

D.C. Lawrence Commercial Real Estate, LLC



Presents
1257 Augusta West
Parkway
Augusta, Georgia

FOR SALE

1257 Augusta West
Parkway, Augusta,
Georgia, 30909

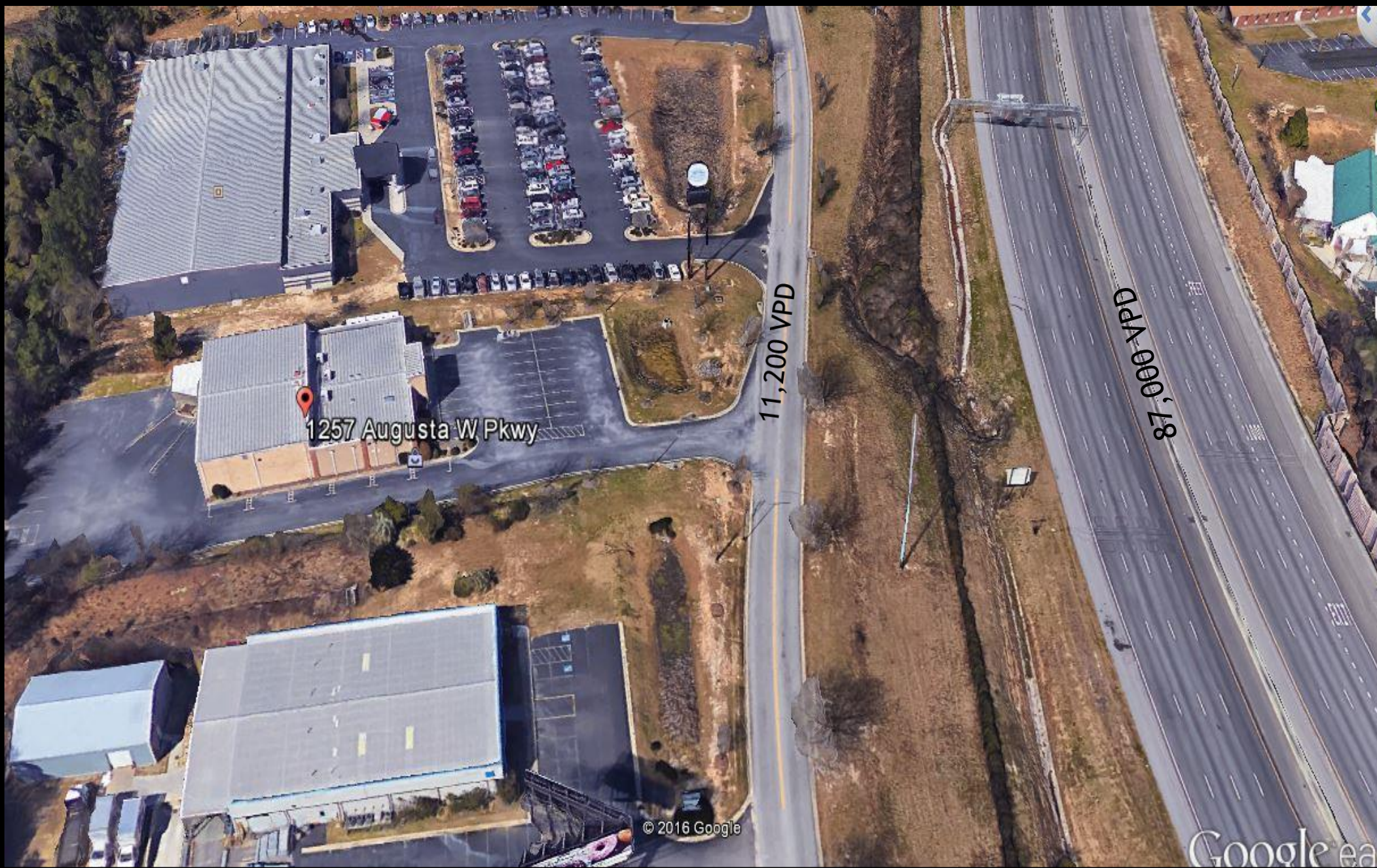


Your
Company

Retail, Office and Warehouse Building

- Offering Price - \$1,250,000
- Central location with Exposure to I-520 and access from Both Wheeler and Wrightsboro Road Exits
- Building Size – 14,185 SF
- Close to 100,000 VPD Traffic Count – Augusta West Parkway – 11,200 VPD (2015), Bobby Jones Expressway (I-520) – 87,000 VPD (2015)
- Forty-Five Space Parking Lot, plus Grade Level and Dock High Rear Loading.
- Year Built - 1999

2015 Traffic
Counts



1257 Augusta W Pkwy

11,200 VPD

87,000 VPD

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Google earth

5,187 SF Retail Showroom

Retail



Two Story Climate Controlled Warehouse

Warehouse



The versatile building has a central location in West Augusta, near Doctors Hospital, Augusta Mall, Augusta Exchange, and Interstate 520 (Bobby Jones Expressway). This site is easily accessible from both Wheeler and Wrightsboro Roads, and has high exposure to close to 100,000 vehicles per day on I-520 and Augusta west Parkway.

Numerous interior renovations have taken place over the past ten years. Interior space includes two stories of office and warehouse, plus a well appointed retail showroom in front, and dock high loading in the rear.

Population within three miles is 45,000, and within five miles it is 127,000.



Central
Location

Address**2905 Riverwest Drive
Augusta, Georgia**

Description	3 Miles	5 Miles	10 Miles
POPULATION BY YEAR			
Population (4/1/1990)	38,571	107,533	243,609
Population (4/1/2000)	41,309	113,255	264,179
Population (4/1/2010)	41,973	119,536	295,007
Population (1/1/2016)	44,139	126,669	313,321
Population (1/1/2021)	45,877	131,436	324,767
Percent Growth (2016/2010)	5.16	5.97	6.21
Percent Forecast (2021/2016)	3.94	3.76	3.65

HOUSEHOLDS BY YEAR

Households (4/1/1990)	15,539	42,530	89,523
Households (4/1/2000)	17,542	46,715	100,522
Households (4/1/2010)	18,456	51,496	113,913
Households (1/1/2016)	19,065	53,697	119,441
Households (1/1/2021)	19,947	56,156	124,912
Percent Growth (2016/2010)	3.3	4.27	4.85
Percent Forecast (2021/2016)	4.63	4.58	4.58

GENERAL POPULATION CHARACTERISTICS

Median Age	39.1	37.3	36
Male	20,946	59,936	151,565
Female	23,193	66,733	161,756
Density	1,961.80	1,648.00	964.5
Urban	44,139	124,948	300,111
Rural	0	1,721	13,210

GENERAL HOUSEHOLD CHARACTERISTICS

Households (1/1/2016)	19,065	53,697	119,441
Families	11,197	31,467	77,603
Non-Family Households	7,868	22,230	41,838
Average Size of Household	2.31	2.33	2.53
Median Age of Householder	50.9	50.3	50.7
Median Value Owner Occupied (\$)	170,132	158,367	144,680
Median Rent (\$)	679	635	619
Median Vehicles Per Household	2.1	2.1	2.2

GENERAL HOUSING CHARACTERISTICS

Housing, Units	21,009	59,369	132,925
Housing, Owner Occupied	11,316	29,888	72,153
Housing, Renter Occupied	7,749	23,809	47,288
Housing, Vacant	1,944	5,672	13,484

POPULATION BY RACE

White Alone	29,350	78,762	170,420
Black Alone	10,374	36,486	117,346
Asian Alone	2,456	5,515	9,466
American Indian and Alaska Native Alone	167	483	1,126
Other Race Alone	532	1,802	5,701
Two or More Races	1,260	3,621	9,262

POPULATION BY ETHNICITY

Hispanic	1,719	5,193	15,023
White Non-Hispanic	28,493	76,221	163,806

GENERAL INCOME CHARACTERISTICS

Total Household Income (\$)	1,891,397,303	4,528,721,989	9,577,810,754
Median Household Income (\$)	68,506	60,872	60,622
Average Household Income (\$)	99,208	84,338	80,189
Per Capita Income (\$)	43,074	36,110	30,983

RETAIL SALES

Total Retail Sales (including Food Services) (\$)	1,028,548	2,103,182	4,514,840
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CONSUMER EXPENDITURES

Total Annual Expenditures (\$000)	1,125,395.70	2,972,668.10	6,448,702.80
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EMPLOYMENT BY PLACE OF BUSINESS

Employees, Total (by Place of Work)	29,428	48,863	91,744
Establishments, Total (by Place of Work)	1,379	2,787	5,498

EASI QUALITY OF LIFE

EASI Quality of Life Index (US Avg=100)	143	140	139
EASI Total Crime Index (US Avg=100; A=High)	92	105	91
EASI Weather Index (US Avg=100)	169	166	165
BLOCK GROUP COUNT	28	85	191

Easy Analytic Software

Demographics

Two Stories of Office Space

Offices



Zoning Map – B-2 Commercial Zoning



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