



JORDAN TROTTER
COMMERCIAL REAL ESTATE

SINGLE FAMILY INVESTMENT OPPORTUNITY

1901 Central Avenue | Augusta, GA 30904

FOR SALE

2,916 SF

APN | 045-3-027-00-0

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This 2,916 SF building is located in the heart of Augusta's medical district. It is on the corner of the busy Central Avenue and Baker Avenue. This building is just steps away from the largest high school in Richmond County (1,400 Students / 88 Teachers) and receives much of its traffic from the Hospital District (Approximately 10,000 employees) as well as Augusta University (9,108 Students / 4,900 Staff).

2,916 SF office/medical building offers a driveway for client drop-off and two ramps. The building includes a lobby, five large offices, a conference room, full commercial kitchen, a first aid area, 3 rest rooms, closet storage, and a courtyard.

- Convenient location near Downtown Augusta
- Central Avenue VPD 7,320
- Perfect location for daycare or small medical office
- Parking available across Baker Street and on adjacent McDowell Street
- Can easily be converted into a single family residence

1901 CENTRAL AVENUE

FLOOR PLAN

CENTRAL AVENUE

BAKER AVENUE






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Monte Sano Elementary

Charlie Norwood VA Medical Center



U SITE

Paine College



Charlie Norwood VA Medical Center



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Population

	1 mi	5 mi	10 mi
Total Population	9,168	123,235	310,055
Median Age (m)	31.9	35.3	36.6
Median Age (f)	41.0	40.2	39.8

Households & Income

	1 mi	5 mi	10 mi
Total Households	4,582	62,290	136,707
Persons per HH	2.0	2.0	2.3
Average Income	\$53,391	\$0	\$0
Average Value	\$0	\$0	\$0

