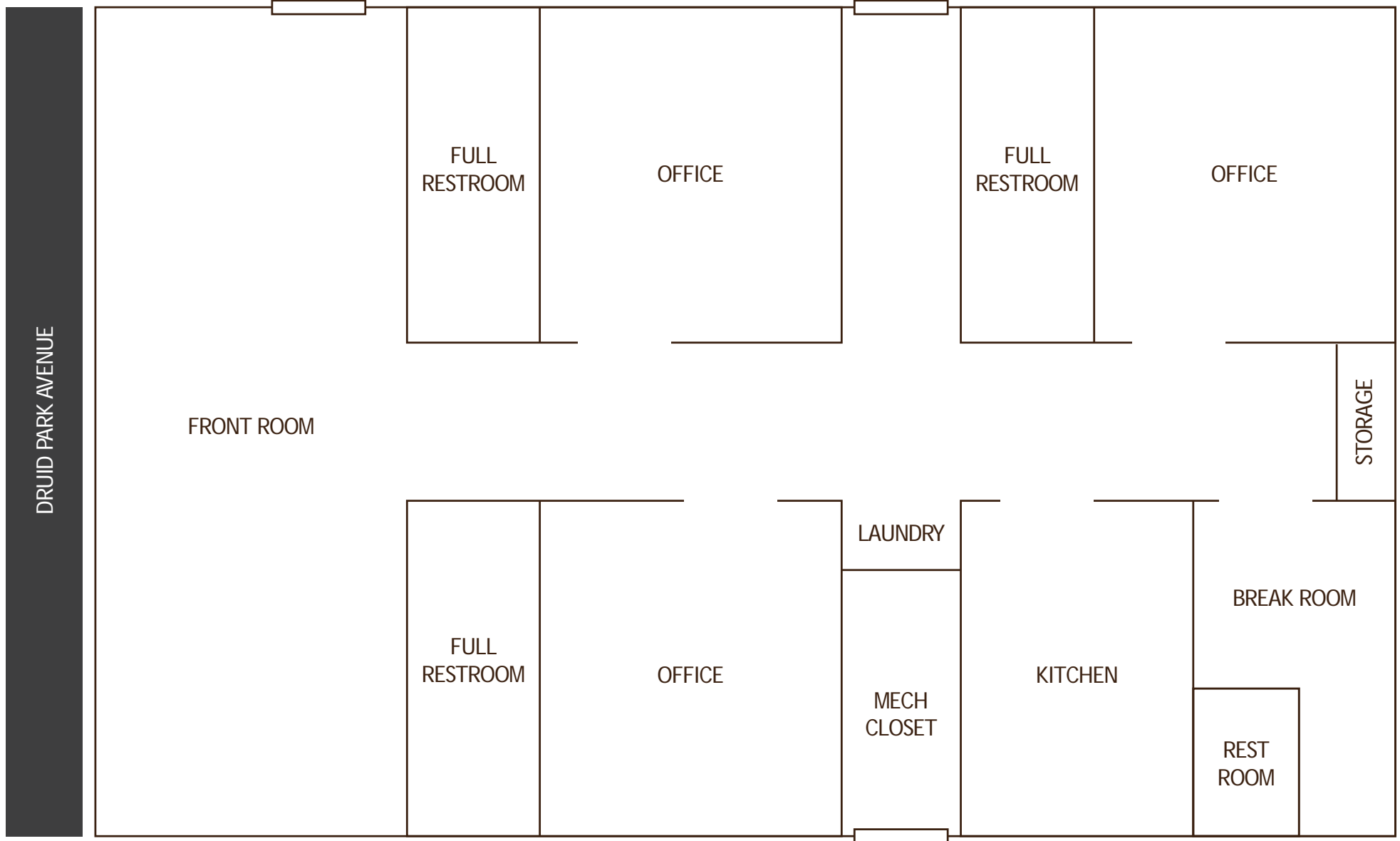
1345 Druid Park Avenue | Augusta, GA 30904

FOR SALE

2,018 SF

APN | 045-4-096-00-0

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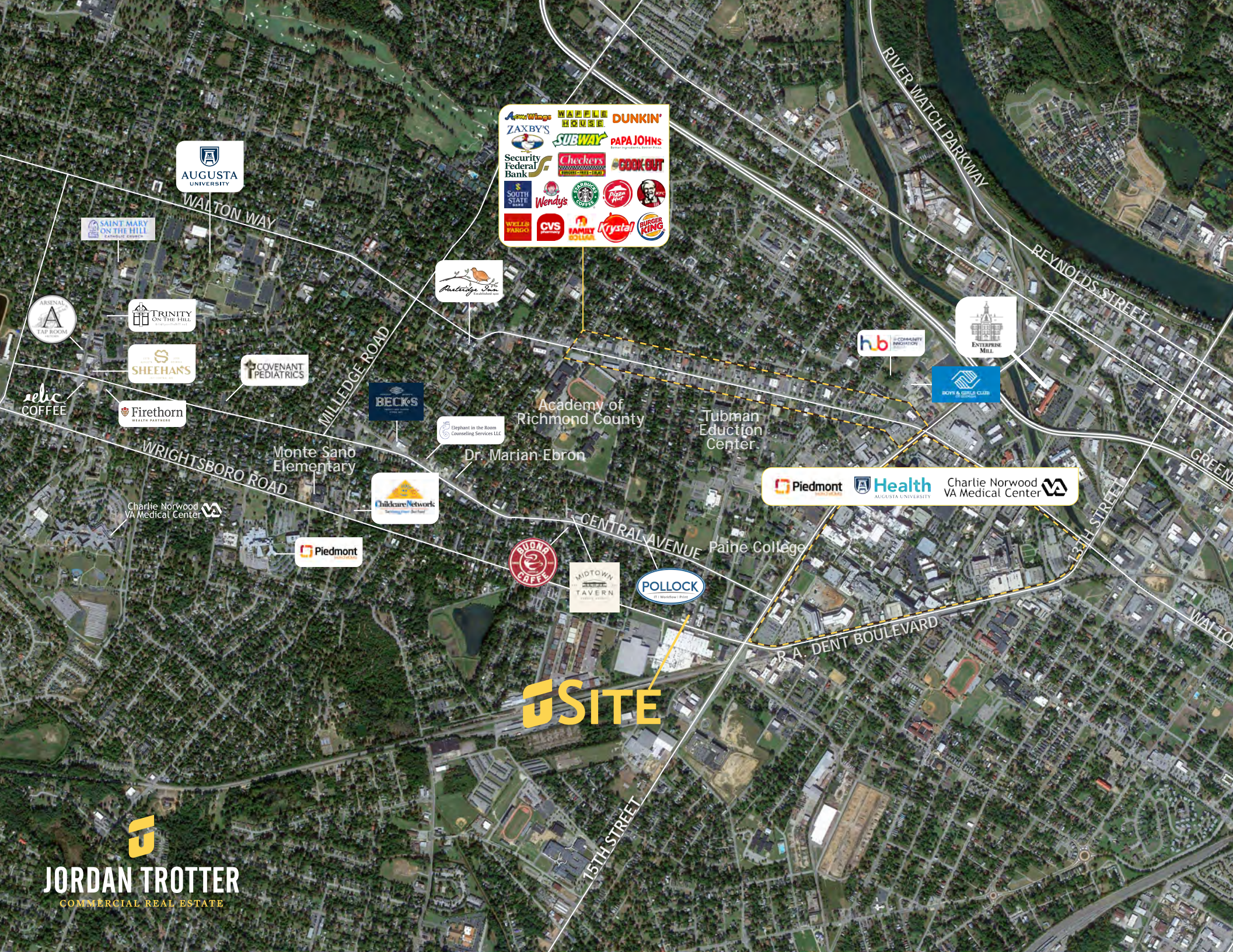


5 SITE

This 2,018 SF building is located close to the intersection of Druid Park Avenue and Wrightsboro Road. With easy access to Downtown Augusta and the Medical District, this space is in an ideal location for a professional or medical office use.

The building was previously used as a personal care home. The building is fully sprinklered and has a front lobby/reception area, three offices with full ADA compliant bathrooms, kitchen with fire suppression, laundry hook-ups, and a breakroom with additional bathroom and storage. The building has two separate entrances and a dedicated parking lot.

- Location close to downtown Augusta and the Medical District
- Parking Lot
- Professional (P-1) Zoning



A collection of logos for various businesses and services, including:
 Açaí Wings, Zaxby's, Security Federal Bank, South State Bank, Wendy's, Weller Pargo, CVS, Family Dollar, Krystal, Burger King, Maple House, Dunkin', Subway, Papa John's, Checkers, and Cook Out.

AUGUSTA UNIVERSITY

SAINT MARY ON THE HILL
CATHOLIC CHURCH

ARSENAL
TAP ROOM

TRINITY
ON THE HILL

SHEEHAN'S

COVENANT
PEDIATRICS

relic
COFFEE

Firethorn
HEALTH PARTNERS

Monte Sano
Elementary

Charlie Norwood
VA Medical Center

Piedmont

ChildcareNetworks

Elephant in the Room
Counseling Services LLC

Dr. Marian Ebron

Academy of
Richmond County

Tubman
Education Center

BUONO
CAFFÈ

MIDTOWN
TAVERN

POLLOCK

SITE

Paine College

Piedmont

Health
AUGUSTA UNIVERSITY

Charlie Norwood
VA Medical Center

h.b. COMMUNITY
PROVIDER

BOYS & GIRLS CLUB

ENTERPRISE
MILL



JORDAN TROTTER
COMMERCIAL REAL ESTATE

Population **1 mi** **3 mi** **5 mi**

Total Population	8,229	49,568	119,077
Median Age (m)	39.0	40.0	39.0
Median Age (f)	39.0	42.0	41.0

Households & Income **1 mi** **3 mi** **5 mi**

Total Households	3,377	22,357	52,870
Persons per HH	2.4	2.2	2.3
Average Income	\$60,547	\$66,361	\$73,690
Average Value	\$154,407	\$237,146	\$226,342

