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360° AERIAL
VIDEO



19,690 SF FOR SALE

1024 Telfair Street | Augusta, GA 30901

ZONE | B2

0.76 AC

PRICE | \$3,750,000

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JORDAN TROTTER
COMMERCIAL REAL ESTATE

Located in Downtown Augusta at the corner of Telfair Street and Eleventh Street. Just a few blocks from the Downtown Medical District, SRP Park. and many of Augusta's downtown restaurants.

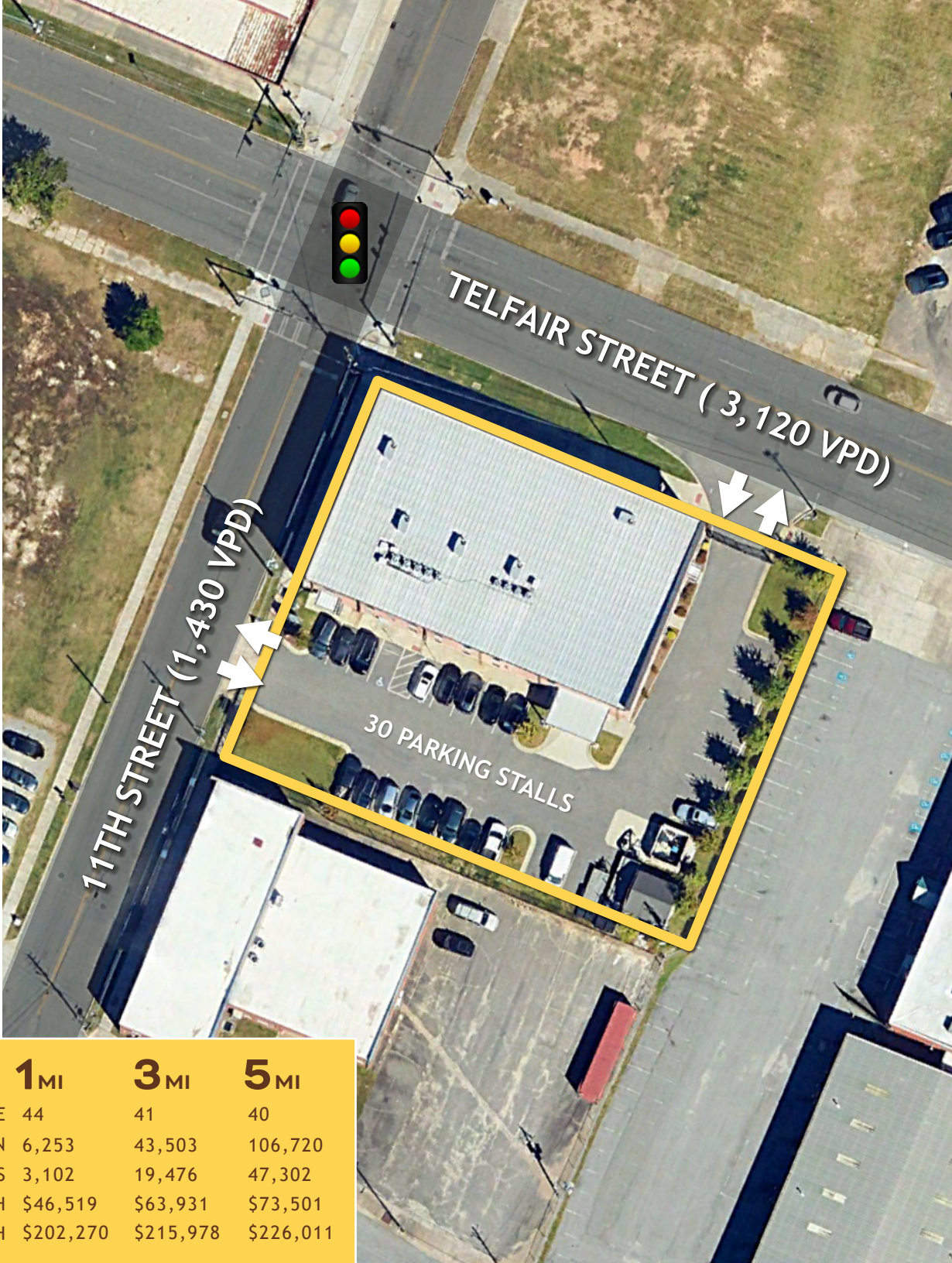
Office Showroom property with a warehouse component and drive-in bay door in Downtown Augusta. Thirty on-site surface parking stalls. New construction with no expense spared on interior finishes. Elevator access to offices and meeting space on 2nd floor. The first floor is 11,200 square feet and the second floor is 8,490 square feet. The warehouse area (2,510 square feet) is located within and has 26' ceilings and 14'w X 12'h drive-in bay door and covered dock.

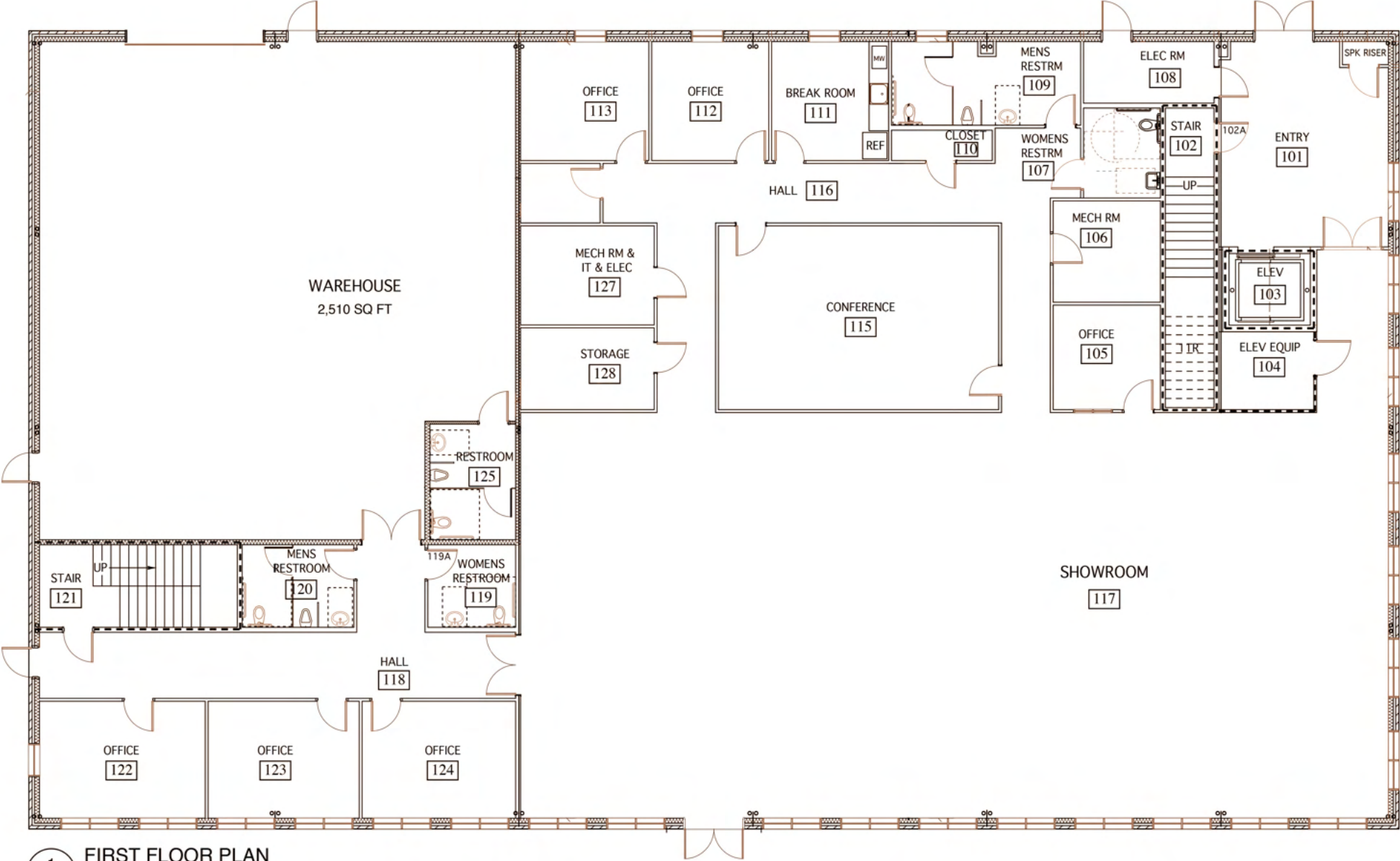
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- New construction office showroom property
 - Downtown Augusta
- 11,200 SF first floor and 8,490 SF second floor
- 26' ceilings and 14'w x 12'h drive-in bay door

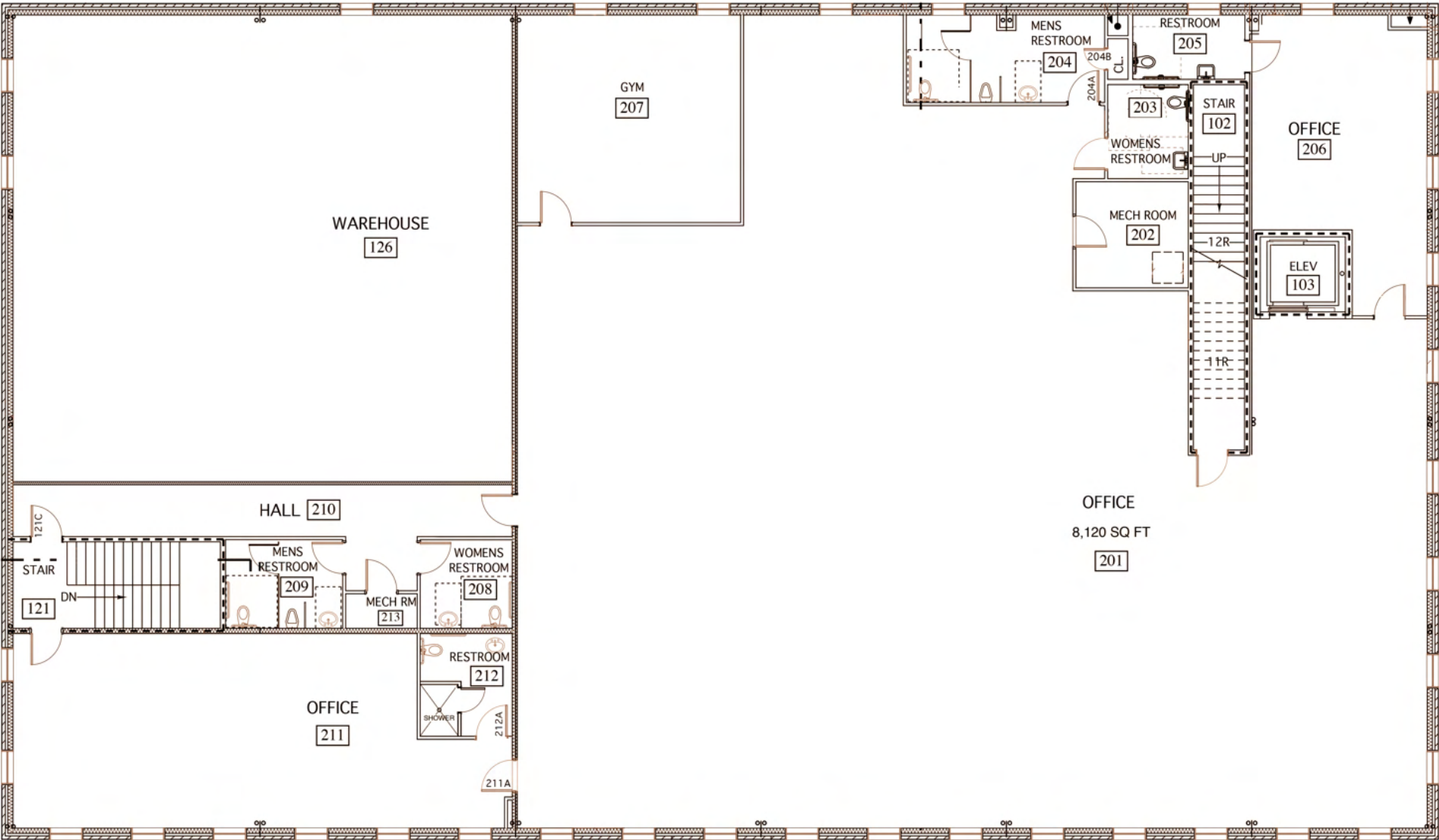


	1MI	3MI	5MI
AVERAGE AGE	44	41	40
TOTAL POPULATION	6,253	43,503	106,720
TOTAL HOUSEHOLDS	3,102	19,476	47,302
AVG. INCOME/HH	\$46,519	\$63,931	\$73,501
AVG. VALUE/HH	\$202,270	\$215,978	\$226,011





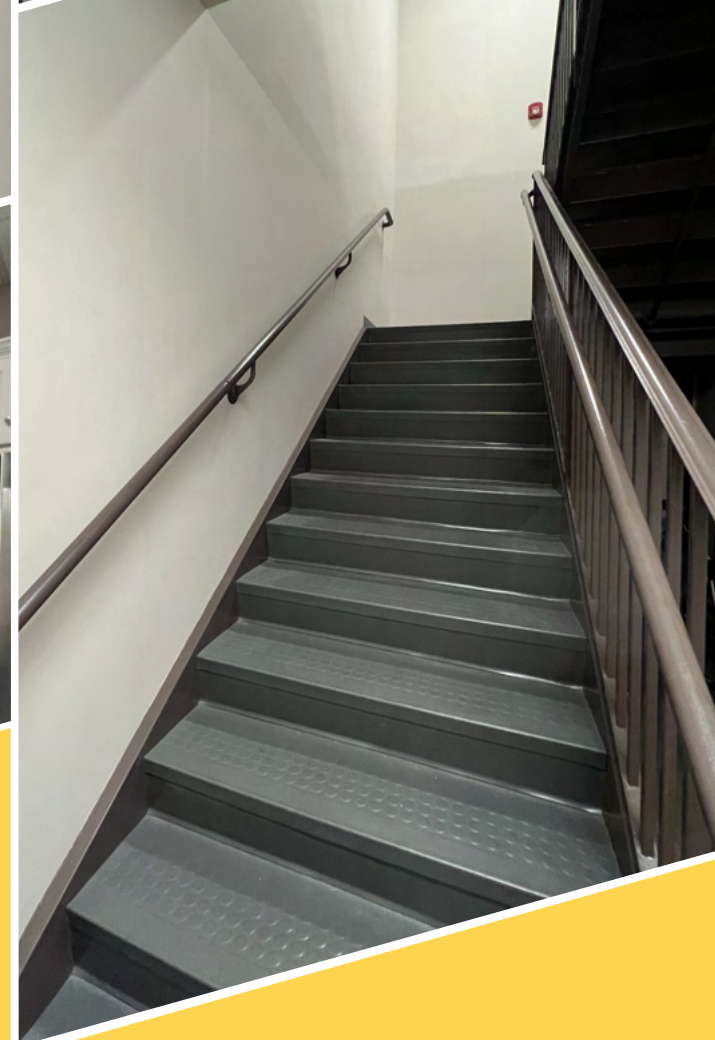
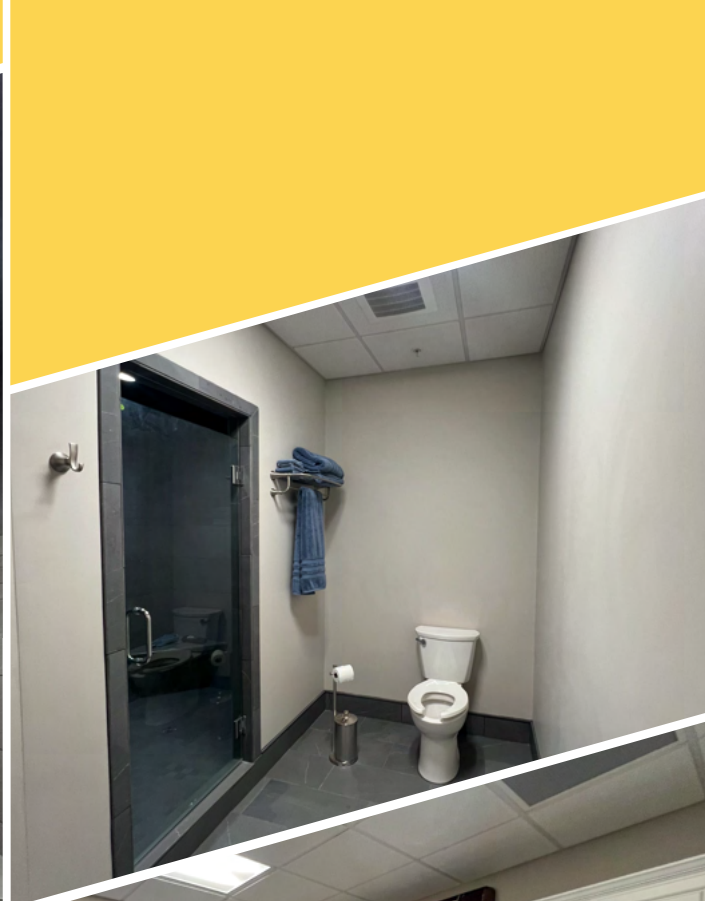
1 FIRST FLOOR PLAN
A-1 SCALE 1/8" = 1'-0"



1 SECOND FLOOR PLAN
A-1 SCALE 1/8" = 1'-0"













Academy
v Richmond
County

Tubman
Education
Center

Paine
College



U SITE



NORTH
AUGUSTA



RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rates:
3.6%

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

Job Growth: Augusta-Richmond County has seen the job market increase by 3.3% 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%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Gordon, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADR, FPL Food

