

THE VIREO GROUP™



1473 Greene Street, Augusta, GA 30901

Latitude 33.47861
Longitude -81.98213
Tax Map 036-3-034-03-0

Property is .70 acres on Greene St. adjacent to Enterprise Mills. Zoned C-3 (Commercial). Located in downtown Augusta and less than one mile from the Augusta Medical District.

14,540 VPD

1473 Greene St

12,300 VPD



720 St. Sebastian Way, Suite 4
Sutherland Mill
Augusta, GA 30903
www.thevireogroup.com

For Information Contact:
Julie Teague, CPM, CCIM, LEED GA
706.426.4150
julie@thevireogroup.com

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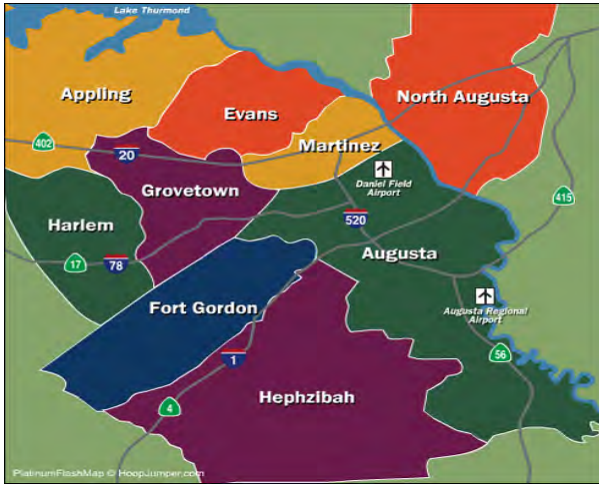
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AUGUSTA OVERVIEW

Located on the Georgia/South Carolina border, Augusta lies on the Savannah River. Augusta is the center point of the CSRA (Central Savannah River Area), a 13 county region that includes Georgia and South Carolina. The city's famous golf course, the Augusta National Golf Club, hosts the first major golf tournament of each year, The Masters. Major highways of Interstate 20 and Interstate 520 serve the region with access to major cities such as Atlanta, Columbia, Charlotte, Charleston and Savannah. The county has an area of 1,490 square miles. Augusta is served by Augusta Regional Airport and Daniel Field (serving private aircraft).

EDUCATION

- * Higher Education: Augusta University, Augusta Technical College, Paine College and Georgia Military College.
- * 36 Private Schools serving 3,667 students
- * 31 Columbia County and 56 Richmond County Public Schools serving 58,197 students

* source Columbia and Richmond County Schools

BUSINESS & INDUSTRY

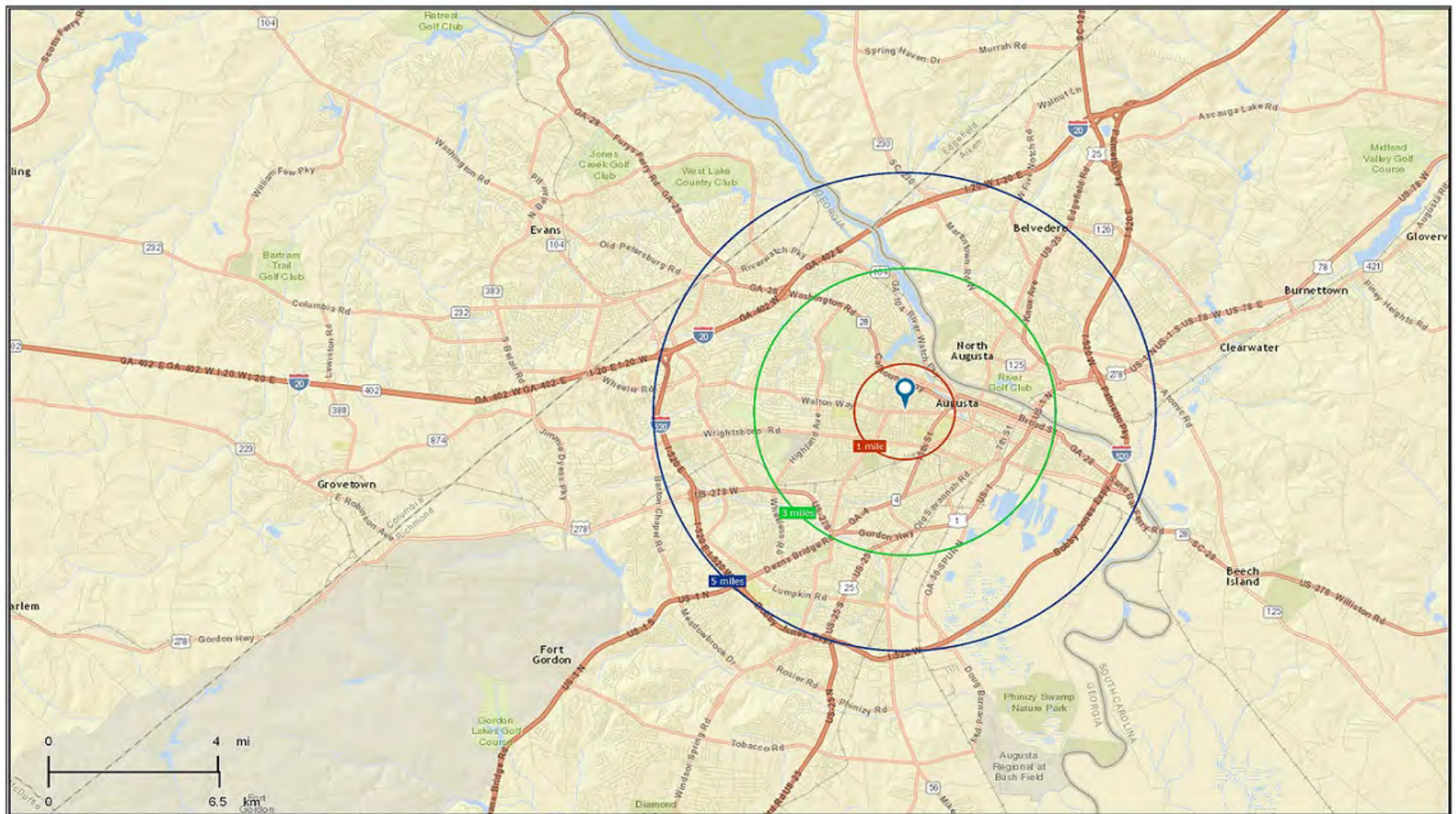
Medical District of Georgia	25,000
Fort Gordon	19,844
Savannah River Site	12,000
Augusta University	4,656
Richmond County Board of Education	4,418
Columbia County Board of Education	3,178
*source Augusta Chamber of Commerce	



Demographics	1 Mile	3 Miles	5 Miles
2015 Population	10,657	58,791	126,326
2015 Median Age	37.6	37.7	36.4
2015 Households	4,829	25,898	54,661
2015 Average Household Income	\$43,731	\$46,461	\$48,817



AUGUSTA-RICHMOND COUNTY MSA



1, 3, 5 Mile Map

The Augusta-Richmond County, GA-SC Metropolitan Statistical Area, comprising Richmond, Burke, Columbia, and McDuffie Counties in Georgia and Aiken and Edgefield in South Carolina. As of the 2010 Census, the area had a population of 580,270.