



SHOWROOM/OFFICE/WAREHOUSE DOWNTOWN AUGUSTA

1022 Walton Way | Augusta, GA 30901

FOR LEASE | \$15/SF/Yr

8,706 SF

046-4-077-00-0

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11TH STREET

SITE

**Richmond County
Judicial Center**

WALTON WAY

15,800 VPD

This retail center is located on the corner of Walton Way and 11th Street in Downtown Augusta. It is within sight of the new courthouse/Judicial Center and is across the street from Johnson Motor Company. It is within walking distance of Piedmont Augusta and many other campuses within the medical district of Downtown Augusta.

This suite is the former location of Integrity Medical and offers 8,706 SF of office, showroom, and warehouse space. Current tenants in the center include: Diablo's and Walgreens.

- Walton Way VPD- 15,800
- Former medical building:
 - SHOWROOM | 3,306 SF
 - OFFICE | 1,800 SF
 - WAREHOUSE | 3,600 SF
- Exterior stairwell
- Dedicated parking

VACANT

Diablo's
SOUTHWEST GRILL



AVAILABLE
8,706 SF

11TH STREET

WALTON WAY 15,800 VDP



JORDAN TROTTER
COMMERCIAL REAL ESTATE





 **Piedmont** HEALTHCARE  **Health** AUGUSTA UNIVERSITY Charlie Norwood VA Medical Center 

SITE

CENTRAL AVENUE

15TH STREET

R.A. DENT BOULEVARD

15TH STREET

REYNOLDS STREET

GREENE STREET

BROAD STREET

GORDON HIGHWAY

RIVER WATCH PARKWAY

WALTON WAY

WALTON WAY

Population	1 mi	3 mi	5 mi
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Total Population	6,999	41,403	98,443
Median Age (m)	31.7	33.8	35.0
Median Age (f)	35.4	36.9	38.4

**Households
& Income** 1 mi 3 mi 5 mi

Total Households	2,737	17,416	41,955
Persons per HH	2.6	2.4	2.3
Average Income	\$29,889	\$39,350	\$46,827
Average Value	\$153,750	\$151,579	\$137,049

