

# 1445 GREENE STREET

1445 GREENE STREET, AUGUSTA, GA 30901



6,308 SF AVAILABLE FOR LEASE

LEASE RATE:\$10.50 SF/YR

## Presented By:

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**JORDAN TROTTER**

COMMERCIAL REAL ESTATE

3638 Walton Way Ext, Suite 200

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706.736.1031

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**PROPERTY OVERVIEW**

NNN Lease offering a 6308 SF brick building with a new roof (\$8.50 SF + \$1.50 taxes, CAM, & insurance).

**LOCATION OVERVIEW**

This 6,308 SF building is located at the corner of St. Sebastian Way and Greene Street in downtown Augusta. It is adjacent to Historic Enterprise Mill and Sutherland Mill within close proximity to the medical district. Greene Street has become the main corridor that runs from downtown to Riverwatch Parkway and I-20/I-520.

**PROPERTY HIGHLIGHTS**

- Adjacent lot included for additional parking
- 6,880 VPD Greene Street
- Great visibility from Greene Street and St. Sebastian Way

**PROPERTY SUMMARY**

**Available SF:** 6,308 SF

**Lease Rate:** \$10.50 SF/yr (MG)

**Lot Size:** 0.64 Acres

**Building Size:** 6,308 SF

**Building Class:** A

**Year Built:** 1993

**Cross Streets:** St. Sebastian Way



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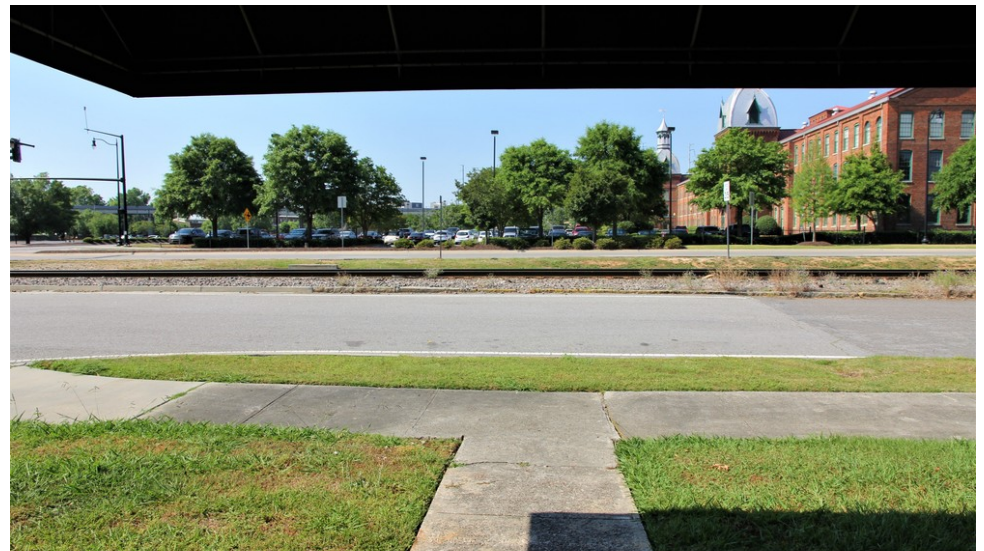


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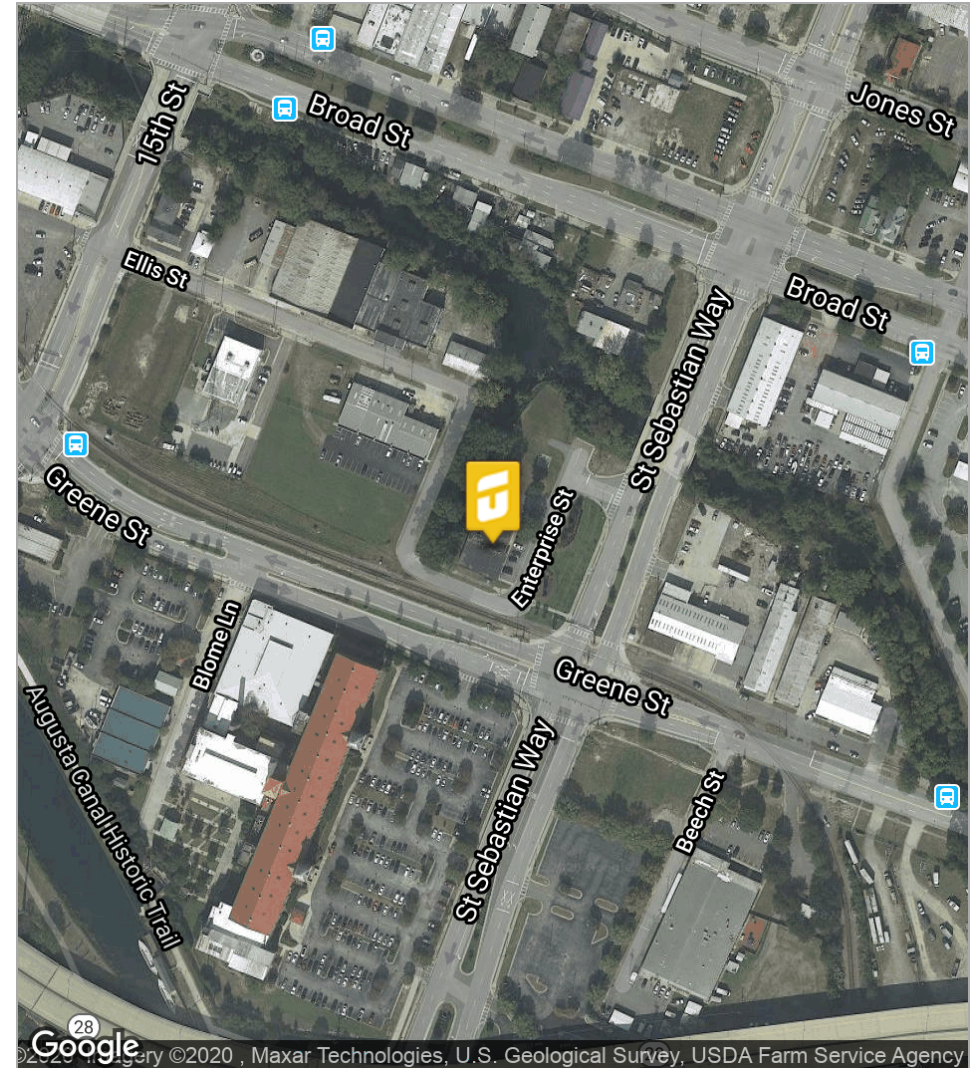
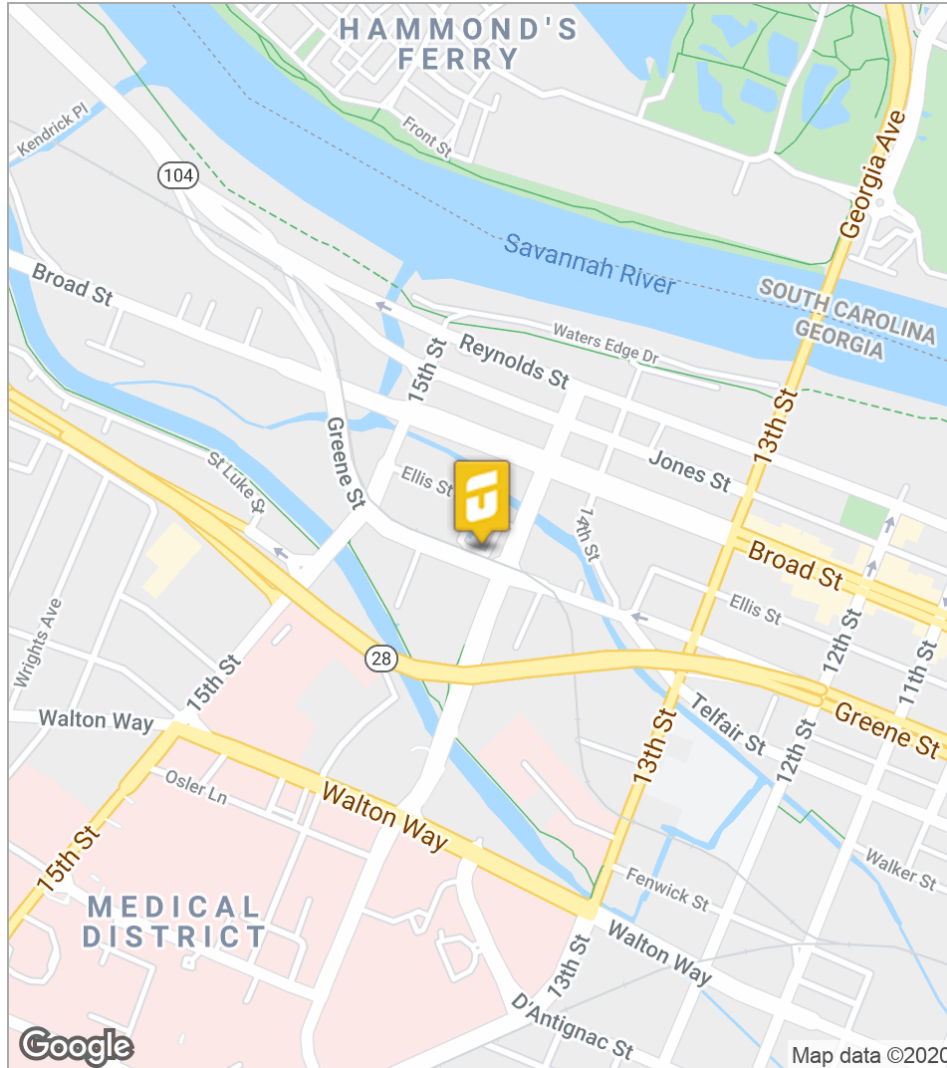


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	1 Mile	3 Miles	5 Miles
Total Population	6,199	47,204	105,888
Population Density	1,973	1,670	1,348
Median Age	35.5	36.2	36.8
Median Age (Male)	34.7	34.6	35.2
Median Age (Female)	36.2	37.8	38.5
Total Households	2,680	20,079	45,668
# of Persons Per HH	2.3	2.4	2.3
Average HH Income	\$35,600	\$43,736	\$48,273
Average House Value	\$177,952	\$150,485	\$136,909

\* Demographic data derived from 2010 US Census

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