

SCAN THE
QR TO VIEW
OUR LISTING
ONLINE



1,092 SF FOR SALE

1280 Merry Street | Augusta, GA

PARKER DYE
parker@jordantrotter.com
706 • 736 • 1031

ROBERT MCCRARY
robert@jordantrotter.com
706 • 736 • 1031

ZONE | B1

0.05 AC

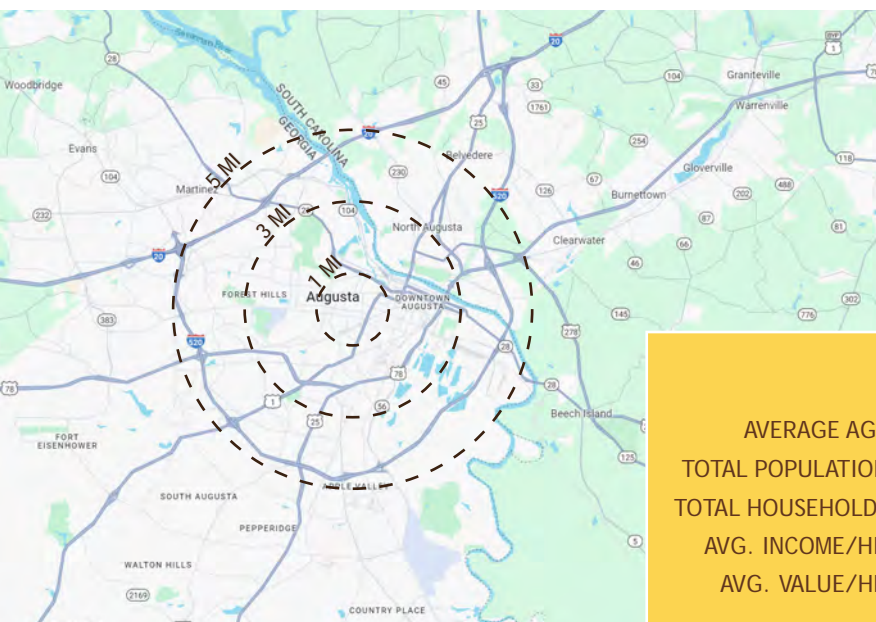
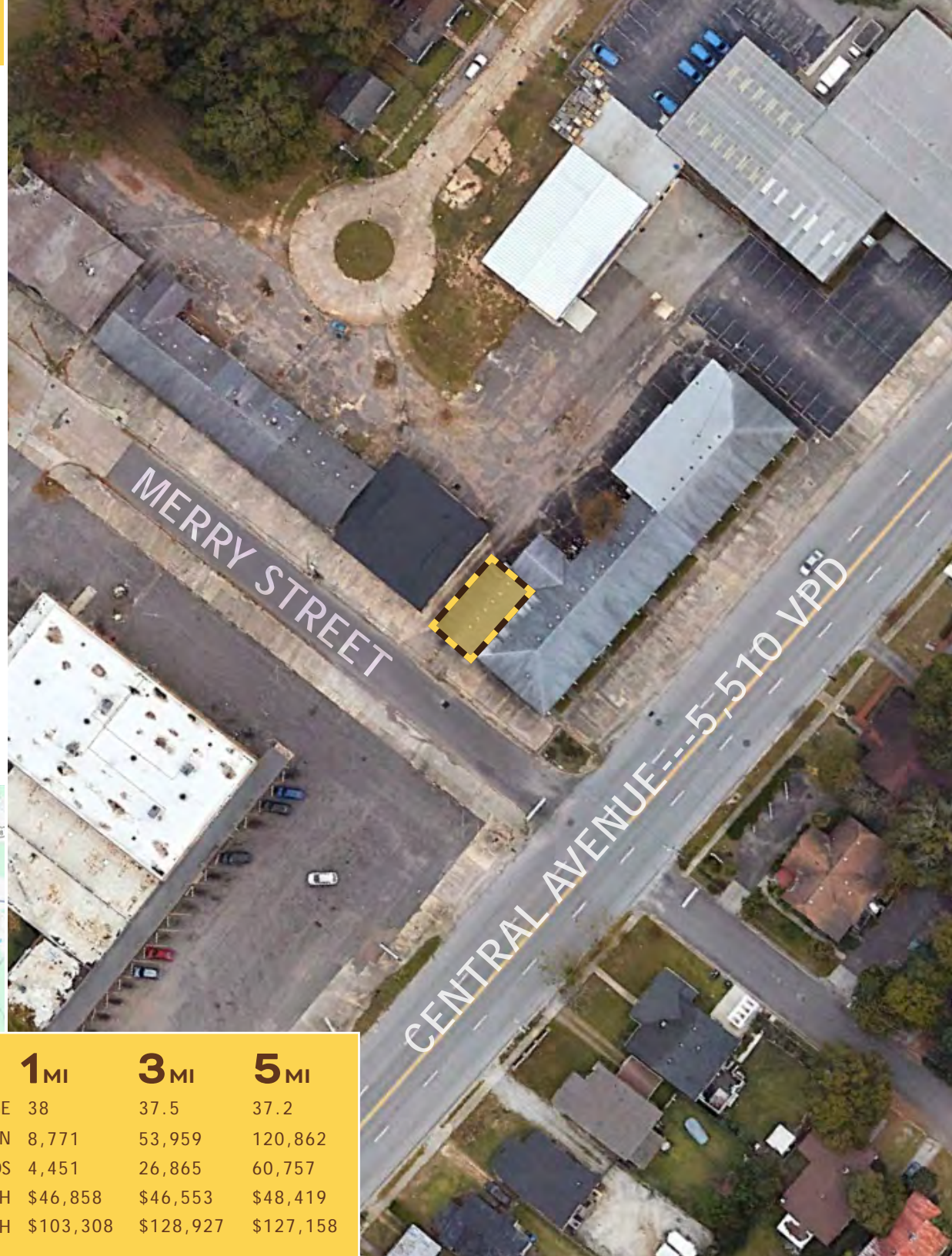
PRICE | \$95,000



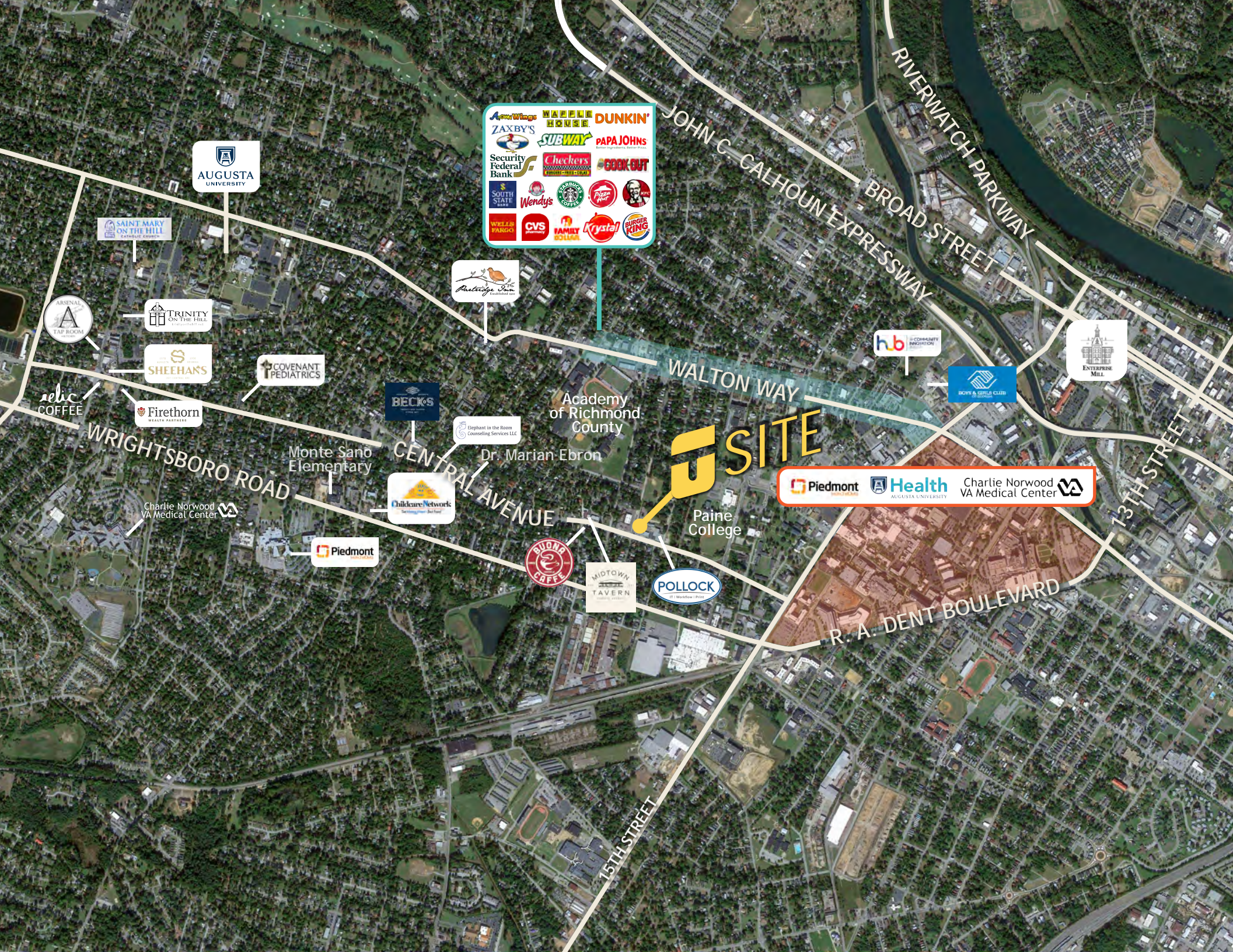
JORDAN TROTTER
COMMERCIAL REAL ESTATE

This property is located in Midtown Augusta, GA and is conveniently situated between the Augusta University Summerville Campus and the Downtown Medical District. With easy access to Walton Way (16,100 VPD) and Central Avenue (5,510 VPD), this building is in the ideal location for an office or retail based business. Nearby businesses include Buona Caffè, Midtown Tavern, Family Dollar, and the Downtown Medical District.

Office or retail building located in Midtown Augusta, GA is available for sale. This property features a front reception area, six (6) individual offices, breakroom/kitchen, two (2) restrooms, and ample storage. The building was occupied by the same business for the previous 30 years.



	1 MI	3 MI	5 MI
AVERAGE AGE	38	37.5	37.2
TOTAL POPULATION	8,771	53,959	120,862
TOTAL HOUSEHOLDS	4,451	26,865	60,757
AVG. INCOME/HH	\$46,858	\$46,553	\$48,419
AVG. VALUE/HH	\$103,308	\$128,927	\$127,158



Arms Wings	NAPPLE HOUSE	DUNKIN'
ZAXBY'S	SUBWAY	PAPA JOHN'S
Security Federal Bank	Checkers	BOOK OUT
SOUTH STATE BANK	Wendy's	Starbucks
WELLS FARGO	CVS	PIZZA HUT
	FAMILY DOLLAR	KRISTAL
		BURGER KING

Piedmont	Health AUGUSTA UNIVERSITY	Charlie Norwood VA Medical Center
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SITE

AUGUSTA UNIVERSITY

SAINT MARY'S ON THE HILL

ARSENAL TAP ROOM

TRINITY ON THE HILL

SHEEHAN'S

COVENANT PEDIATRICS

BECK'S

Academy of Richmond County

Dr. Marian Ebron

Monte Sano Elementary

Firethorn

ChildcareNetwork

Elephant in the Room Counseling Services LLC

Paine College

Charlie Norwood VA Medical Center

Piedmont

BUONO Caffe

MIDTOWN TAVERN

POLLOCK

R. A. DENT BOULEVARD

15TH STREET

13TH STREET

JOHN C. CALHOUN EXPRESSWAY

BROAD STREET

RIVERWATCH PARKWAY

WALTON WAY

WRIGHTSBORO ROAD

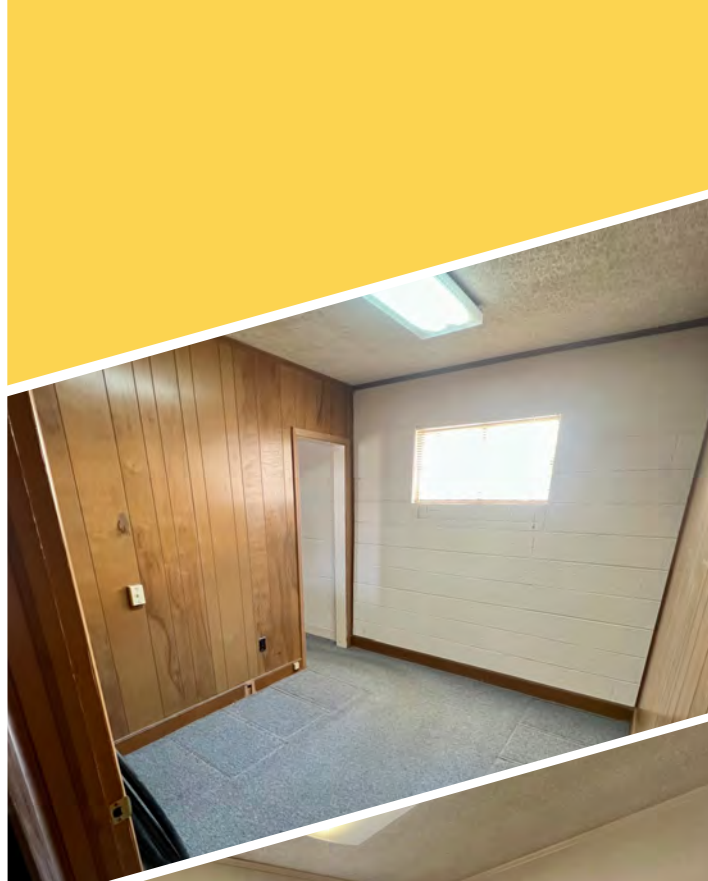
CENTRAL AVENUE

ENTERPRISE MILL

hbc

BOYS & GIRLS CLUB

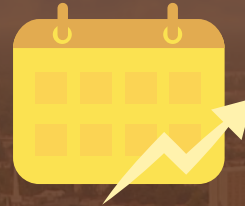
Autology Spa



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

