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JORDAN TROTTER
COMMERCIAL REAL ESTATE

FORMER CVS LOCATION

3231 Wrightsboro Road | Augusta, GA 30909

FOR LEASE | \$14 per square foot NNN Lease

10,125 SF

APN | 042-1-026-03-0

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RIVER REGION STATISTICS



River Region Population:
767,478



Medium Income:
\$55,049



Medium Home Value:
\$153,300



Average Commute:
23.5 mins



Annual Growth Rate:
0.89%



Unemployment Rate:
3.6%

This asset is located at the corner of Wrightsboro Road and Jackson Road. It is less than a mile from the Augusta Mall and 0.5 miles from Daniel Field (private airfield). 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

Trade Area Population: 119,228

Average commute: 23.5 minutes

Median Home Value in Augusta: \$138,300

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%.

Major Industry: Fort Gordon, Savannah River Site, Augusta University, University Hospital, Augusta University, Charlie Norwood VA Medical Center, Bridgestone, East Central Regional, E-Z, Starbucks



This asset is located at the corner of Wrightsboro Road and Jackson Road. It is less than a mile from the Augusta Mall, 0.5 miles from Daniel Field (private airfield), and less than 10 minutes from Downtown Augusta.

This building is a 10,125 SF, free standing, former CVS Pharmacy. The property has access from Jackson Road and Wrightsboro Road. Existing retail in the area includes: Lulu's Car Wash, Catholic Social Services, Stars & Strikes Entertainment Center, US Post Office, Sherwin Williams, Advanced Auto, Taco Bell, Walmart, Augusta Mall, and more. This location easily serves both Richmond and Columbia County markets.

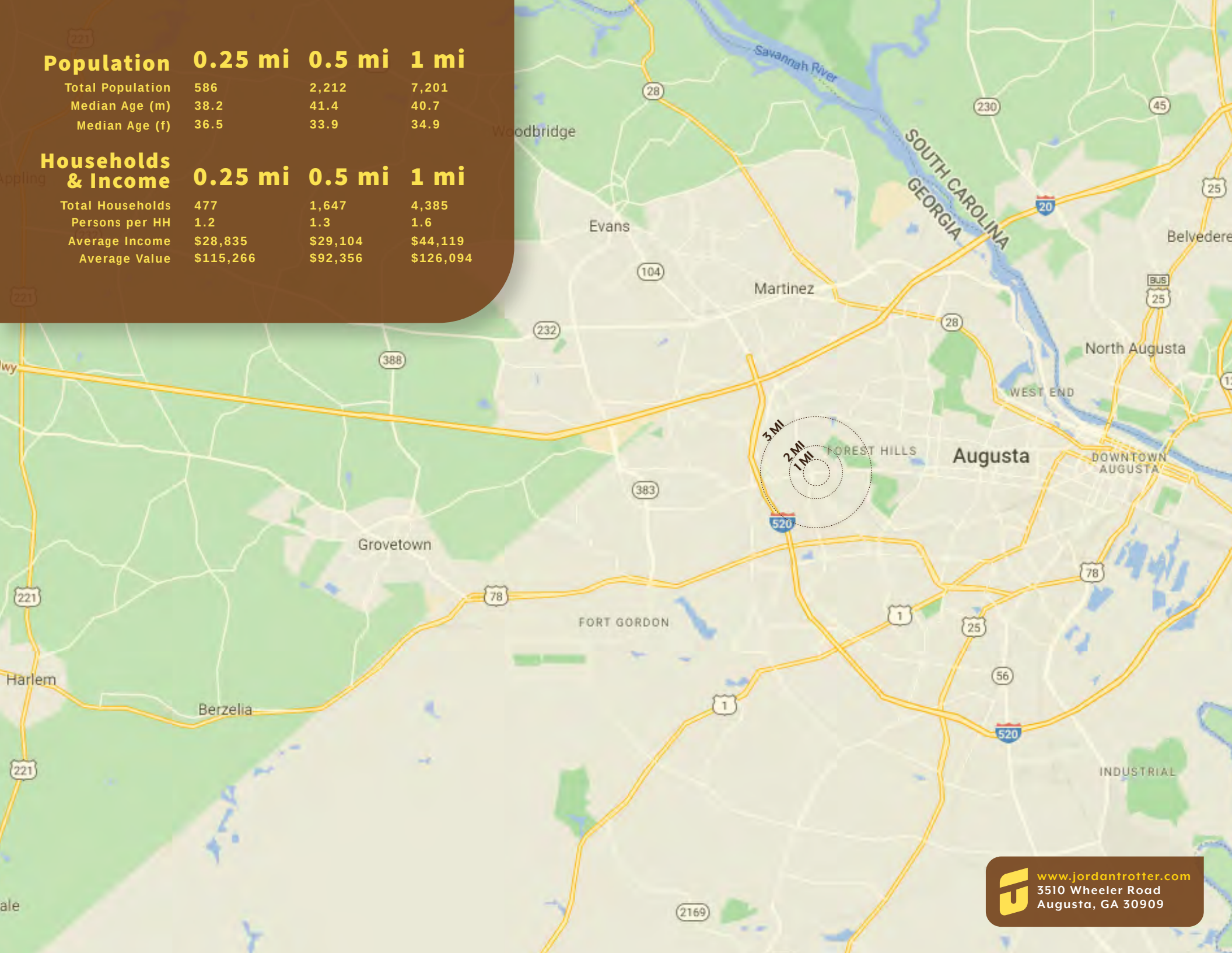
- o Former CVS building Available
- o 10,125 SF Stand-alone building
- o Vehicles per day: Wrightsboro Road: 25,600
Jackson Road: 17,100

Population

	0.25 mi	0.5 mi	1 mi
Total Population	586	2,212	7,201
Median Age (m)	38.2	41.4	40.7
Median Age (f)	36.5	33.9	34.9

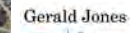
Households & Income

	0.25 mi	0.5 mi	1 mi
Total Households	477	1,647	4,385
Persons per HH	1.2	1.3	1.6
Average Income	\$28,835	\$29,104	\$44,119
Average Value	\$115,266	\$92,356	\$126,094





AUGUSTA EXCHANGE



FOREST HILLS GOLF COURSE



 **SITE**

NORTH LEG PLAZA

AUGUSTA MALL

WRIGHTSBORO ROAD

NORTH LEG ROAD



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