

Bank Building in Medical District

1402 Walton Way, Augusta, GA 30901



OFFERING SUMMARY

Available SF:	3,164 SF
Lease Rate:	\$16.00 SF/yr
Lot Size:	0.93 Acres
Year Built:	1979
Building Size:	9,562
Renovated:	1999
Zoning:	B-1
Market:	Augusta, GA
Submarket:	Medical District
Traffic Count:	25,700

PROPERTY OVERVIEW

Sub lease with Penfed credit union. Space is fully built out as a bank and is turn key for a bank or financial institution. Space consists of 3,164 square feet and contains 4 offices, teller line, drive thru, conference room, large break room, vault, large file room, IT closet, private restroom, along with access to common area facilities and restrooms. Space has excellent visibility from Walton Way and is located in the heart of the Augusta Medical district directly adjacent to University Hospital. Space can easily be converted to medical office or other general office use.

PROPERTY HIGHLIGHTS

- Turn key for bank
- Teller line
- Drive Thru
- Heart of Medical District
- Superb visibility
- Multiple ingress / Egress points

SHERMAN & HEMSTREET REAL ESTATE COMPANY

624 Ellis St. , Augusta, GA 30901
shermanandhemstreet.com
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CHRIS FARROW

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LEASE TYPE		MG	LEASE SPACE		3,164 SF
LEASE TERM		Negotiable	LEASE RATE		\$16.00 SF/yr

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Retail Bank space	Available	3,164 SF	Modified Gross	\$16.00 SF/yr	Turn key retail bank



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LEASE RATE

\$16.00 SF/YR

LOCATION INFORMATION

Building Name	Bank Building in Medical District
Street Address	1402 Walton Way
City, State, Zip	Augusta, GA 30901
County/Township	Richmond
Market	Augusta, GA
Submarket	Medical District
Cross Streets	Walton Way

BUILDING INFORMATION

Building Size	9,562 SF
Building Class	B
Tenancy	Multiple
Number Of Floors	2
Year Built	1979
Last Renovated	1999
Gross Leasable Area	9,562 SF
Load Factor	Yes

PROPERTY DETAILS

Property Type	Office
Property Subtype	Medical
Zoning	B-1
Lot Size	0.93 Acres
APN#	0461046010
Lot Frontage	164
Lot Depth	250
Corner Property	Yes
Traffic Count	25,700
Traffic Count Street	Walton Way

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	49

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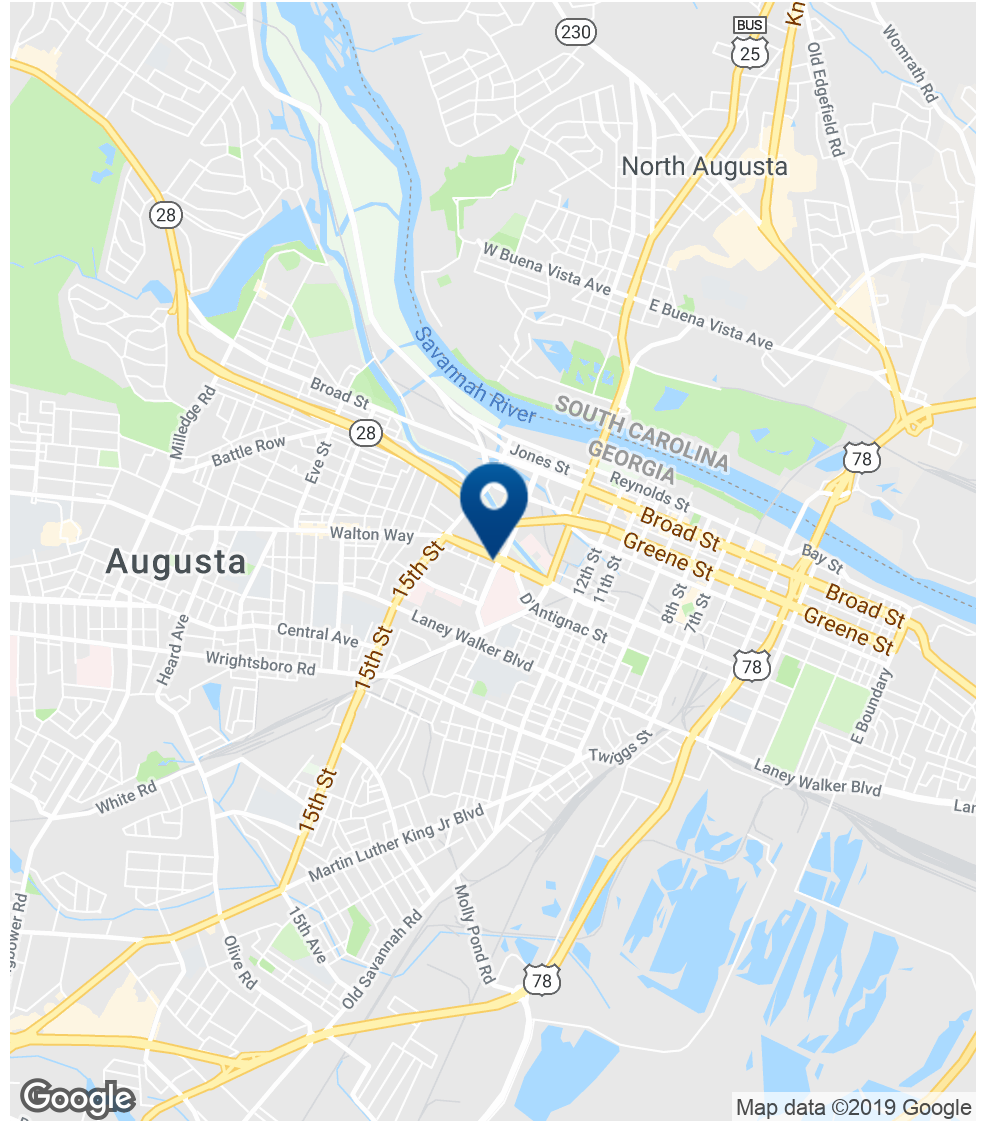
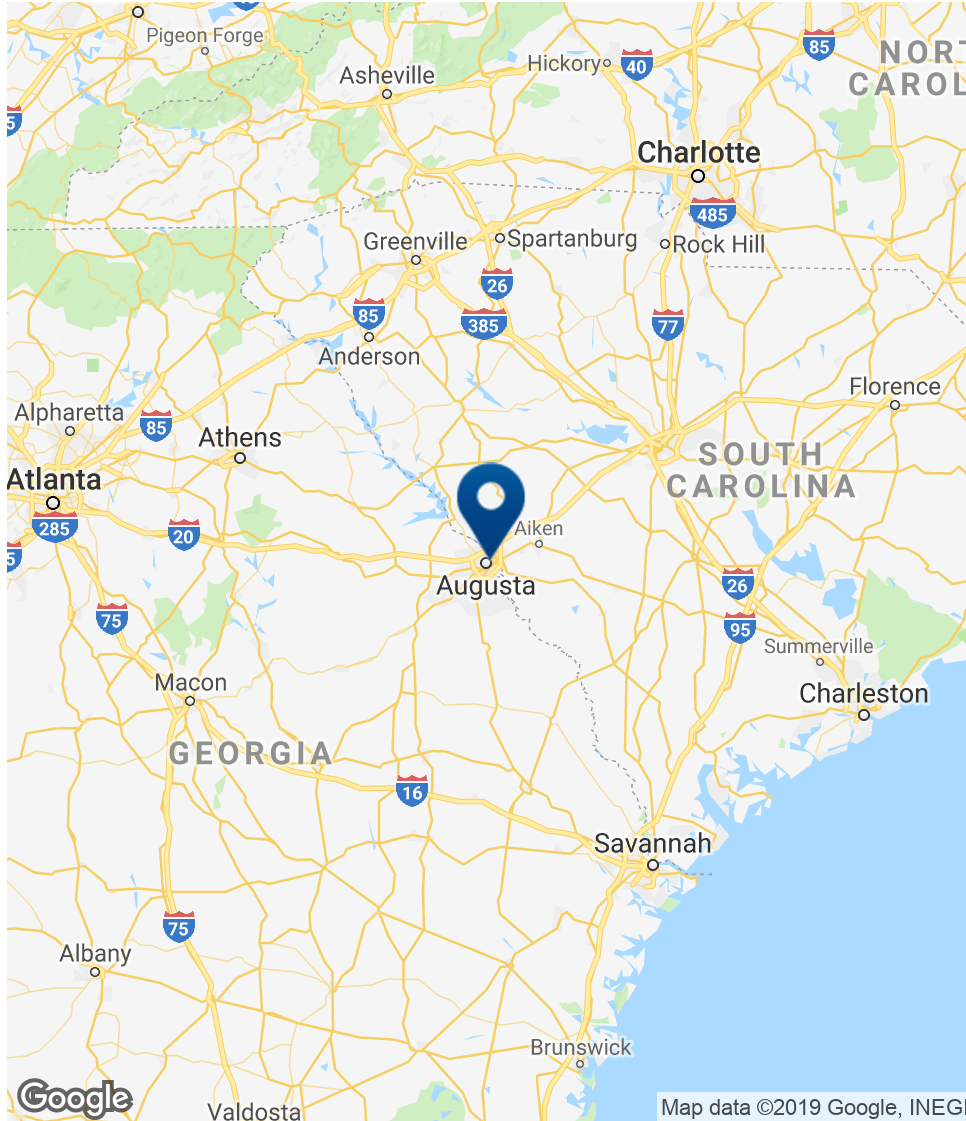
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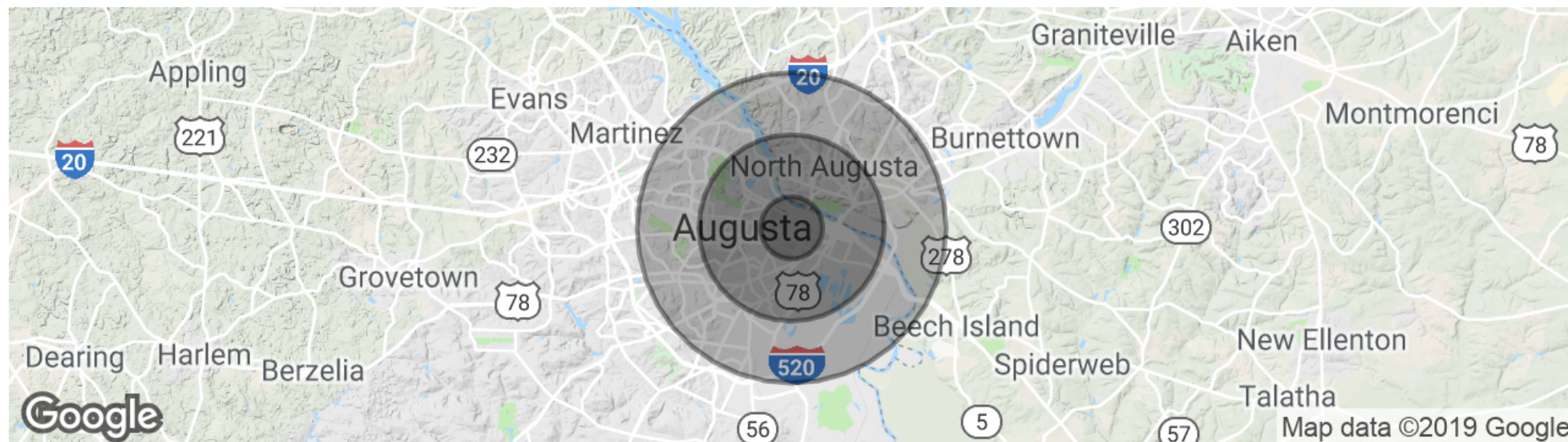
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,848	47,232	108,365
Median age	32.1	36.2	36.7
Median age (Male)	31.7	34.5	35.0
Median age (Female)	32.8	37.7	38.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,129	20,110	46,618
# of persons per HH	2.5	2.3	2.3
Average HH income	\$29,564	\$42,878	\$47,837
Average house value	\$149,342	\$146,902	\$136,764

* Demographic data derived from 2010 US Census

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