

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



6,000 SF WAREHOUSE AVAILABLE

802 7th Street | Augusta, GA 30901

ZONE | B-2

0.57 AC

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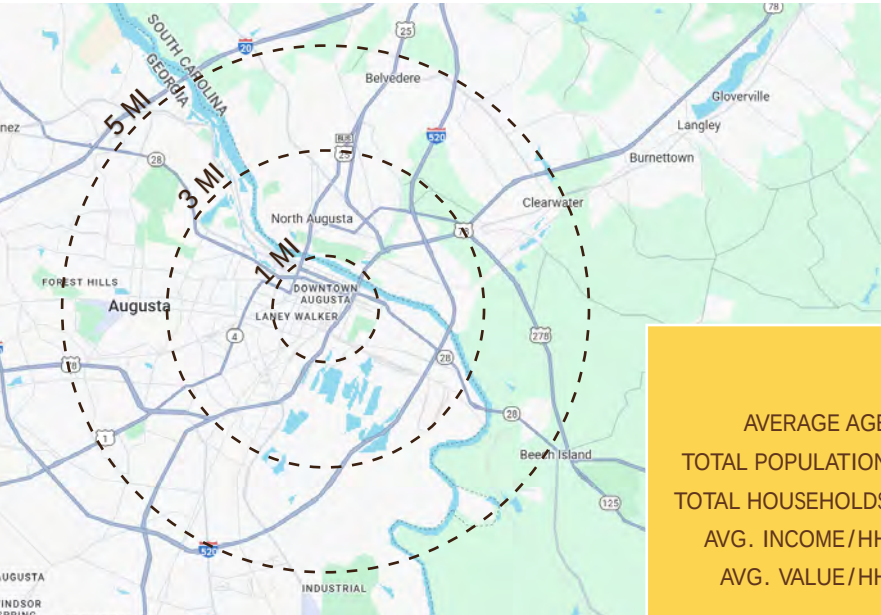
WALTON WAY (13,500 VPD)

8TH STREET

802 Seventh St is located on the corner of Walton Way and 7th St in downtown Augusta, GA. The property is situated in close proximity to Gordon Hwy and Augusta's CBD. Located on a hard corner, the property offers good visibility along Walton Way for businesses looking to promote their brand.

The freestanding warehouse building is perfect for companies needing open storage space. The building is equipped with a 400 amp panel that could be utilized for manufacturing purposes. There is one office and a restroom.

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- 2 dock high doors with loading dock
 - Great for storage or manufacturing
 - Easy accessibility to downtown and Gordon Hwy
 - Fenced in laydown yard



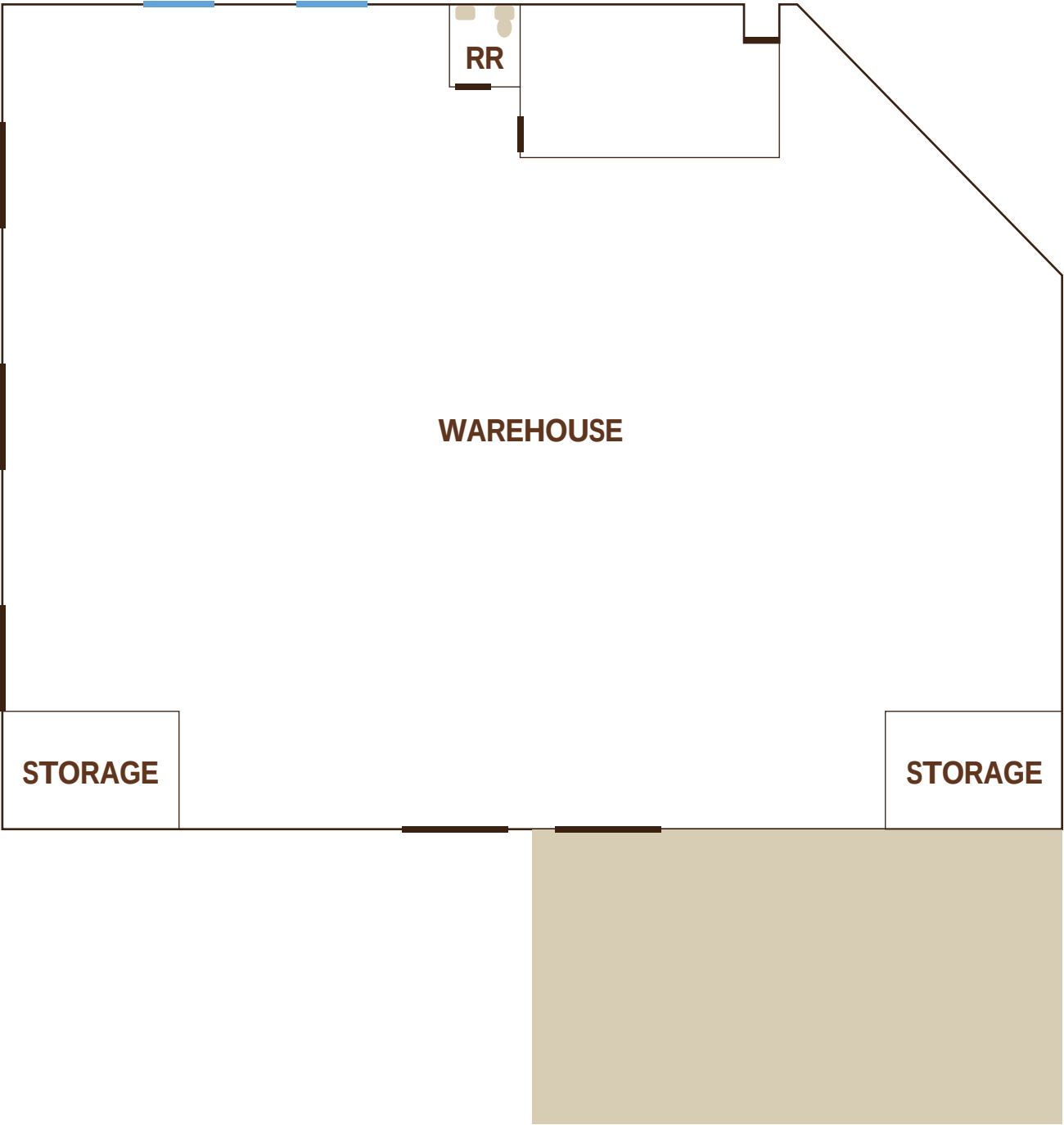
	1 MI	3 MI	5 MI
AVERAGE AGE	44	40	41
TOTAL POPULATION	6,103	38,587	93,832
TOTAL HOUSEHOLDS	2,990	17,208	41,148
AVG. INCOME/HH	\$37,499	\$60,293	\$70,269
AVG. VALUE/HH	\$167,252	\$204,337	\$217,036



GOLDEN HARVEST FOOD BANK | MASTER'S TABLE

GA DEPT OF HUMAN SERVICES









Academy of Richmond County

Tubman Education Center

Paine College



MIDTOWN TAVERN



NORTH AUGUSTA



13TH STREET

REYNOLDS STREET

BROAD STREET

GREENE STREET



R. A. DENT BOULEVARD

SITE

GORDON HIGHWAY

CENTRAL AVENUE

WALTON WAY

JOHN C. CALHOUN EXPRESSWAY

RIVERWATCH PARKWAY

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 Rate:
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 Eisenhower

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%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Eisenhower, 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, ADP, FPL Food

