

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



474 SF FOR LEASE

211 Pleasant Home Road STE C-2 | Augusta, GA 30907

PARKER DYE
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706 • 736 • 1031

ZONE | B-1

LEASE | \$650/month



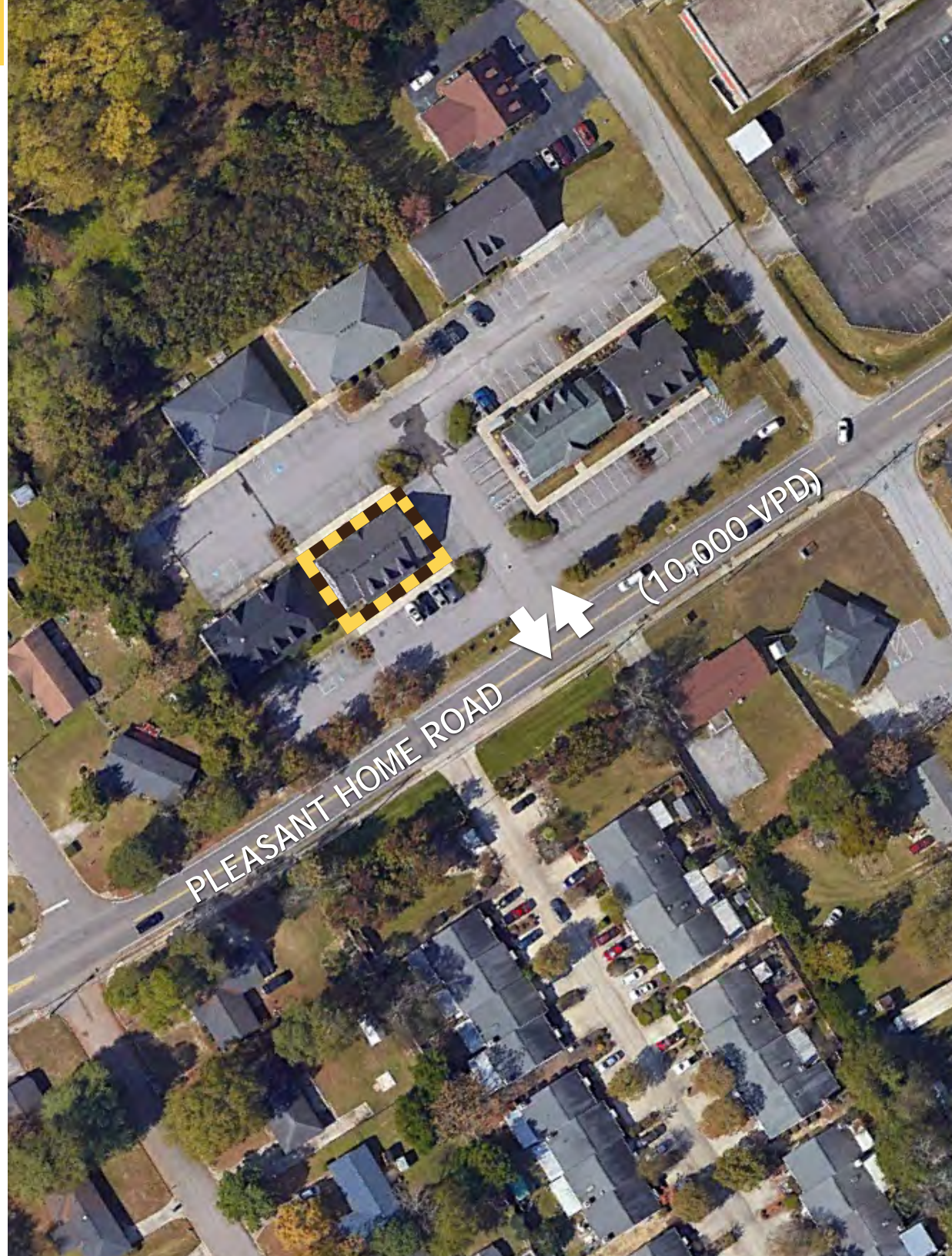
JORDAN TROTTER
COMMERCIAL REAL ESTATE

This building sits on Pleasant Home Road in close proximity to Washington Road, Riverwatch Parkway, and I-20. It is centrally located on the Columbia County and Richmond County line.

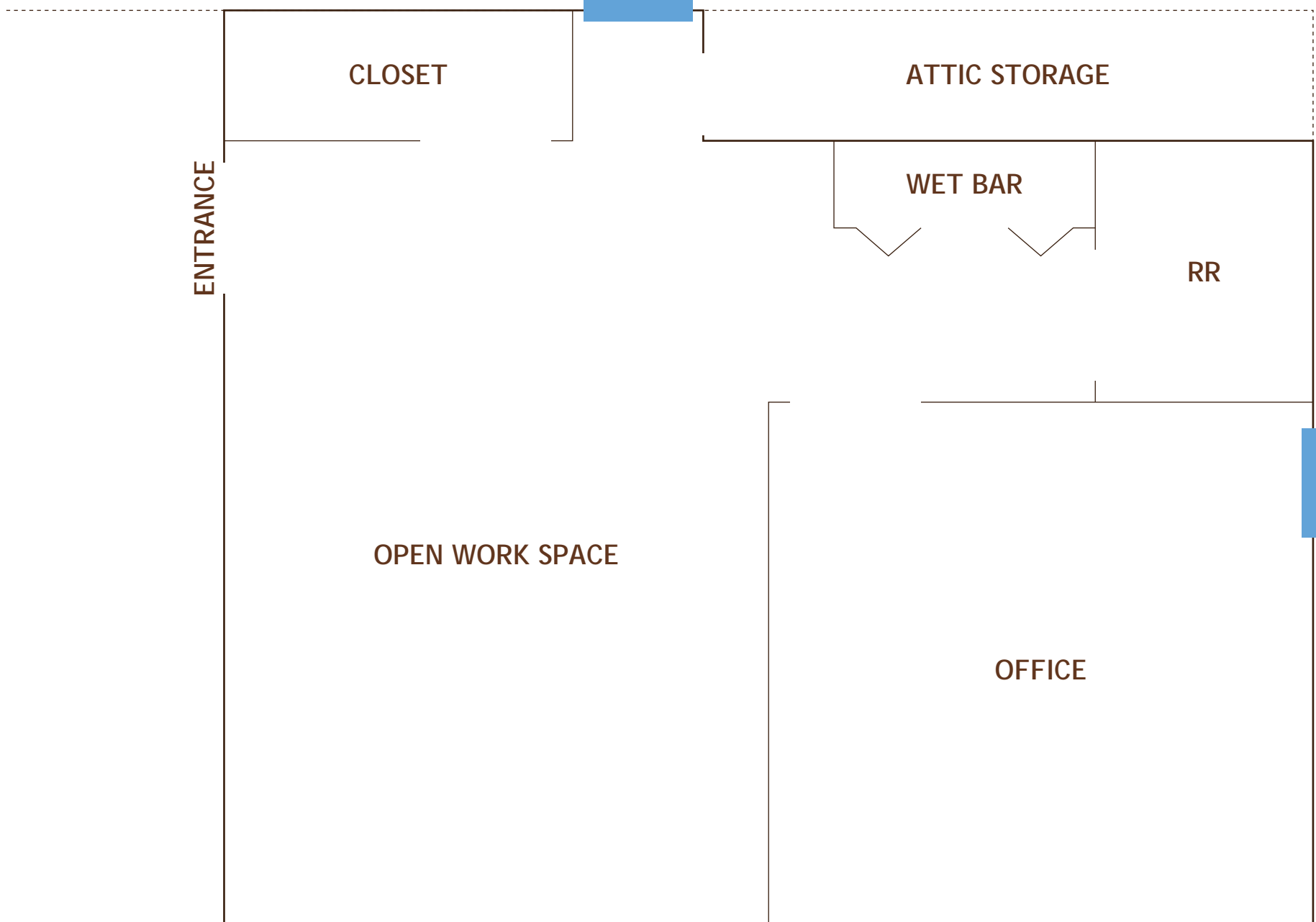
211 Pleasant Home Road STE C-2 has one office, an open work area, and one restroom. The office space has new paint, carpet, and LED lighting. This building offers parking in the front, back, and along the side of the building.



- 474 SF available
- Entry, rear door
- Ample, dedicated parking
- Highly visible from Pleasant Home Road
 - Pleasant Home Road VPD, 10,000
 - Washington Road VPD, 21,700
 - Riverwatch Parkway VPD, 18,300



FLOOR PLAN



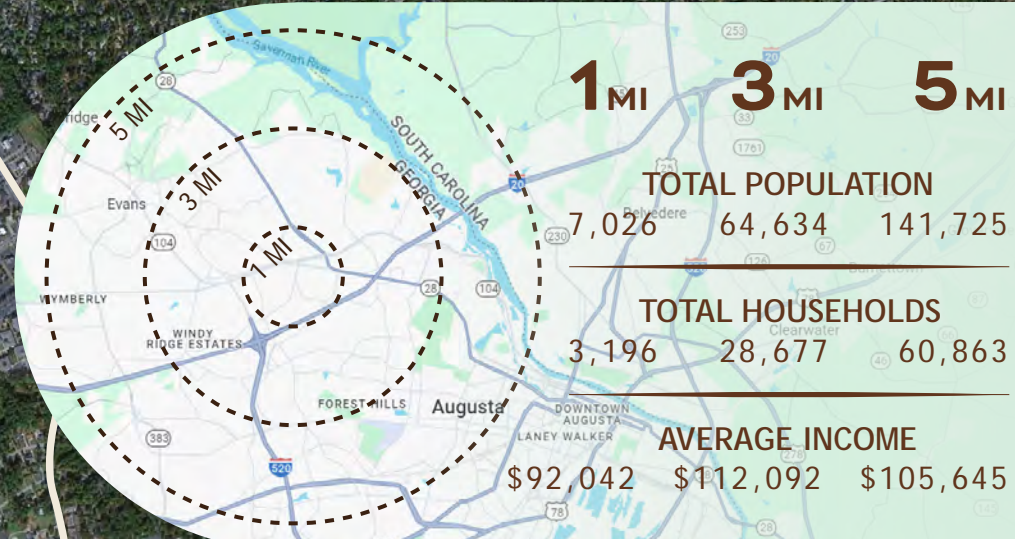


SITE

MARTINEZ WASHINGTON ROAD

DAVIS ROAD PLEASANT HOME ROAD

INTERSTATE 20



INTERSTATE 20

INTERSTATE 520

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 Gordon

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 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

