

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



1,450 SF FOR LEASE

2602 Commons Boulevard | Augusta, GA 30909

CHARLIE DAVIS
charlie@jordantrotter.com
706 • 736 • 1031

ZONE | B-2

OFFICE SUITE

LEASE | \$14.50/SF GROSS



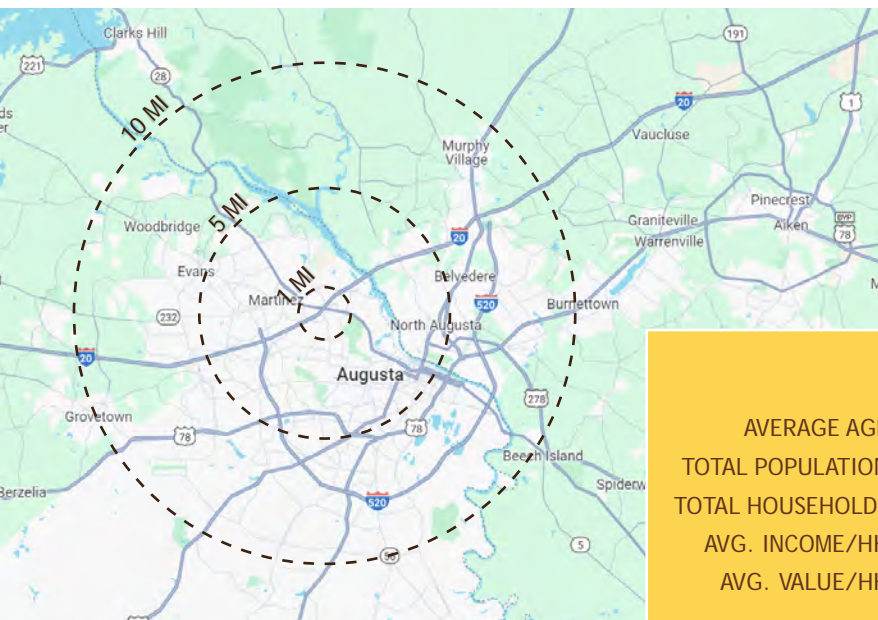
JORDAN TROTTER
COMMERCIAL REAL ESTATE

This office space is located by exit 199 of I-20 off of Washington Road in an office park. The office park is located in close proximity to Boy Scout Road, just 1/8 of a mile from Washington Road and I-20 and offers access to all major market areas of West Augusta.

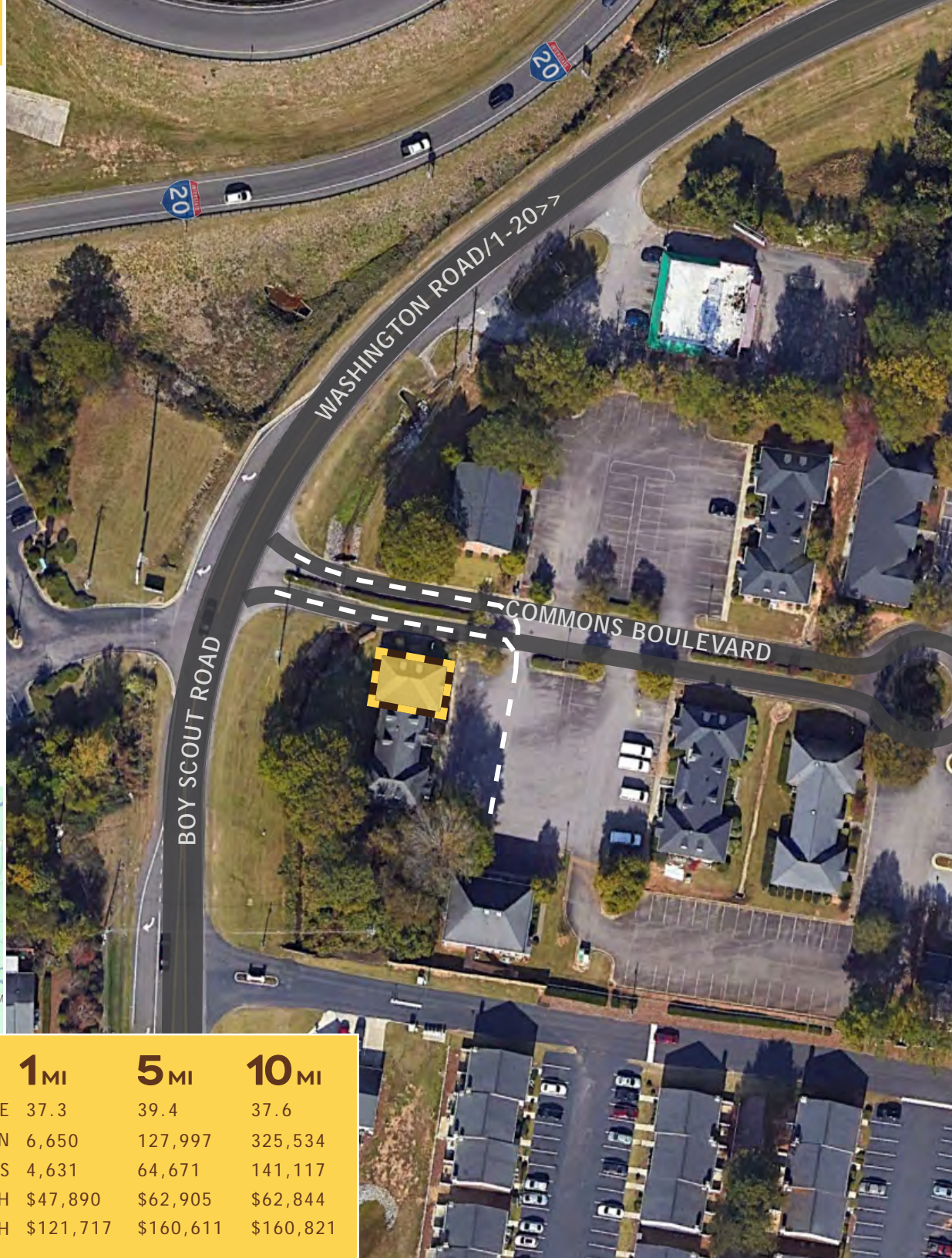
This building is the perfect location for any small medical office, attorney, insurance, business professional, etc.

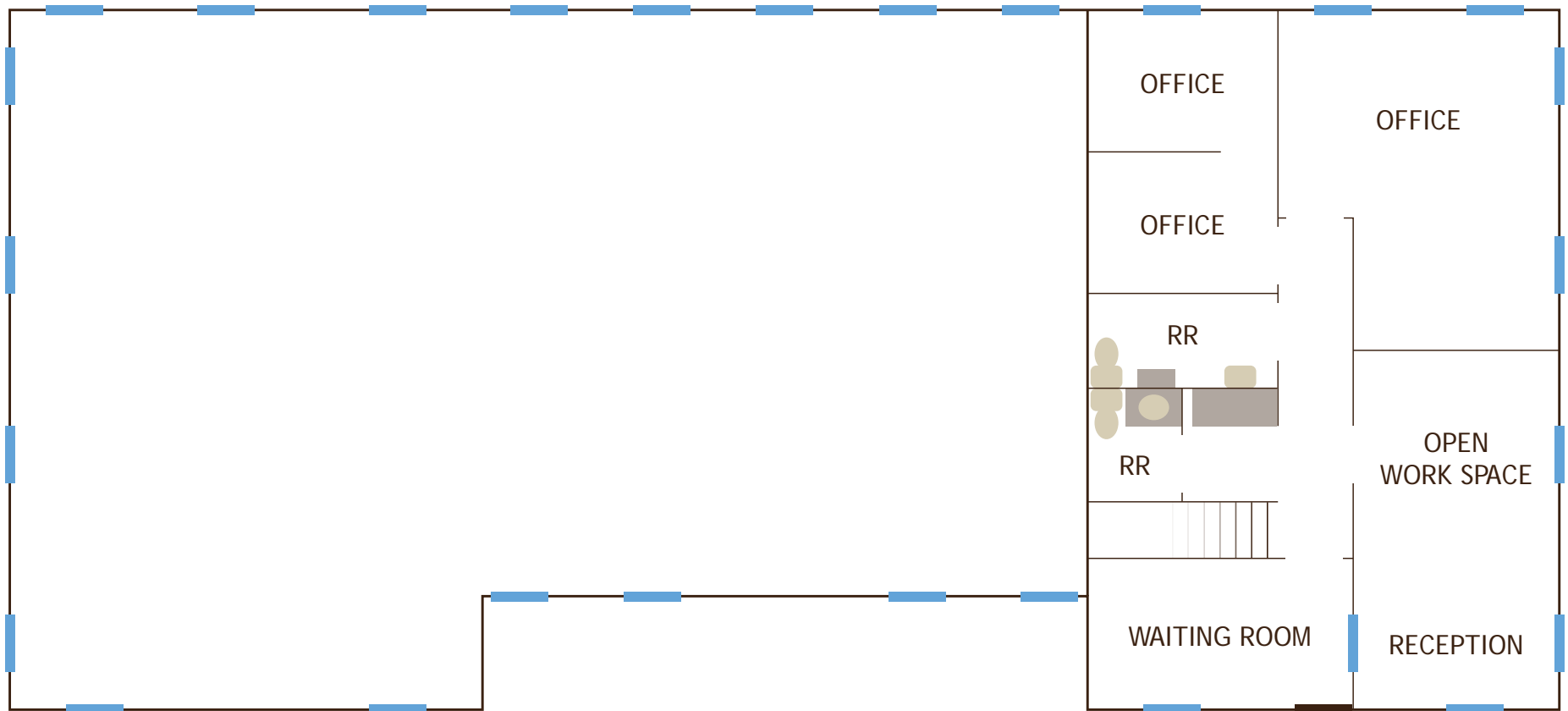


- Unit C - 1,450 SF



	1 MI	5 MI	10 MI
AVERAGE AGE	37.3	39.4	37.6
TOTAL POPULATION	6,650	127,997	325,534
TOTAL HOUSEHOLDS	4,631	64,671	141,117
AVG. INCOME/HH	\$47,890	\$62,905	\$62,844
AVG. VALUE/HH	\$121,717	\$160,611	\$160,821



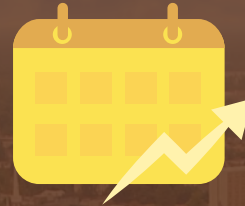




RIVER REGION STATISTICS



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

