

500 JAMES BROWN BOULEVARD

500 JAMES BROWN BOULEVARD, AUGUSTA, GA 30901

1,100 SF AVAILABLE FOR LEASE

LEASE RATE:\$16.50 SF/YR

Presented By:

Parker Dye
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JORDAN TROTTER

COMMERCIAL REAL ESTATE

3638 Walton Way Ext, Suite 200

Augusta, GA 30909

706.736.1031

www.jordantrotter.com

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PROPERTY OVERVIEW

Great space for attorneys office. Excellent office building in a great location in closed proximity to the newly renovated Augusta Richmond County Library. This space offers 3 offices and a conference room. It has been recently renovated and offers beautiful exposed brick throughout the halls.

LOCATION OVERVIEW

1100 SF of completely renovated office space. Great office sharing opportunity. This building located downtown Augusta.

PROPERTY HIGHLIGHTS

- James Brown Boulevard VPD = 3650
- 1100 SF - Completely new interior
- Front door is 100 feet from the entrance to the Federal Courthouse Complex
- Less than 1,000 feet from the Richmond County Courthouse

PROPERTY SUMMARY

Available SF: 1,100 SF

Lease Rate: \$16.50 SF/yr (Landlord to handle property taxes and building insurance)

Building Size: 1,100 SF

Building Class: A



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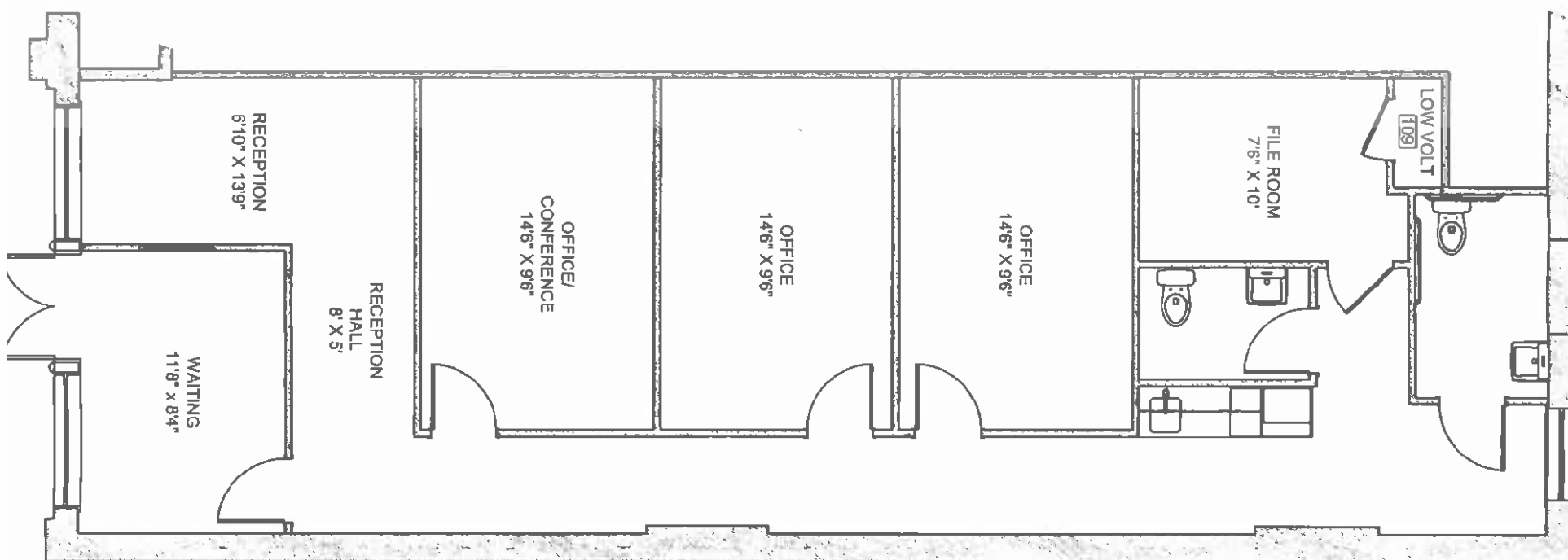


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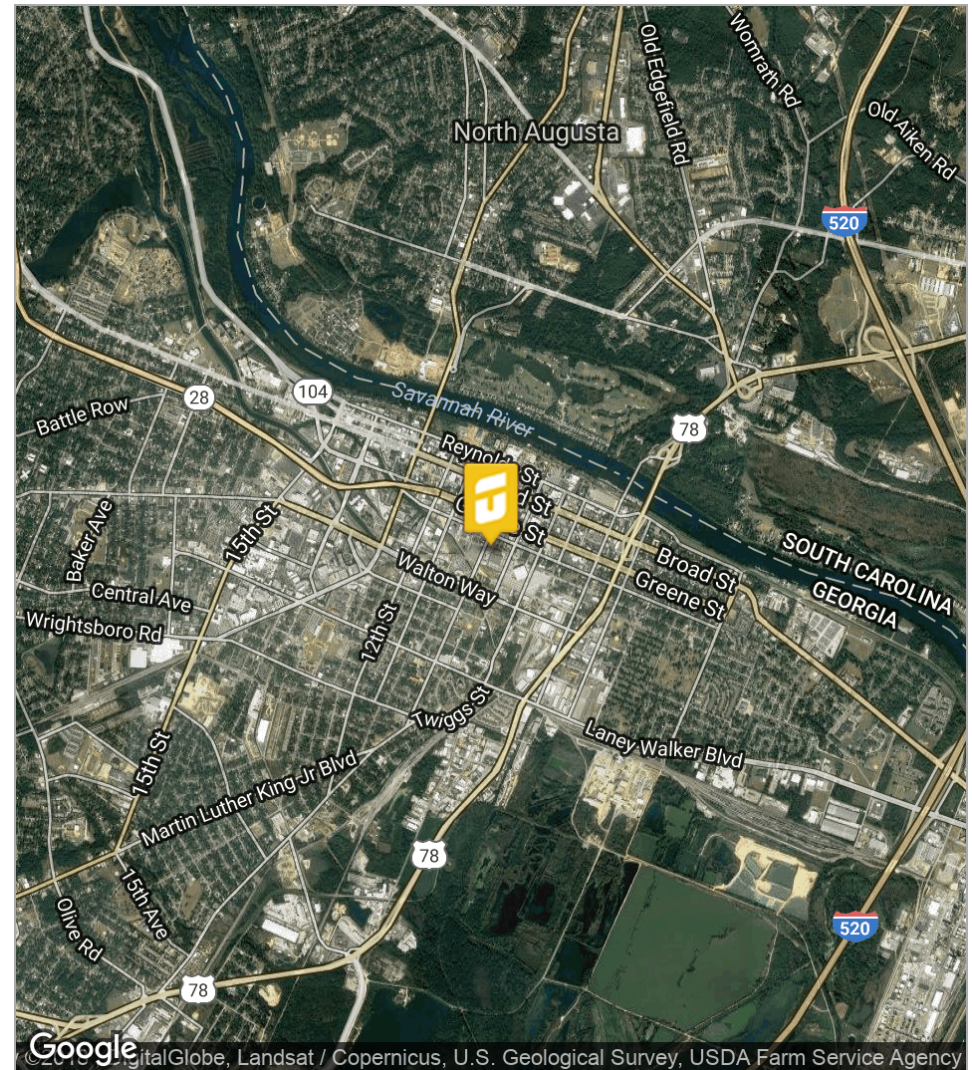


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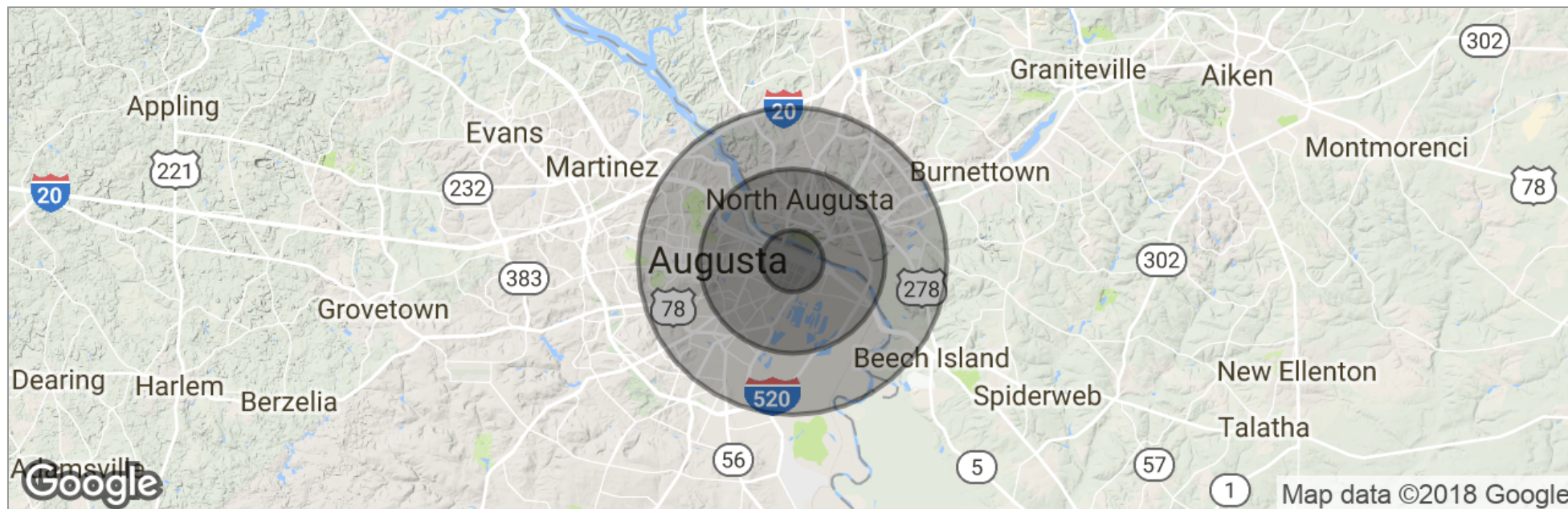


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	1 Mile	3 Miles	5 Miles
Total Population	6,636	39,798	93,923
Population Density	2,112	1,408	1,196
Median Age	33.6	35.2	36.9
Median Age (Male)	31.5	33.7	35.1
Median Age (Female)	35.8	36.8	38.6
Total Households	2,670	16,662	39,962
# of Persons Per HH	2.5	2.4	2.4
Average HH Income	\$34,280	\$38,518	\$46,396
Average House Value	\$169,994	\$154,789	\$136,453

* Demographic data derived from 2010 US Census

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