

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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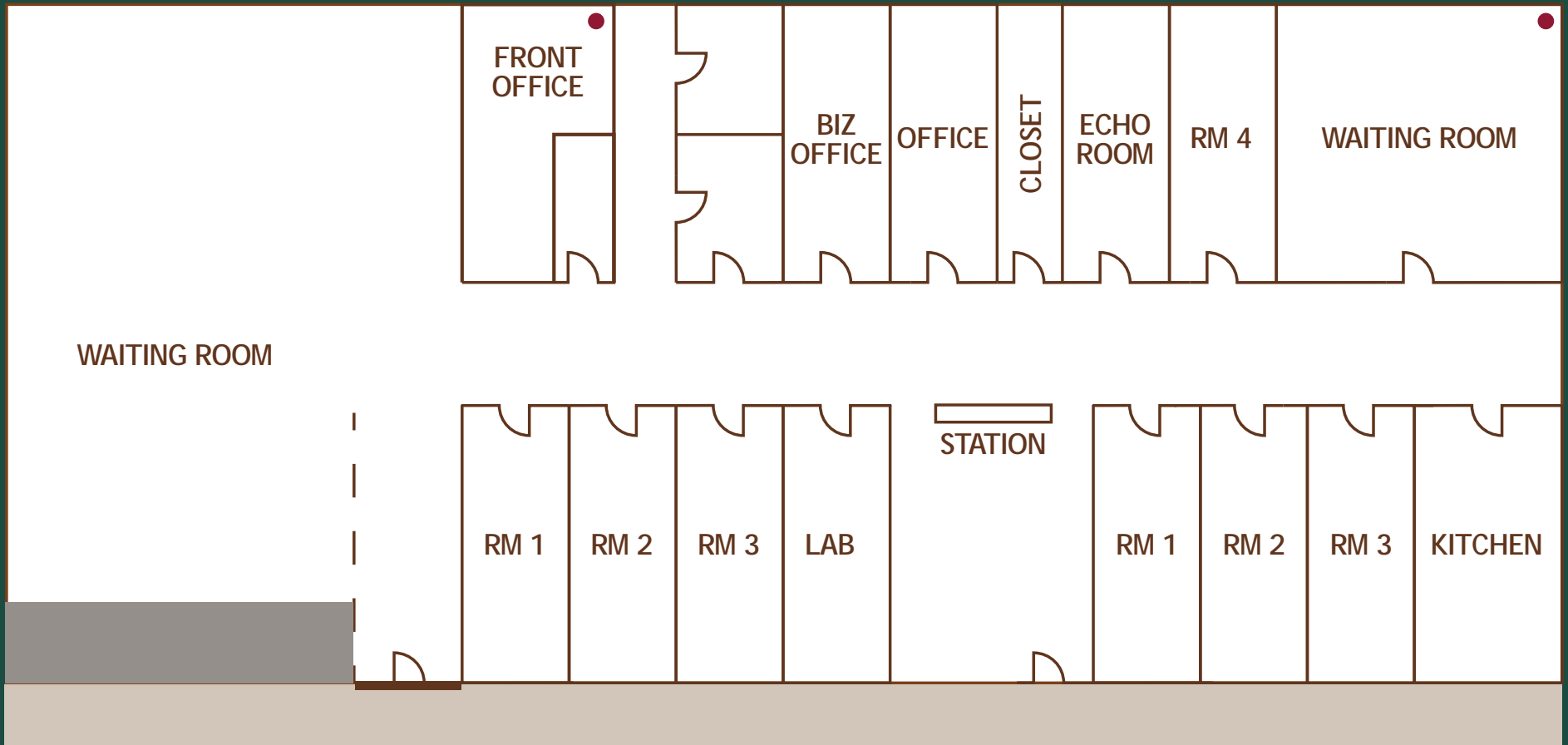


**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE





# FLOOR PLAN



● - fire extinguisher  
(not to scale)

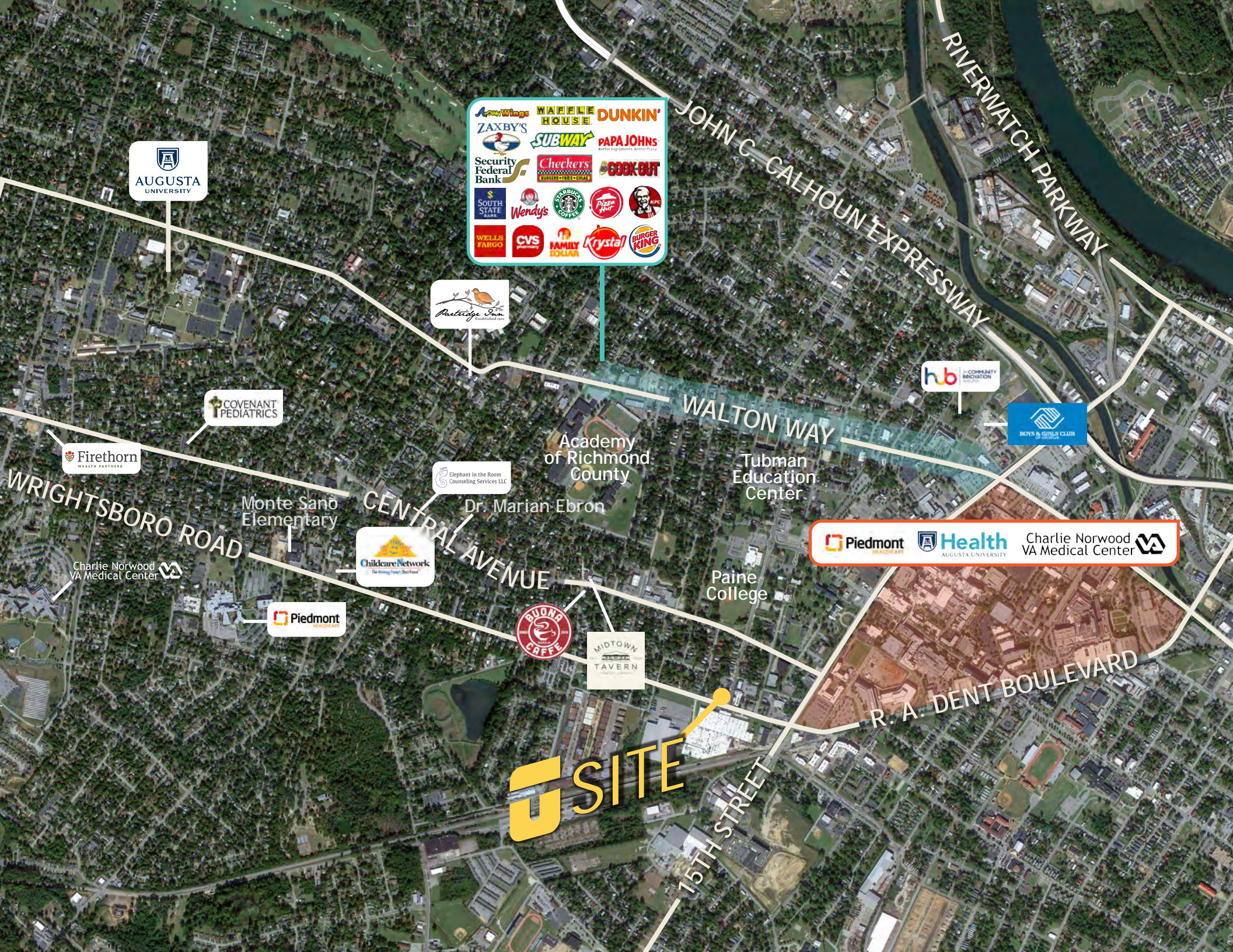




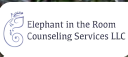








Monte Sand Elementary



Dr. Marian Ebron

Academy of Richmond County

Tubman Education Center

Paine College



**SITE**





# 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

