



  
**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

## BUILD TO SUIT OPPORTUNITY NEAR DOWNTOWN AUGUSTA

1369 15th Street | Augusta, GA 30912

FOR LEASE | \$6/SF

10,000 SF

APN | 045-4-162-00-0

**WIL KACOS**  
wil@jordantrotter.com  
706 • 736 • 1031

**PARKER DYE**  
parker@jordantrotter.com  
706 • 736 • 1031





EMMETT STREET

VERDEREY STREET

15TH STREET

WRIGHTSBORO ROAD -- 11,900 VPD

AUGUSTA  
SOLO CUP  
FACTORY

Great Build-To-Suit opportunity! Located on Wrightsboro Road very close to the Augusta Medical District and Downtown Augusta. Easy access to 15th Street providing a central location to Riverwatch Parkway and Gordon Highway. This warehouse/office is located steps away from the new Augusta University Dental School and the former DART Container Corporation.

The property is divided between 8,750 SF of warehouse/industrial space and 1,225 SF of office. It offers 7 grade-level bay doors, ample dedicated parking.

- Build to Suit Opportunity or Redevelopment
- Fully fenced property
- \$6/SF AS-IS
- Dedicated parking
- Bus line nearby
- Wrightsboro Road VPD, 13,300







NORTH AUGUSTA



WALTON WAY



Academy of Richmond County

Tubman Education Center

Piedmont Health Augusta University Charlie Norwood VA Medical Center



CENTRAL AVENUE

Paine College



P. A. DENT BOULEVARD

WALTON WAY



SITE

15TH STREET

13TH STREET

WALTON WAY

BROAD STREET

GORDON HIGHWAY

REYNOLDS STREET

RIVER WATCH PARKWAY



JORDAN TROTTER COMMERCIAL REAL ESTATE



# 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%.

**Major Industry:** Fort Eisenhower, Savannah River Site, Augusta University, Piedmont Augusta, Charlie Norwood VA Medical Center, Bridgestone, East Central Regional, E-Z, Starbucks



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

Total Population	8,337	49,281	122,015
Median Age (m)	40	40	39
Median Age (f)	40	42	41

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

Total Households	3,417	22,258	53,981
Persons per HH	2.4	2.2	2.3
Average Income	\$58,062	\$64,076	\$73,711
Average Value	\$149,610	\$227,973	\$225,216

