



FOR LEASE

# Hudson Trace Center

206-208 Hudson Trace, Augusta, GA 30907

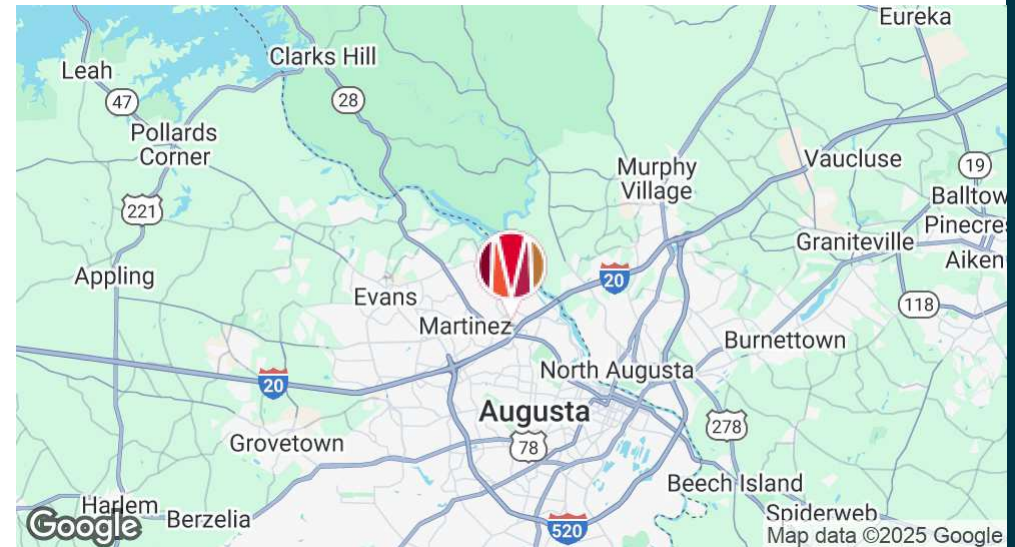
2,000 SF

FOR LEASE

- Zoned P
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# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Available SF:	2,000 SF
Building Size:	6,238 SF
Year Built / Renovated:	1999 / -

- B-1 Zoning (Richmond County)
- Built Out Office Space
- One 2,000 SF Space Available For Lease
- Prime Location

## PROPERTY OVERVIEW

Meybohm Commercial Properties is proud to exclusively introduce 206-208 Hudson Trace, Augusta, GA, a prime commercial property offering 2,000 SF space for Lease in the heart of Augusta. With B-1 Zoning in Richmond County, this property features one 2,000 SF built out office space available for Lease, providing an ideal opportunity for businesses of various sizes. The space can be subdivided into two 1,000 SF spaces. Its prime location offers easy access near Washington Rd and I-20, attracting a steady flow of potential customers. The dense commercial trade gap ensures ample exposure for tenants, making this property an excellent choice for businesses looking to thrive in a bustling commercial environment.

## LOCATION OVERVIEW

Discover the dynamic energy of the Augusta, GA (CSRA) market surrounding Hudson Trace Center. Just off of Stevens Creek Rd and Riverwatch Pkwy, providing easy access to Washington Rd and I-20, this vibrant district offers a perfect blend of work and leisure, making it an ideal location for your office or retail needs.



Interstate 20 +/- 70,000 VPD

Claussen Rd. 8,300 VPD



2,000 SF

Stevens Creek Rd. 8,600 VPD

Hudson Trace 1,641 VPD

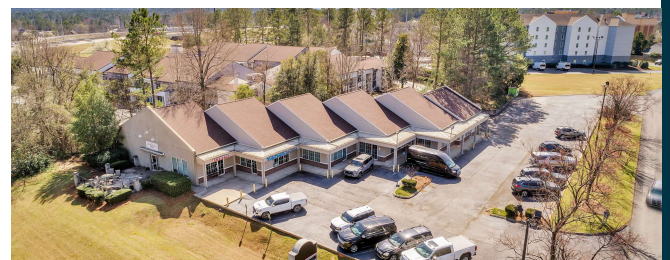
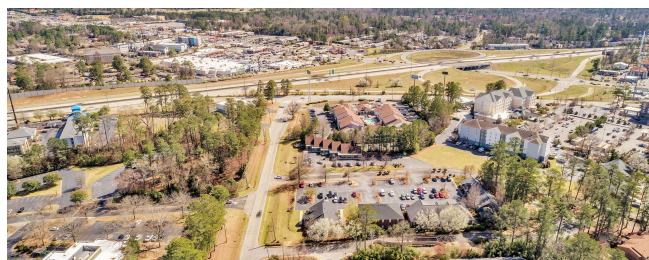
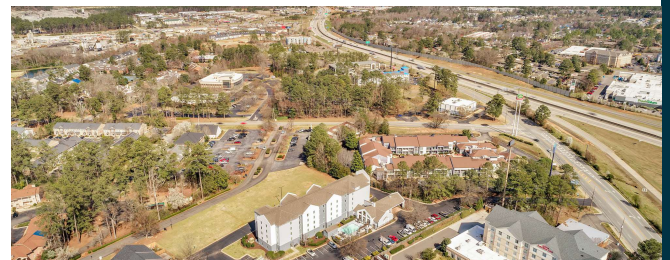
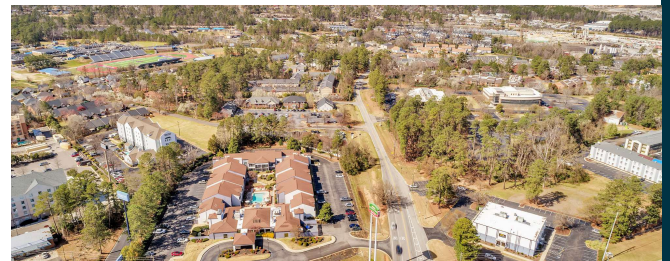
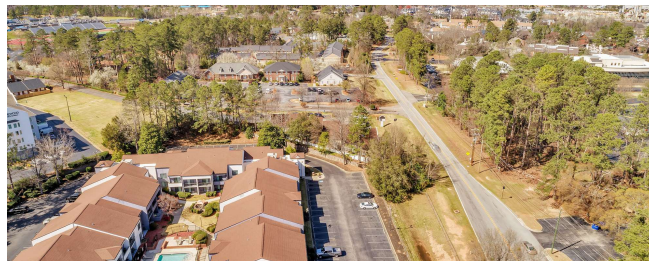


# FOR LEASE

- Zoned B-1
- Dense Commercial Trade Gap
- Located Just Off Washington Rd
- 2,000 SF Available
- Built Out Office Space
- Prime Location



# ADDITIONAL PHOTOS



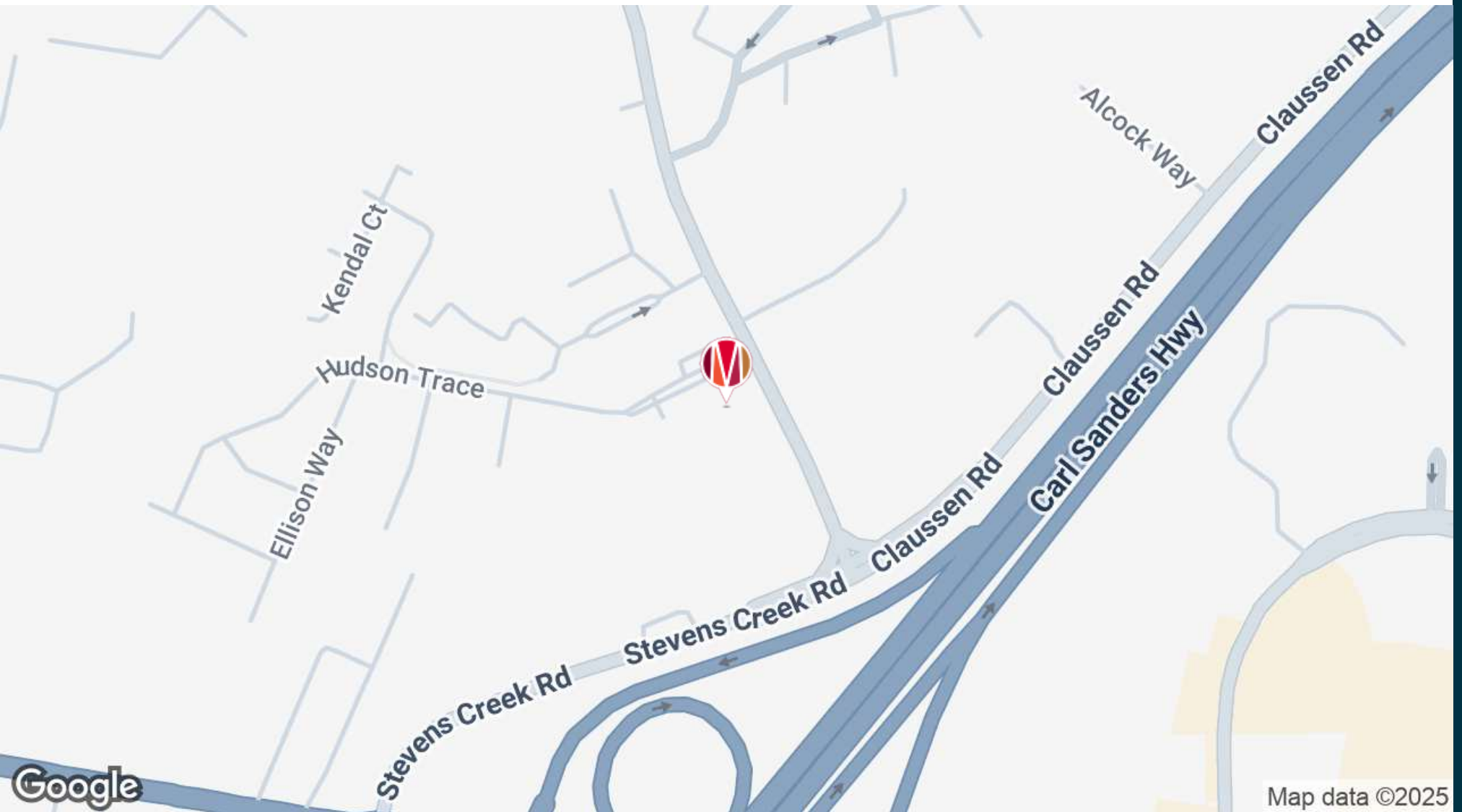


# RETAILER MAP





# LOCATION MAP

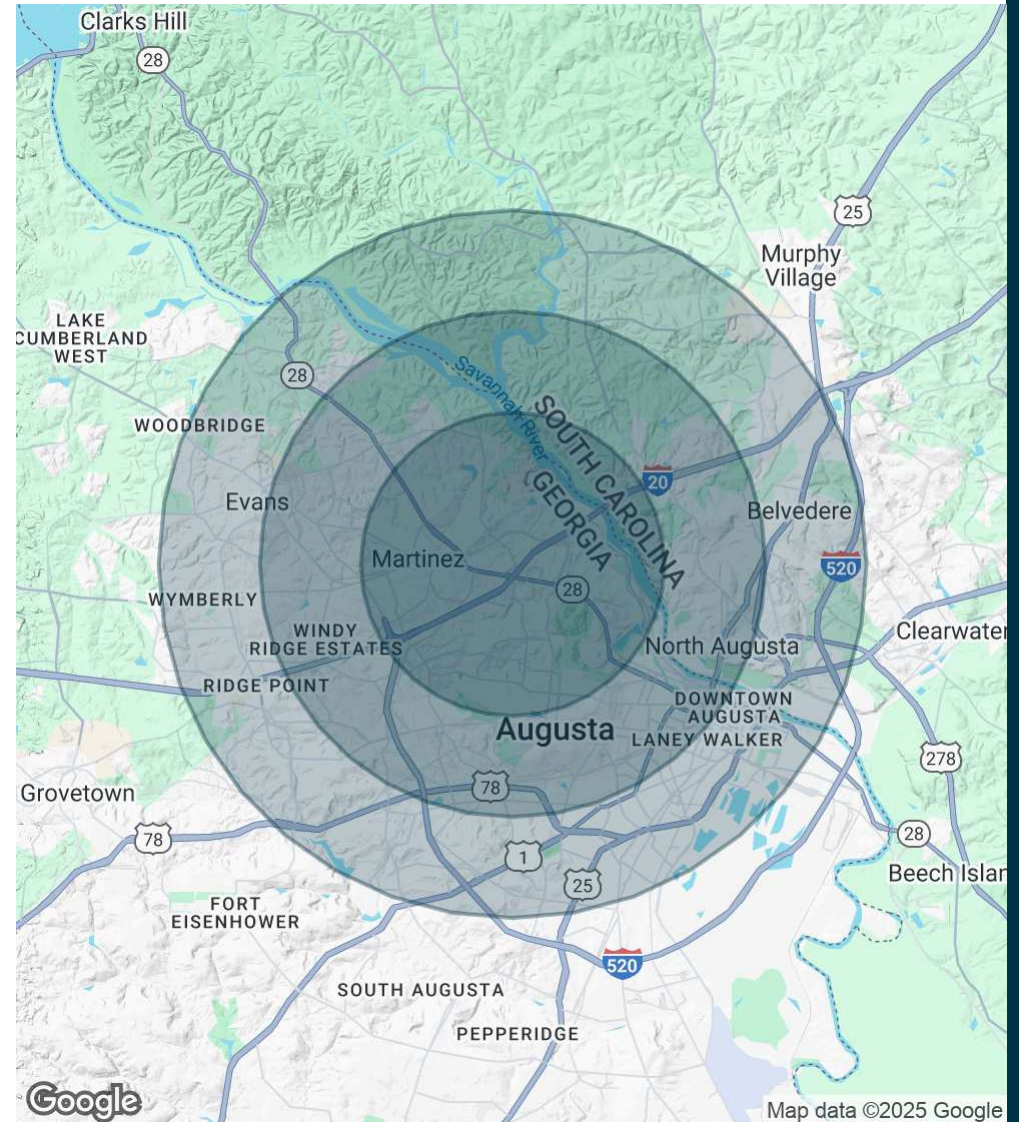


# DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	7 MILES
Total Population	48,867	128,039	221,414
Average Age	41	41	41
Average Age (Male)	40	39	39
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	22,255	55,812	93,688
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$119,171	\$103,619	\$93,489
Average House Value	\$326,855	\$290,130	\$252,416

*Demographics data derived from AlphaMap*





## MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road  
Augusta, GA 30909

706.736.0700  
MeybohmCommercial.com

## CHARLIE MOYE

Sales Agent

Cmoye@Meybohm.Com

Cell: 706.832.1726

### PROFESSIONAL BACKGROUND

After 15 years in outside sales and sales management, Charlie is excited to continue his career in Commercial Real Estate. Growing up in the Thomson and Augusta area, he wants to help see our local businesses succeed and grow in this market and help bring new opportunities to our area. He also looks forward to working with investors and those looking to make land acquisitions for personal or professional use. In his spare time, Charlie likes to spend time with his wife and 3 boys outside, visiting the beach, hunting, and playing golf.

### EDUCATION

BA of Science  
Georgia Southern University 2006

### MEMBERSHIPS & AFFILIATIONS

CCIM Candidate Member  
ICSC  
GAAR

GA #418771 // SC #128571