

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



3,996 SF FOR LEASE

1349 Druid Park Avenue | Augusta, GA 30904

ZONE | P1

0.46 AC

LEASE | \$15/SF NNN

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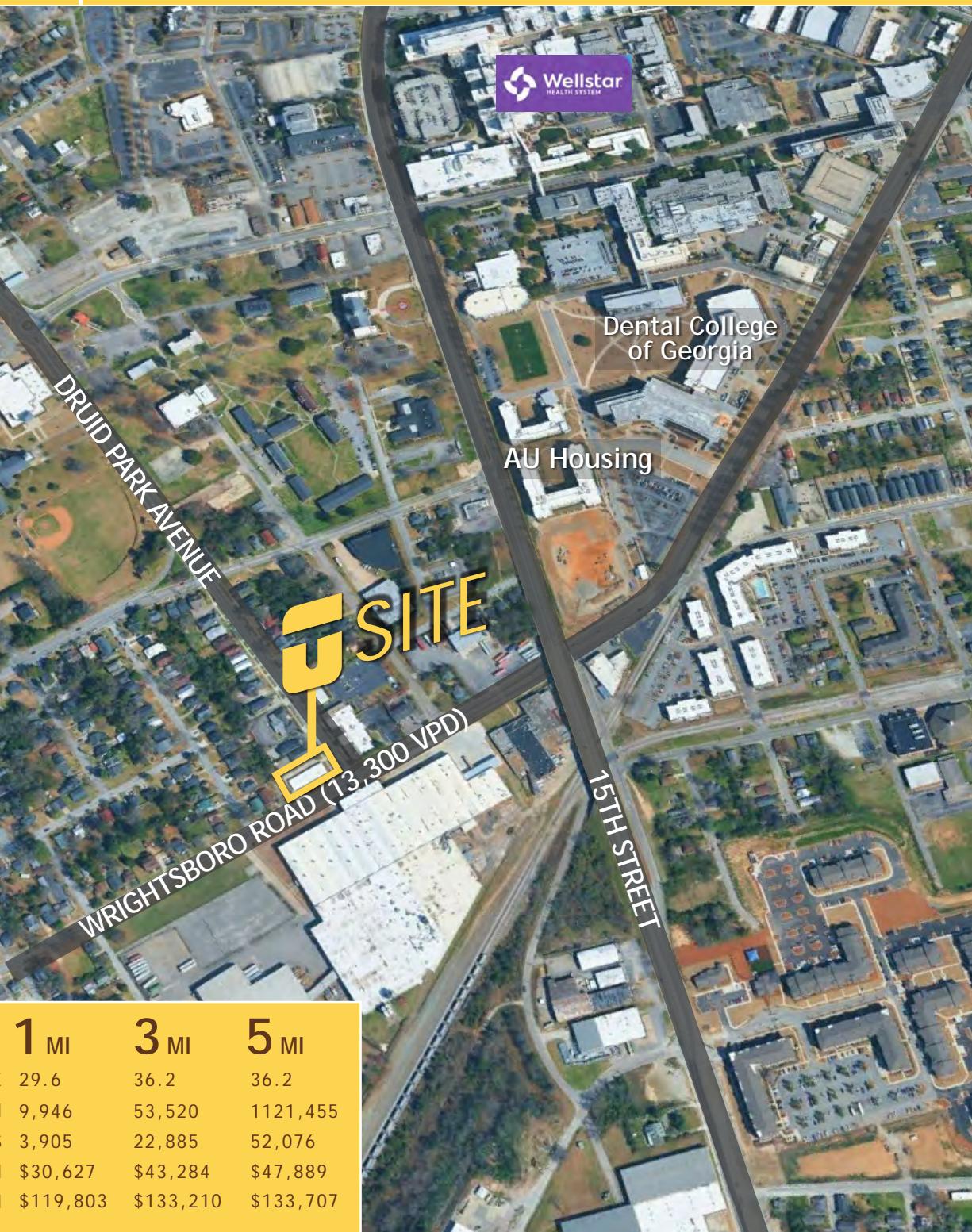
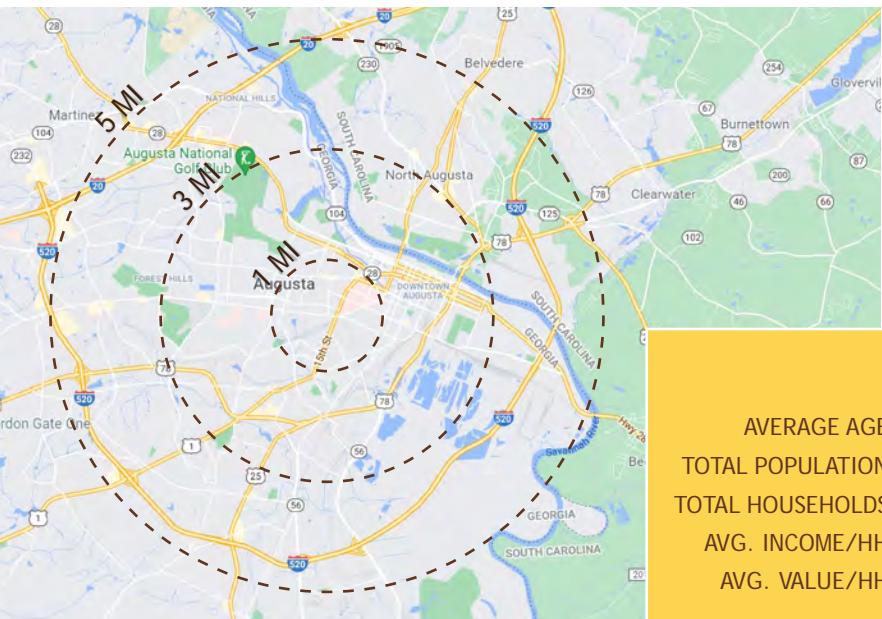


This property is located just a few blocks from the Augusta University Health Sciences downtown campus, University Hospital, the AU Dental School and Downtown Augusta. The property has easy access to Wrightsboro Road.

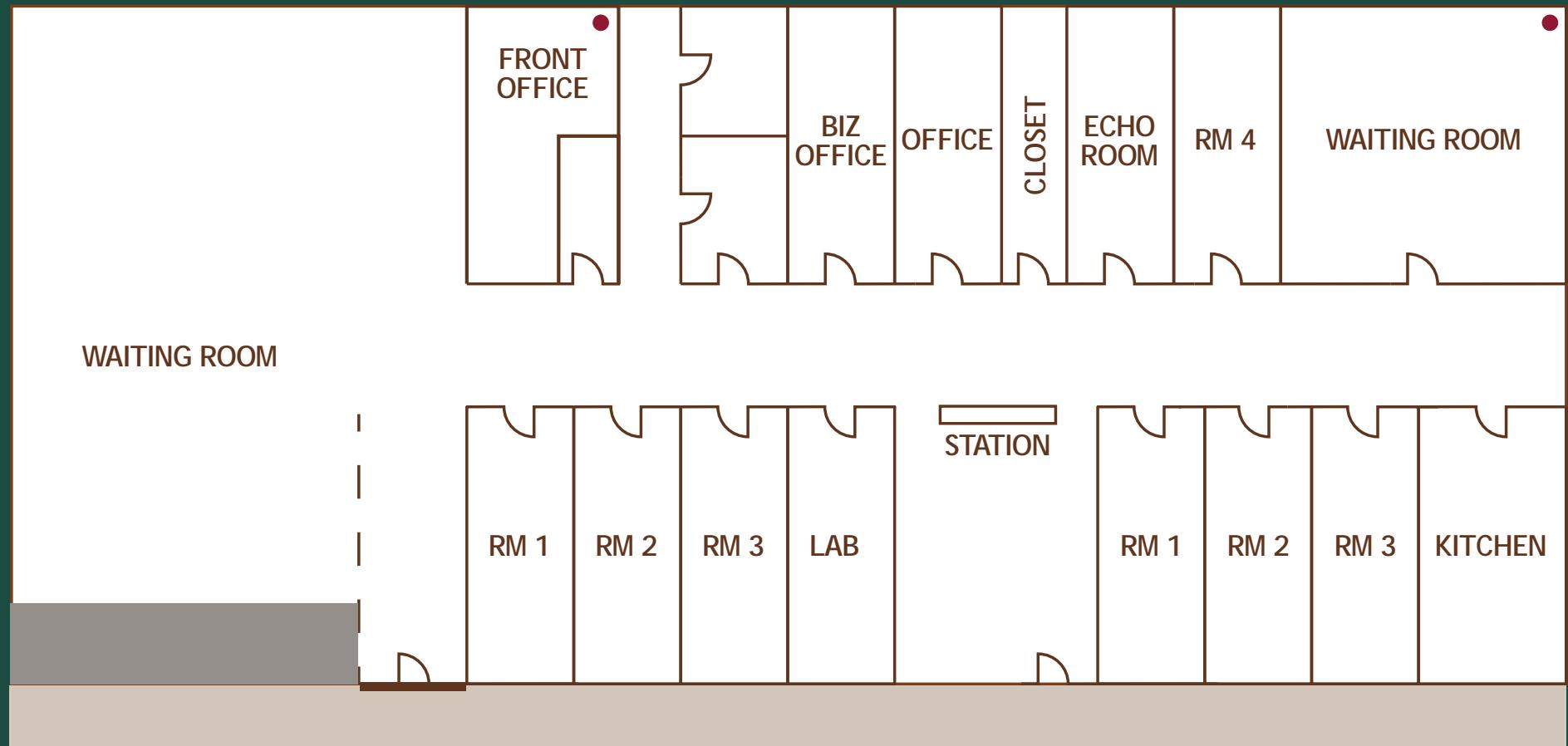
This former medical office offers 3,996 SF. It is all on one level and includes 8 exam rooms, a lab, a kitchen and breakroom, a utility room, 2 restrooms, an open work station, 2 offices, a front waiting area and front office with glass enclosure.

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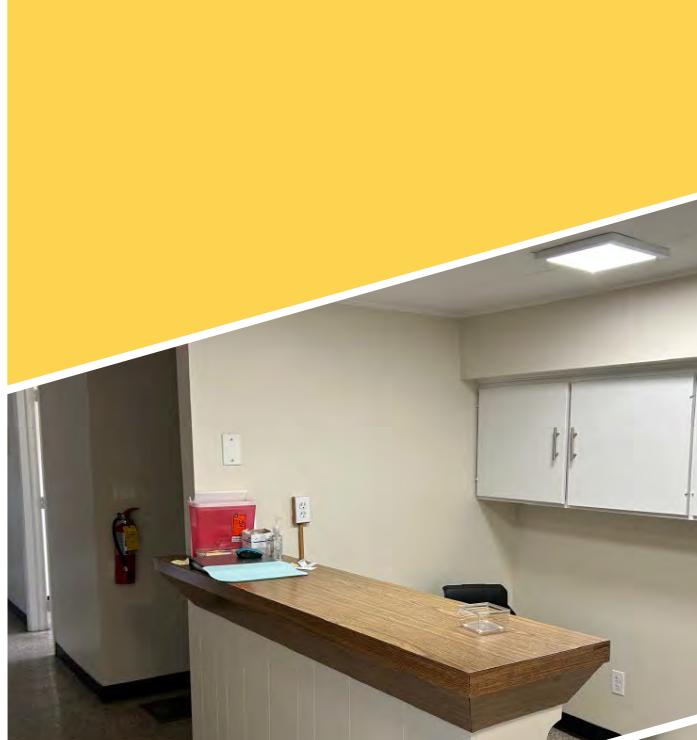
- Adjacent lot on Wrightsboro
- Road transfers with the sale of property (.11 AC)
 - Wrightsboro Road VPD - 13,300
 - Ample dedicated parking in rear
- Perfect location for small medical or office user



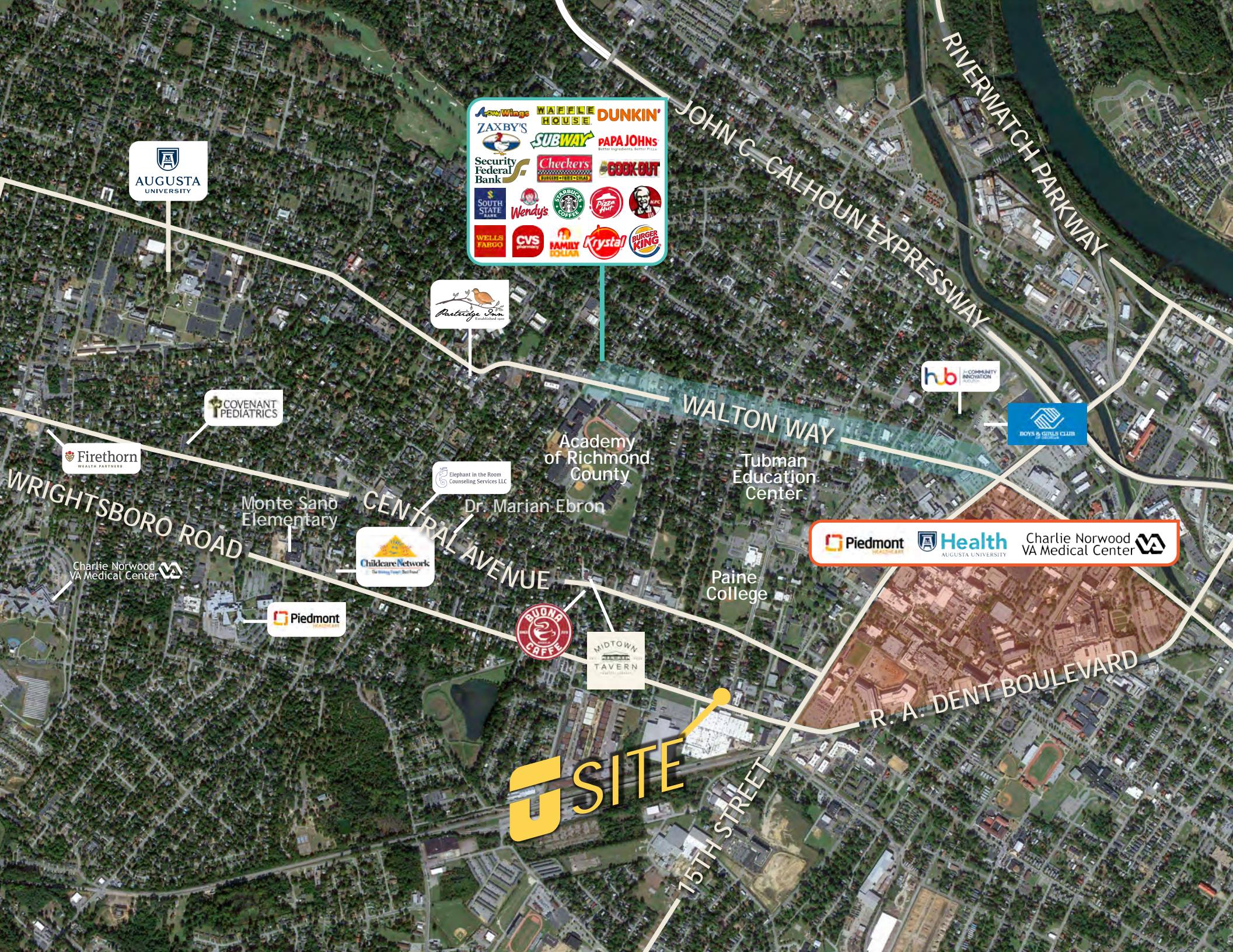
	1 MI	3 MI	5 MI
AVERAGE AGE	29.6	36.2	36.2
TOTAL POPULATION	9,946	53,520	1121,455
TOTAL HOUSEHOLDS	3,905	22,885	52,076
AVG. INCOME/HH	\$30,627	\$43,284	\$47,889
AVG. VALUE/HH	\$119,803	\$133,210	\$133,707



● - fire extinguisher
(not to scale)







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

