

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE

600 SF FOR LEASE

3958 Wrightsboro Road | Augusta, GA 30909

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ZONE | B-2

1.03 AC

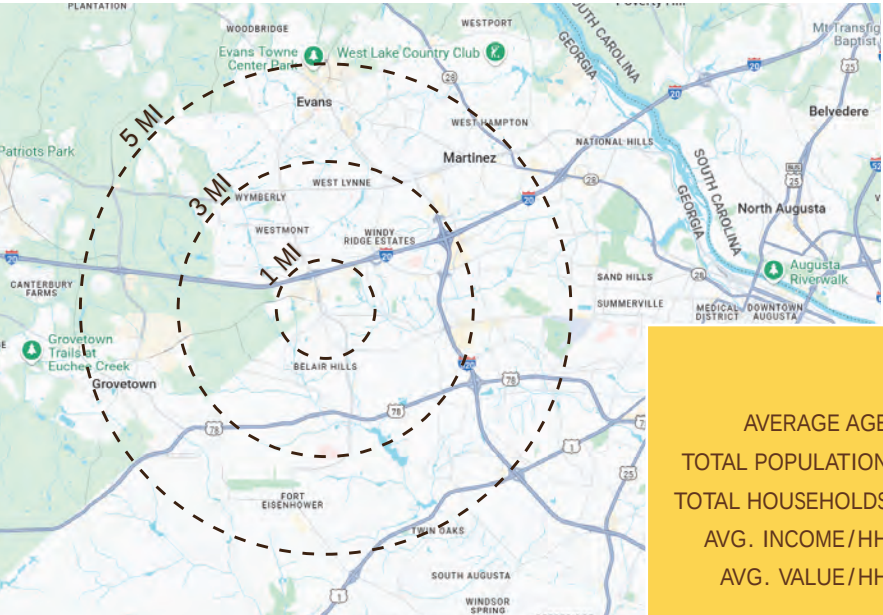
PRICE | \$16/SF/YR



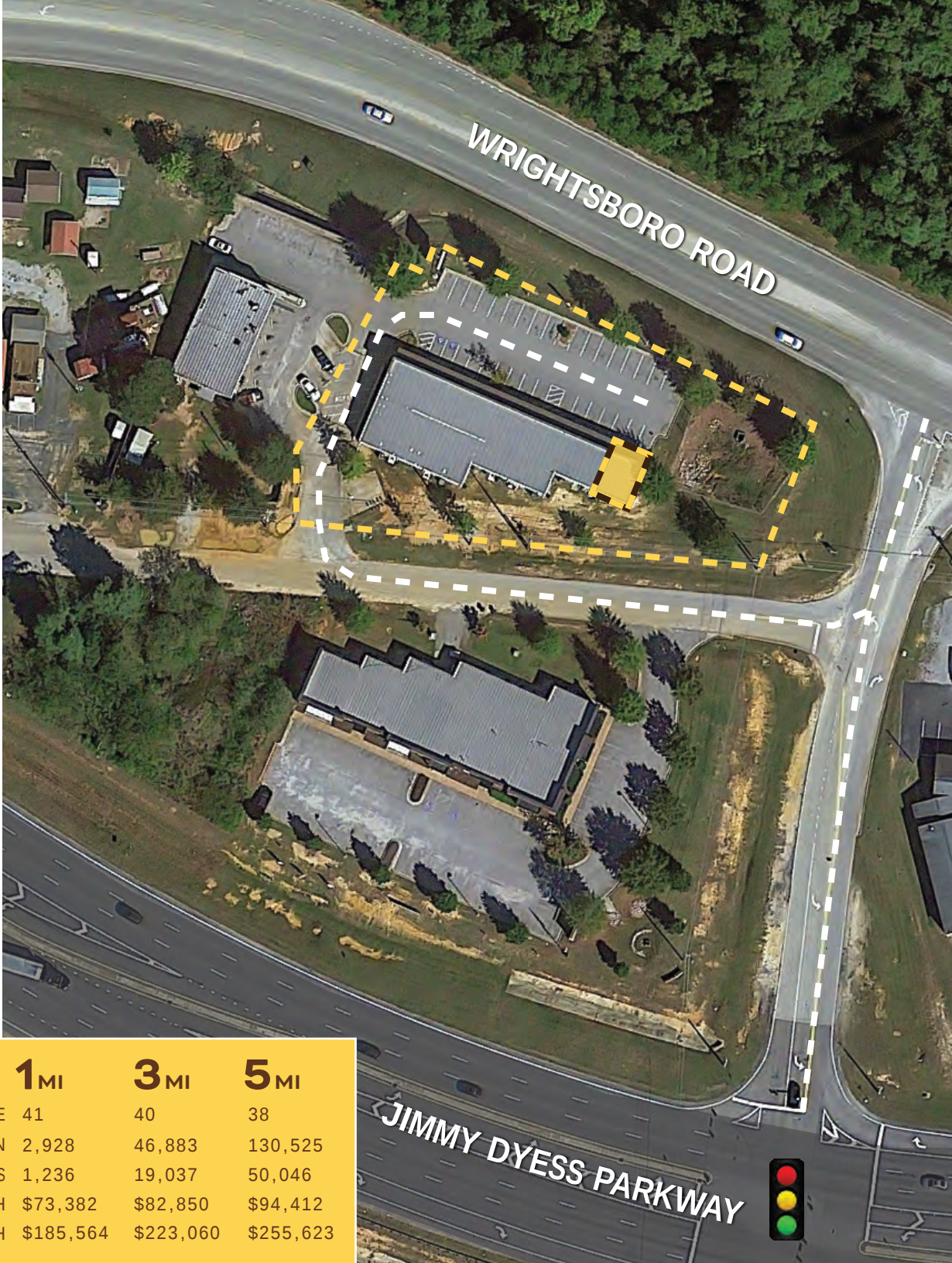

JORDAN TROTTER
COMMERCIAL REAL ESTATE

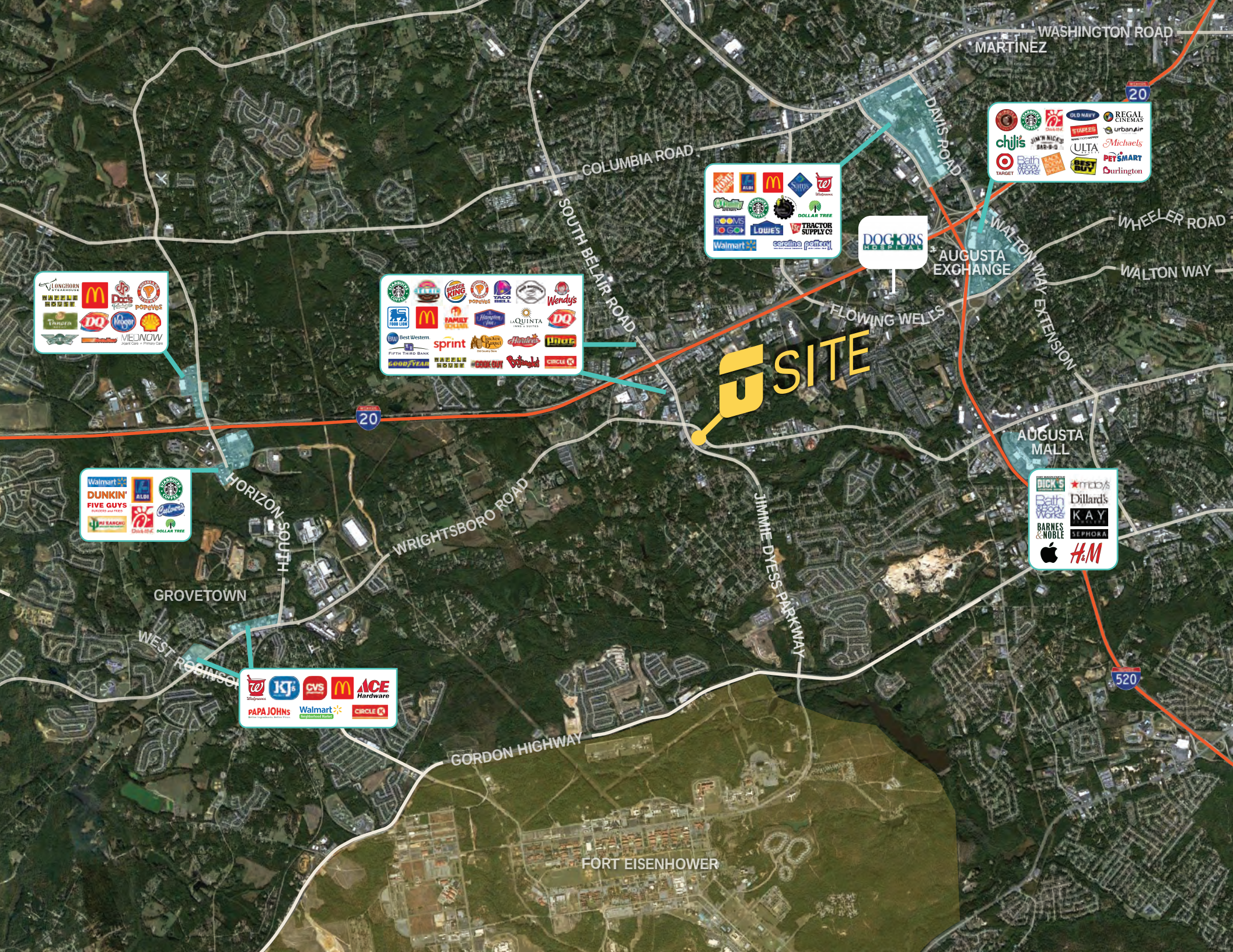
Located near Jimmie Dyess Parkway off Wrightsboro Road, this retail strip center offers good accessibility to I-20, Gordon Highway, and a host of residential developments in between. The Jimmie Dyess and Wrightsboro Road corridors are experiencing heavy residential and retail growth. This property is a 5 minute drive away from Gate 1 of Fort Eisenhower.

This retail strip offers a great opportunity for a start up business or small company needing office space or a boutique retail location. This space is wide open throughout the suite, with an ADA compliant restroom and a storage closet. The property offers ample parking, as well as a monument sign on Wrightsboro Road for the tenant to install signage on.



	1MI	3MI	5MI
AVERAGE AGE	41	40	38
TOTAL POPULATION	2,928	46,883	130,525
TOTAL HOUSEHOLDS	1,236	19,037	50,046
AVG. INCOME/HH	\$73,382	\$82,850	\$94,412
AVG. VALUE/HH	\$185,564	\$223,060	\$255,623





Logos for businesses in the northwest cluster: Longhorn Steakhouse, McDonald's, Dickey's, Popeyes, Tanaka, DO, Kroger, MedNow, and others.

Logos for businesses in the central cluster: Starbucks, Dunkin', Burger King, Popeyes, Taco Bell, Wendy's, Family Dollar, La Quinta, Best Western, Sprint, Chick-fil-A, and others.

Logos for businesses in the northeast cluster: Walmart, Lowe's, Dollar Tree, and others.

Logos for businesses in the far northeast cluster: Chili's, Target, Bath Works, Michaels, PetSmart, and others.

Logos for businesses in the southwest cluster: Walmart, Dunkin', Five Guys, and others.

Logos for businesses in the south cluster: Papa John's, KFC, CVS, McDonald's, Ace Hardware, Walmart, and others.

Logos for businesses in the southeast cluster: Bath Works, Barnes & Noble, H&M, and others.

SITE

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

