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INDUSTRIAL FLEX SPACE

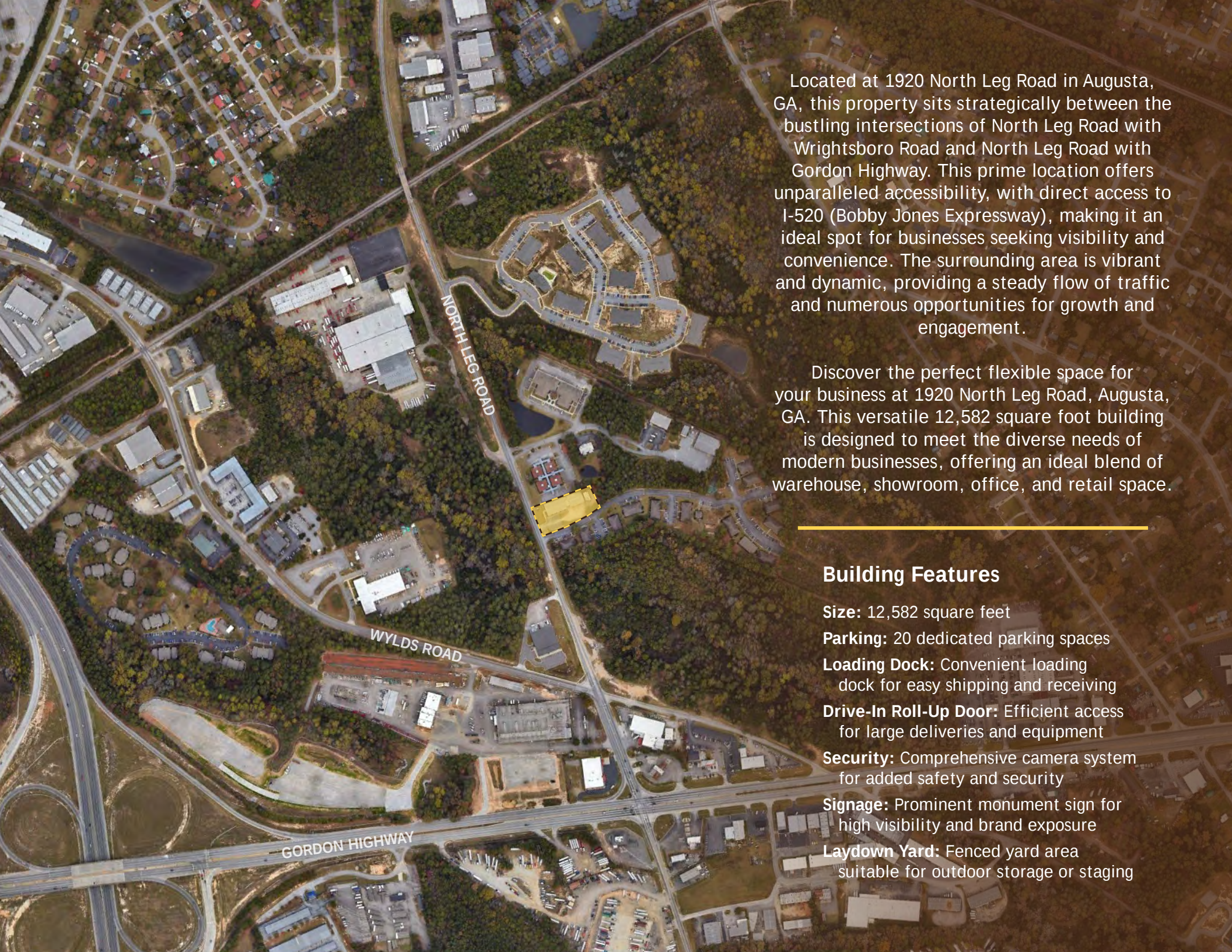
1920 North Leg Road | Augusta, GA 30909

FOR LEASE

12,582 SF

APN | 055-0-004-05-0

RYAN MARTIN
ryan@jordantrotter.com
706 • 736 • 1031



Located at 1920 North Leg Road in Augusta, GA, this property sits strategically between the bustling intersections of North Leg Road with Wrightsboro Road and North Leg Road with Gordon Highway. This prime location offers unparalleled accessibility, with direct access to I-520 (Bobby Jones Expressway), making it an ideal spot for businesses seeking visibility and convenience. The surrounding area is vibrant and dynamic, providing a steady flow of traffic and numerous opportunities for growth and engagement.

Discover the perfect flexible space for your business at 1920 North Leg Road, Augusta, GA. This versatile 12,582 square foot building is designed to meet the diverse needs of modern businesses, offering an ideal blend of warehouse, showroom, office, and retail space.

Building Features

Size: 12,582 square feet

Parking: 20 dedicated parking spaces

Loading Dock: Convenient loading dock for easy shipping and receiving

Drive-In Roll-Up Door: Efficient access for large deliveries and equipment

Security: Comprehensive camera system for added safety and security

Signage: Prominent monument sign for high visibility and brand exposure

Laydown Yard: Fenced yard area suitable for outdoor storage or staging






JORDAN TROTTER
COMMERCIAL REAL ESTATE





AUGUSTA EXCHANGE



DANIEL FIELD

JACKSON ROAD

WRIGHTSBORO ROAD

HIGHLAND AVENUE

GORDON HIGHWAY

NORTH LEG ROAD

520



 SITE



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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%.

Major Industry: Fort Eisenhower, Savannah River Site, Wellstar, Piedmont Augusta, Augusta University, Charlie Norwood VA Medical Center, Bridgestone, East Central Regional, E-Z, Starbucks

Population

Total Population
Median Age (m)
Median Age (f)

1 mi

6,073
36
40

3 mi

60,564
38
41

5 mi

154,898
37
40

Households & Income

Total Households
Persons per HH
Average Income
Average Value

1 mi

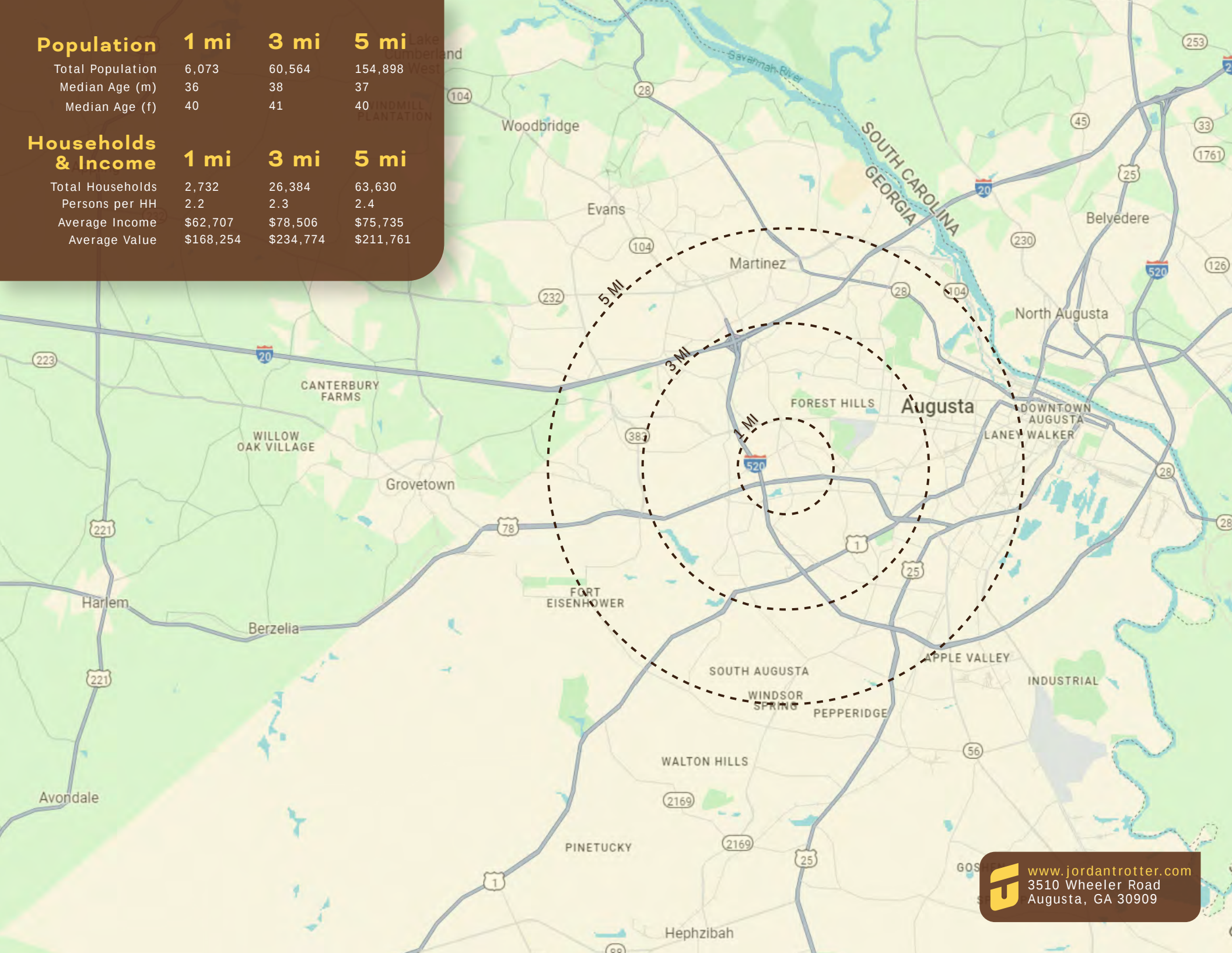
2,732
2.2
\$62,707
\$168,254

3 mi

26,384
2.3
\$78,506
\$234,774

5 mi

63,630
2.4
\$75,735
\$211,761



www.jordantrotter.com
3510 Wheeler Road
Augusta, GA 30909