



DEANS BRIDGE ROAD

SPRING GROVE DRIVE

FLEX SPACE IN AUGUSTA

3105 Spring Grove Drive | Augusta, GA 30906



JORDAN TROTTER

COMMERCIAL REAL ESTATE



SCAN THE QR TO VIEW THIS LISTING ONLINE

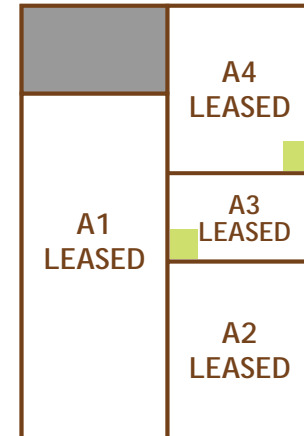
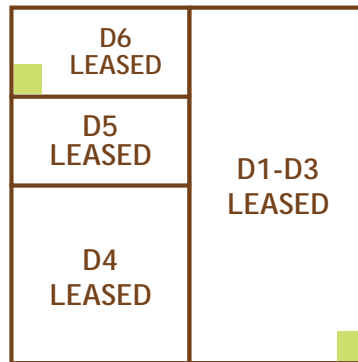
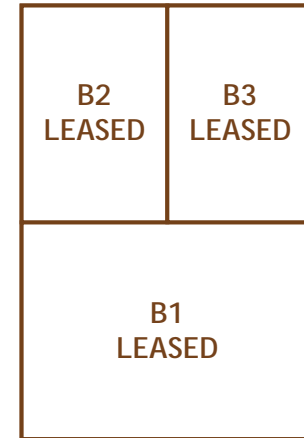
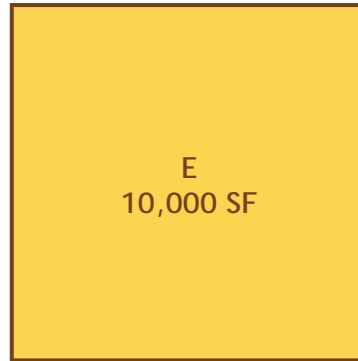
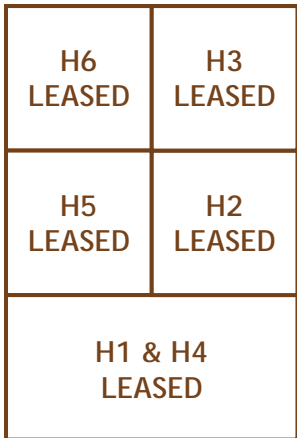
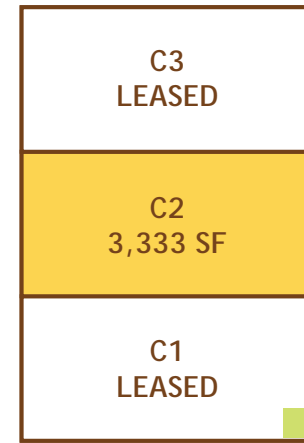
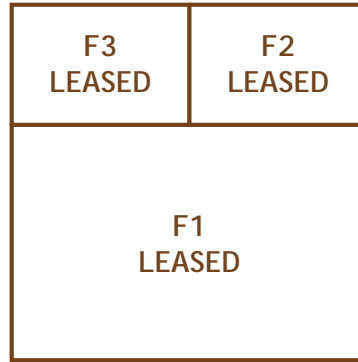
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This 90,000 SF industrial complex is located in South Augusta near I-520/Bobby Jones Expressway.

3,333 to 10,000 SF suites available for lease.

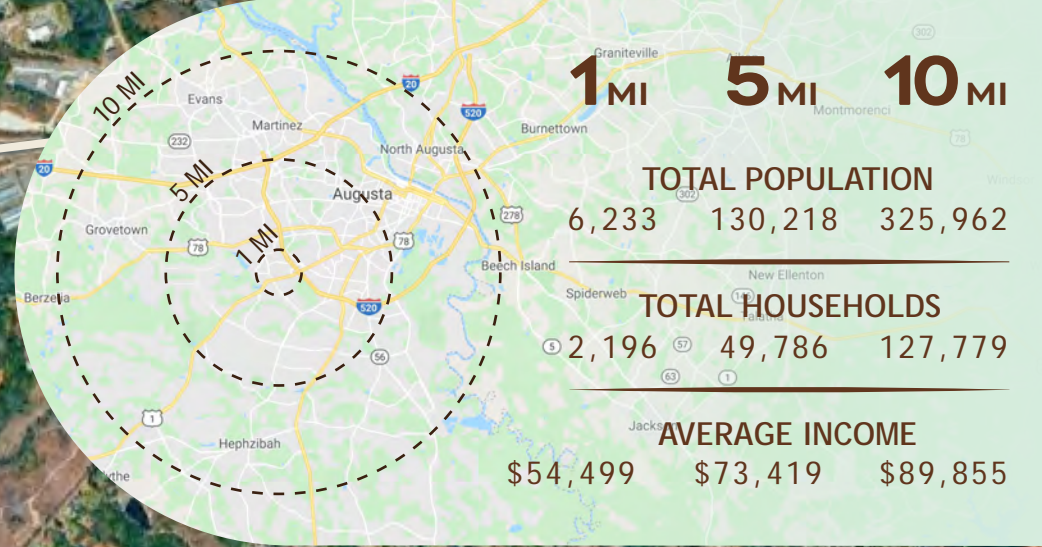
- Industrial flex space
- Convenient to I-520
- Security cameras and fencing
- Newly updated industrial park
 - 24-hour availability
 - Air conditioning
 - All utilities in place



 = 3 PHASE POWER AVAILABLE

MAILBOX CENTER

GORDON HIGHWAY



GameStop
POWER TO THE PLAYERS

Waffle House

Walmart

Family Dollar

Popeyes

McDonald's

Dollar Tree

Krystal

Burger King

IGA

INTERSTATE
520

DEANS BRIDGE ROAD

FORT
EISENHOWER

U SITE

RIVER REGION STATISTICS



River Region
Population:
767,478



Annual
Growth Rate:
0.89%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Gordon



Trade Area
Population:
767,478



Medium
Income:
\$55,049

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



Average
Commute:
23.5 mins



Unemployment
Rate:
3.6%

Major Industry: Fort Gordon, 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