

# TRACT OF LAND AVAILABLE

999 Alexander Drive | Augusta, GA 30909

FOR LEASE

ZONE | B-2

2.82 AC

APN | 008-3-001-02-0

**HOLTON BRINSON**

holton@jordantrotter.com  
706•736•1031



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# Highlights

These 2.82 acres are available at the corner of Alexander Drive and Riverwatch Parkway near I-20. There is a lighted intersection at this heavily traveled stretch of Riverwatch Parkway. Riverwatch Parkway is the main corridor between Evans/Martinez/Augusta area and downtown Augusta and North Augusta, SC. The property sits across the street from the newly developing Village at Riverwatch with Costco, Gray Television, Delta, Comcast, Georgia Theater Company, Residence at Riverwatch Apartments and Express Oil Change & Tire.

- 2.82 AC
- NNN Lease
- Zoned B-2
- Owner will subdivide
- Two access points from Alexander Drive
- Close proximity to Riverwatch Parkway, Washington Road, and I-20
- Retail nearby at Village at Riverwatch and Washington Road
- Highly Visible from Riverwatch Parkway
- VPD 23,900



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**SITE**

RIVERWATCH PARKWAY

WASHINGTON ROAD

ALEXANDER DRIVE



BERCKMANS ROAD



Augusta Exchange



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# Demographics

## Population 1 mi | 3 mi | 5 mi

Total Population	6,893	37,604	110,384
Median Age (m)	31.5	37.6	36.5
Median Age (f)	34.4	40.6	39.0

## Households & Income 1 mi | 3 mi | 5 mi

Total Households	3,659	17,076	47,396
Persons per HH	1.9	2.2	2.3
Average Income	\$48,183	\$69,900	\$64,102
Average Value	\$124,214	\$220,029	\$218,470

