

**FARM
BUREAU
INSURANCE**

Call Today
Auto • Home • Life • Bank
762-222-8010

AVAILABLE

JORDAN TROTTER
COMMERCIAL REAL ESTATE
706.736.1031



JORDAN TROTTER
COMMERCIAL REAL ESTATE

OFFICE SPACE AVAILABLE

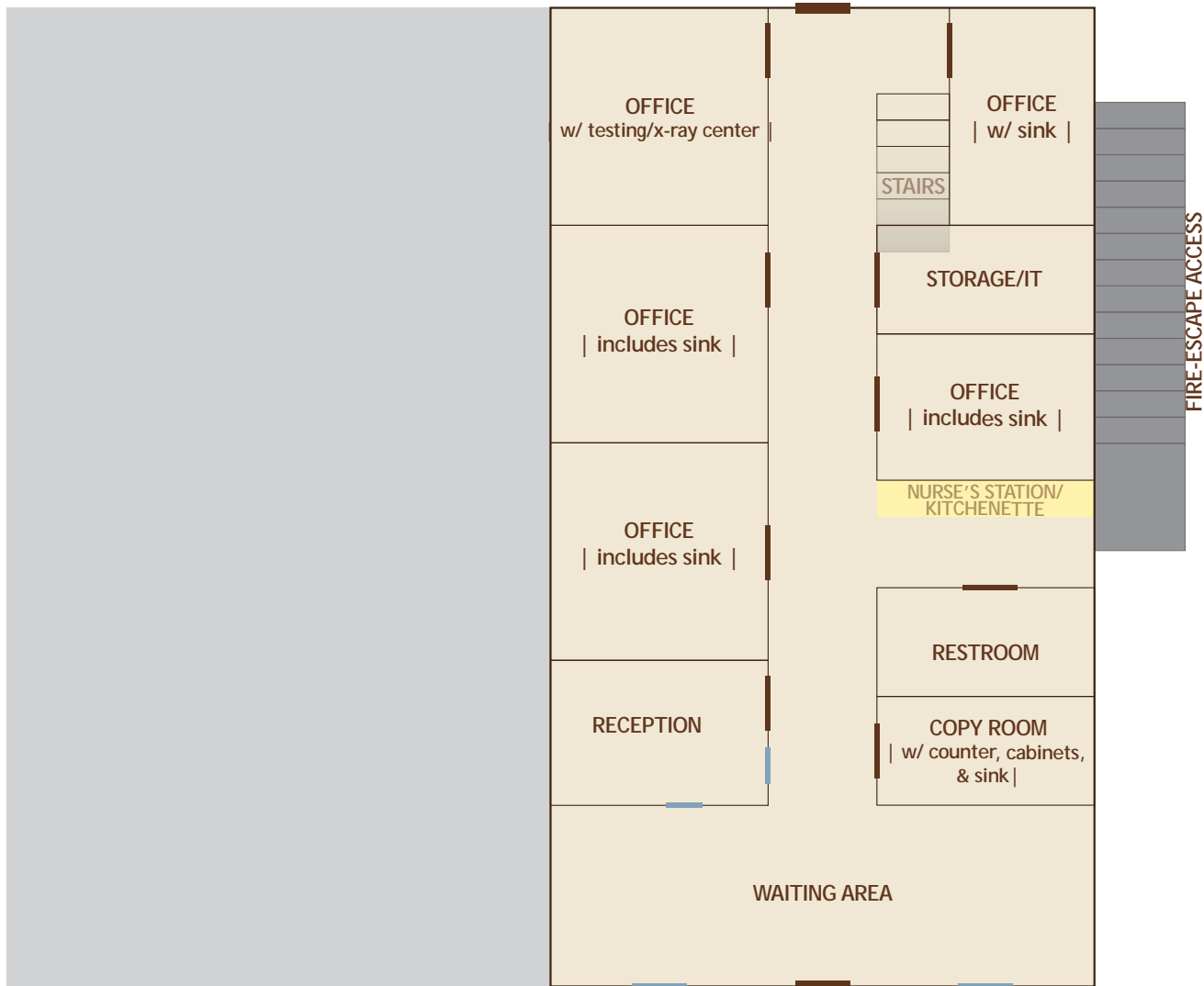
3642 Wheeler Road | Augusta, GA 30909

FOR LEASE | \$16/SF/Yr | 2,200 SF | APN | 030-0-070-00-0

TRIPP WILSON
tripp@jordantrotter.com
706 • 736 • 1031

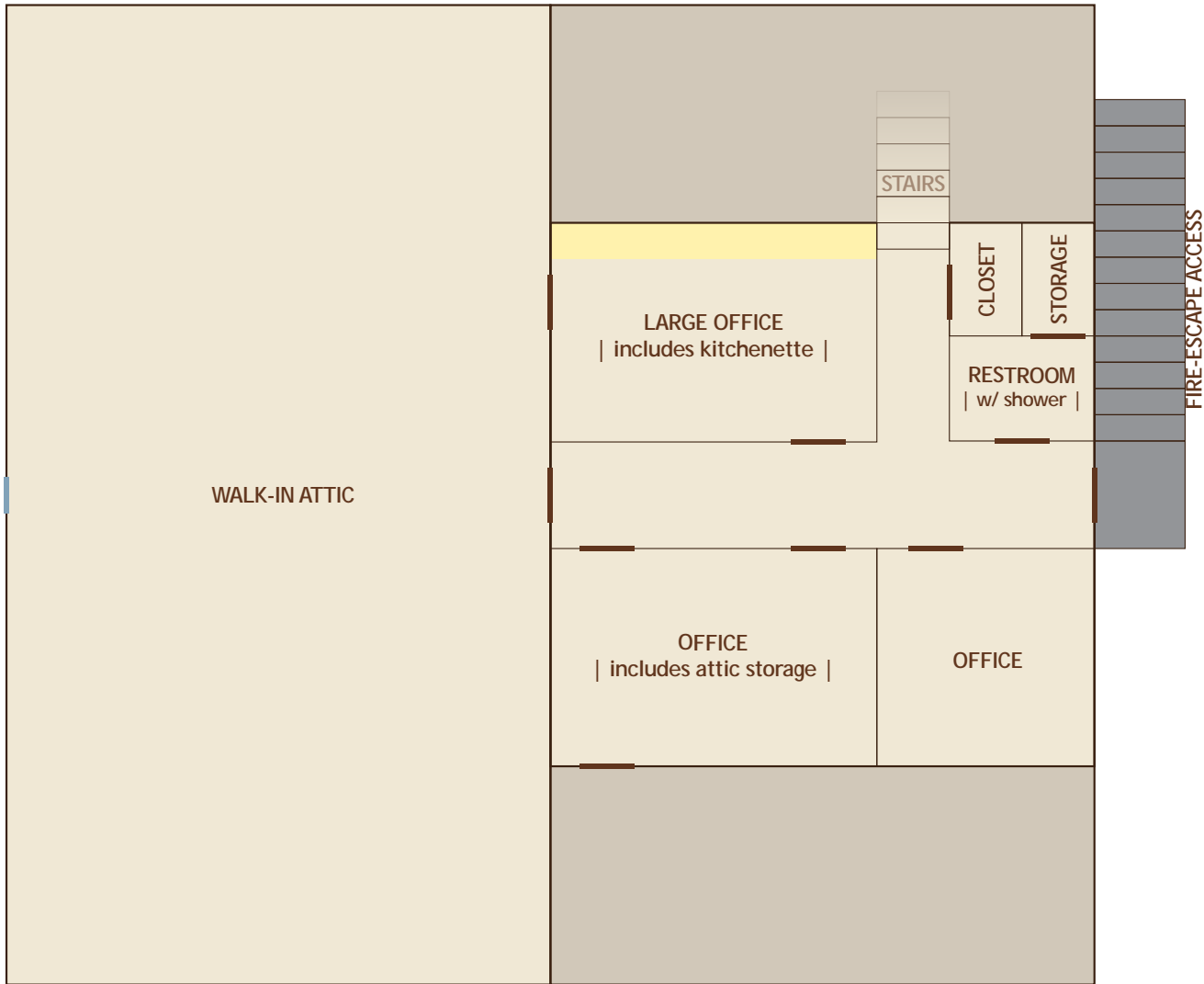
FLOOR ONE

3642 Wheeler Road



FLOOR TWO

3642 Wheeler Road





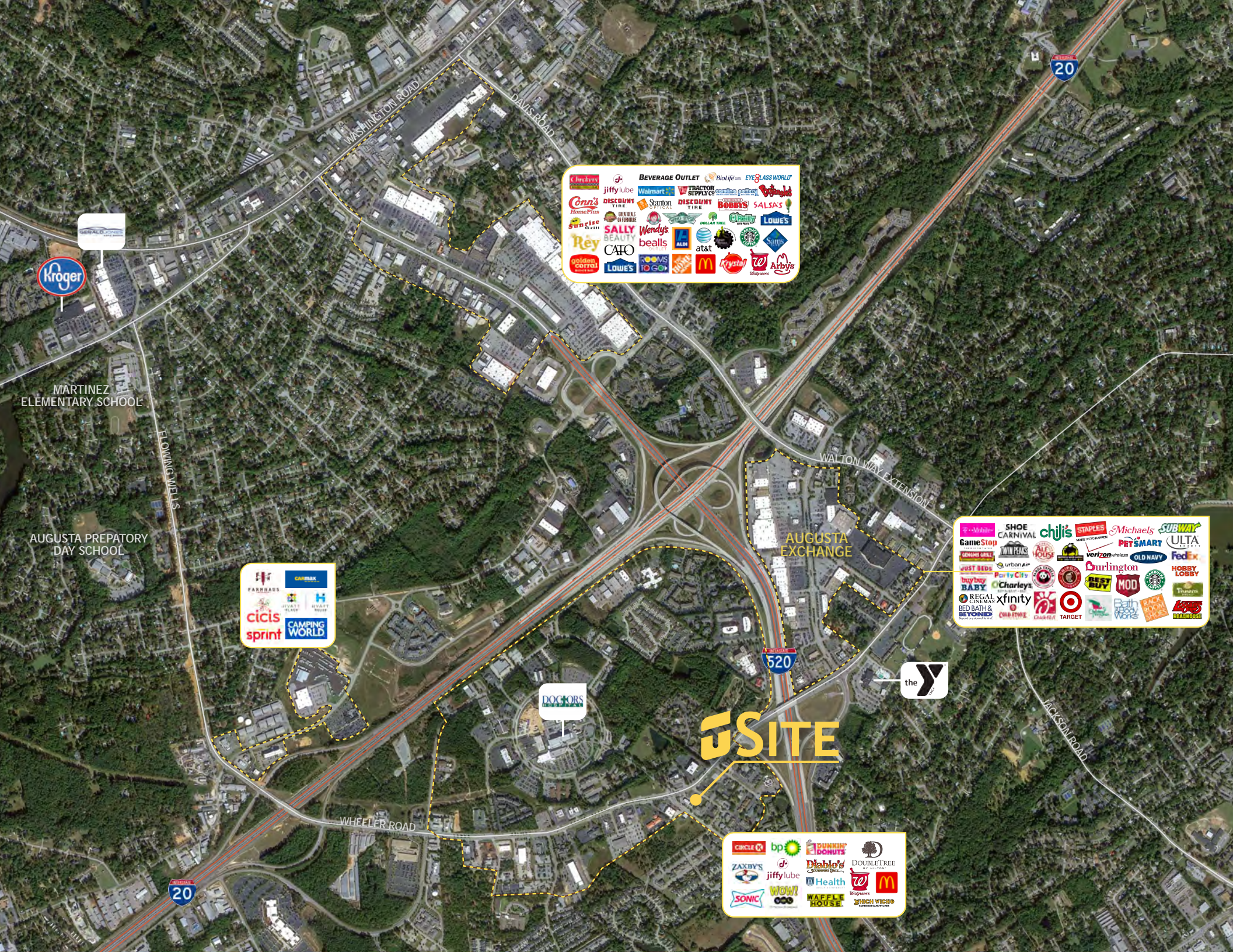
JORDAN TROTTER
COMMERCIAL REAL ESTATE





This space is located in a commercial duplex next to McDonald's at 3642 Wheeler Road near Doctor's Hospital. A total of 2,200 sf located in an office duplex with Farmers Insurance located in the adjacent space. The space has been used most recently by an internal medicine physician. The asking rent is \$16 per sf/yr for a 3-5 year term.

- Medical Office across from Doctor's Hospital
- 2,200 SF
- Access to traffic light



MARTINEZ
ELEMENTARY SCHOOL

AUGUSTA PREPARATORY
DAY SCHOOL

FLOWING WELLS

WHEELER ROAD

WASHINGTON ROAD

DAVIS ROAD

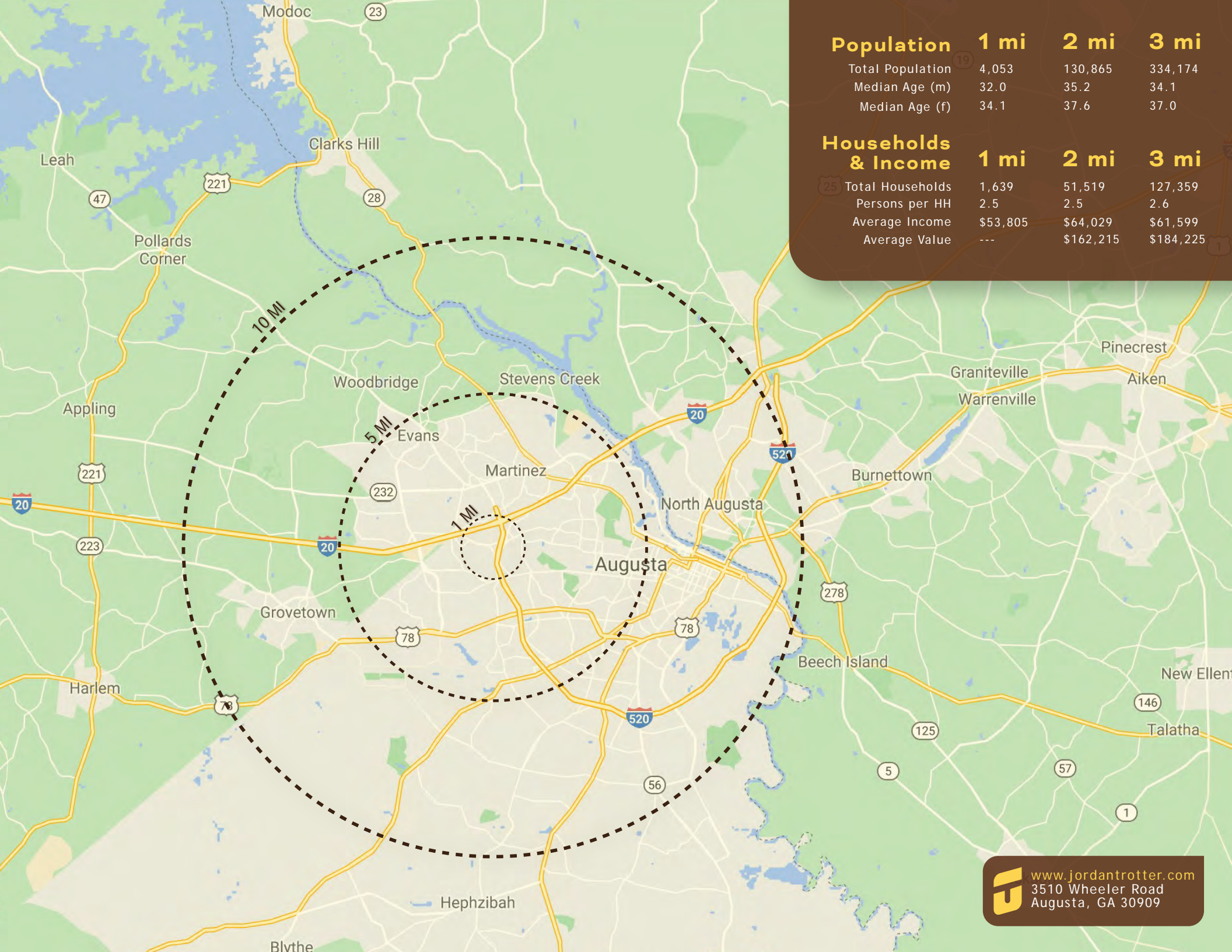
WALTON WAY EXTENSION

JACKSON ROAD

AUGUSTA EXCHANGE

SITE





Population

	1 mi	2 mi	3 mi
Total Population	4,053	130,865	334,174
Median Age (m)	32.0	35.2	34.1
Median Age (f)	34.1	37.6	37.0

Households & Income

	1 mi	2 mi	3 mi
Total Households	1,639	51,519	127,359
Persons per HH	2.5	2.5	2.6
Average Income	\$53,805	\$64,029	\$61,599
Average Value	---	\$162,215	\$184,225