



OFFICE/WAREHOUSE SPACE AVAILABLE

3206 Washington Road | Augusta, GA 30907

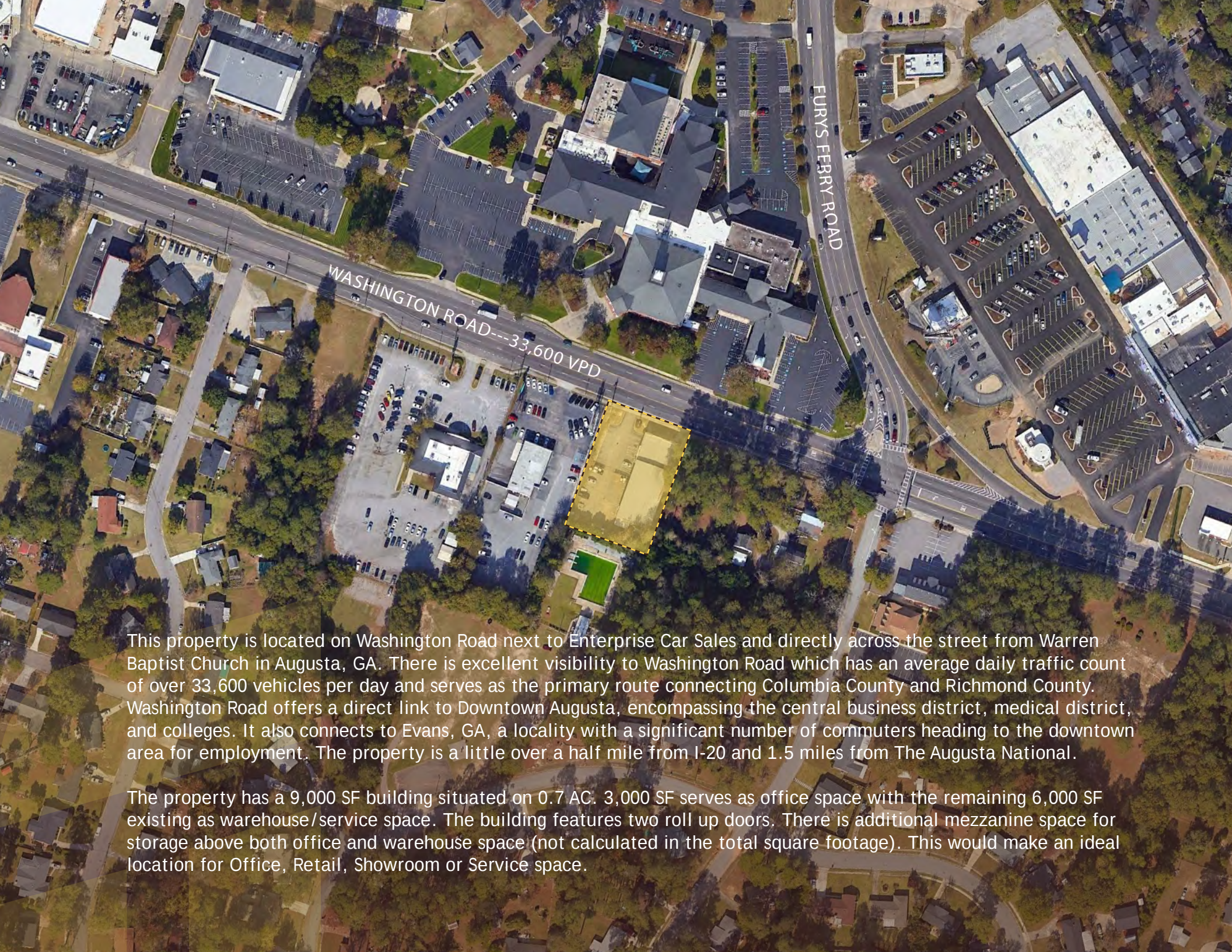
FOR LEASE

9,000 SF

APN | 011-1-015-00-0

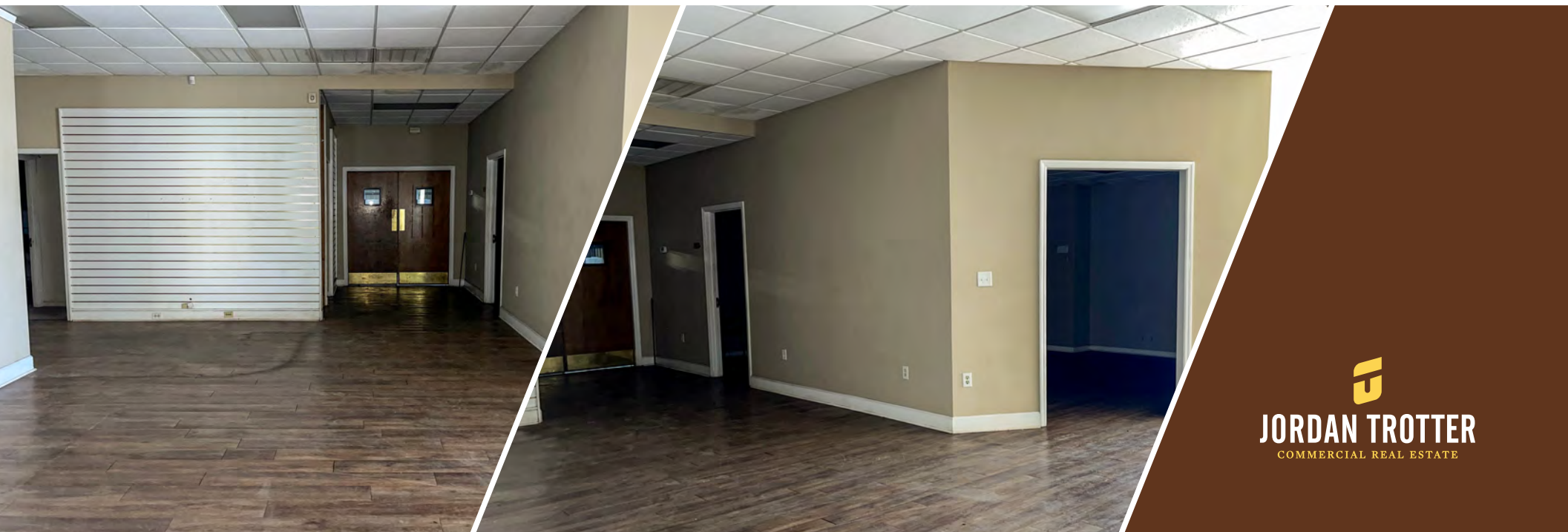
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COMMERCIAL REAL ESTATE



This property is located on Washington Road next to Enterprise Car Sales and directly across the street from Warren Baptist Church in Augusta, GA. There is excellent visibility to Washington Road which has an average daily traffic count of over 33,600 vehicles per day and serves as the primary route connecting Columbia County and Richmond County. Washington Road offers a direct link to Downtown Augusta, encompassing the central business district, medical district, and colleges. It also connects to Evans, GA, a locality with a significant number of commuters heading to the downtown area for employment. The property is a little over a half mile from I-20 and 1.5 miles from The Augusta National.

The property has a 9,000 SF building situated on 0.7 AC. 3,000 SF serves as office space with the remaining 6,000 SF existing as warehouse/service space. The building features two roll up doors. There is additional mezzanine space for storage above both office and warehouse space (not calculated in the total square footage). This would make an ideal location for Office, Retail, Showroom or Service space.



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BASTON ROAD

FURYS FERRY ROAD

RIVERWATCH PARKWAY

ALEXANDER DRIVE

DAVIS ROAD

WASHINGTON ROAD

MARTINEZ

WESTSIDE HIGH SCHOOL

SITE



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20

BERCKMAN ROAD

Population

Total Population	5,652	128,416	143,121
Median Age (m)	42.6	37.7	36.3
Median Age (f)	46.7	41.7	39.0

Households & Income

Households & Income	1 mi	5 mi	10 mi
Total Households	3,582	62,771	143,121
Persons per HH	1.6	2.0	2.3
Average Income	\$56,595	\$67,713	\$63,680
Average Value	\$152,180	\$171,420	\$163,334

