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# 1,080-4,500 SF FOR LEASE

1016 Laney Walker Boulevard | Augusta, GA 30901

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4 COMMERCIAL SUITES

1.53 AC

LEASE | \$12/SF/YR



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

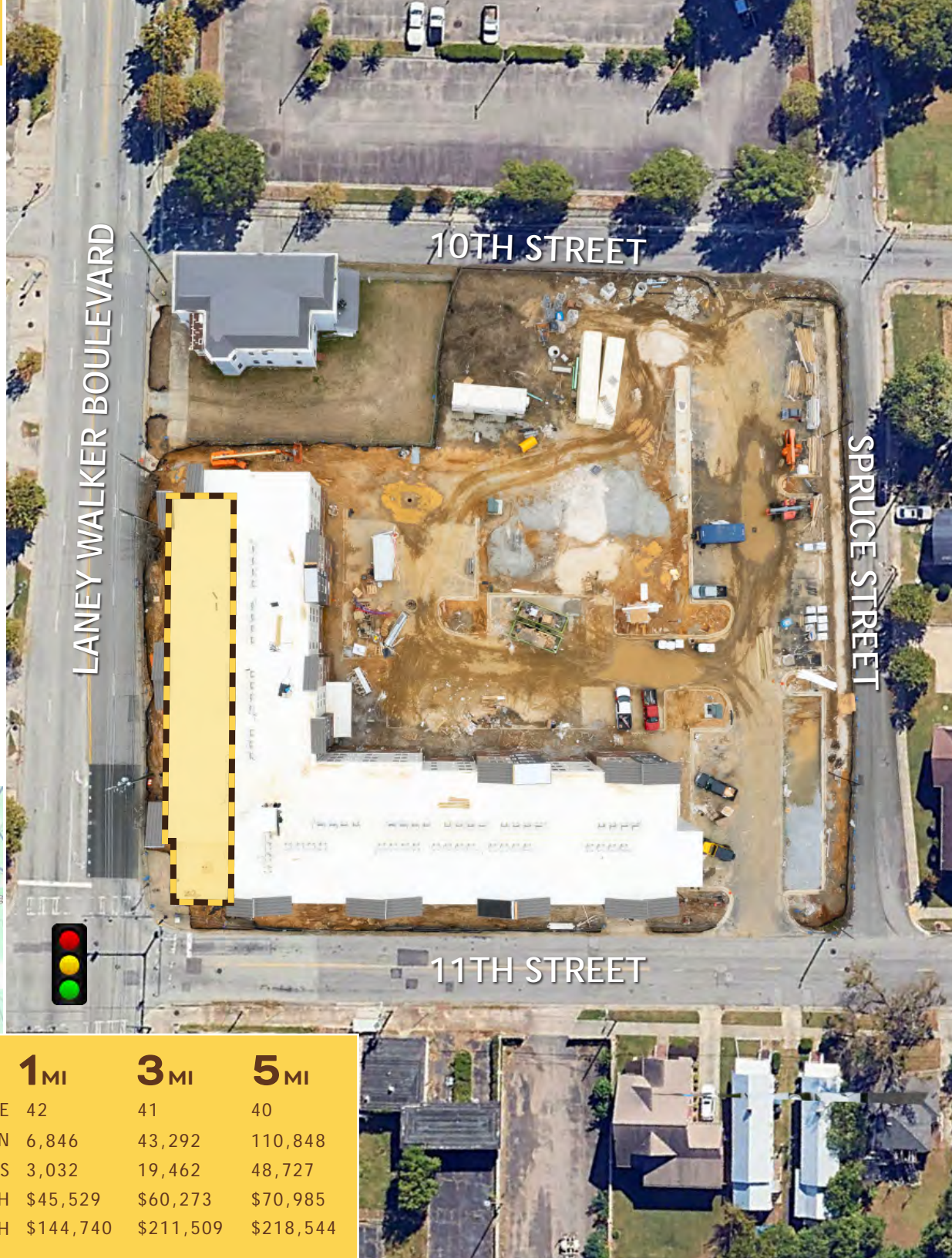
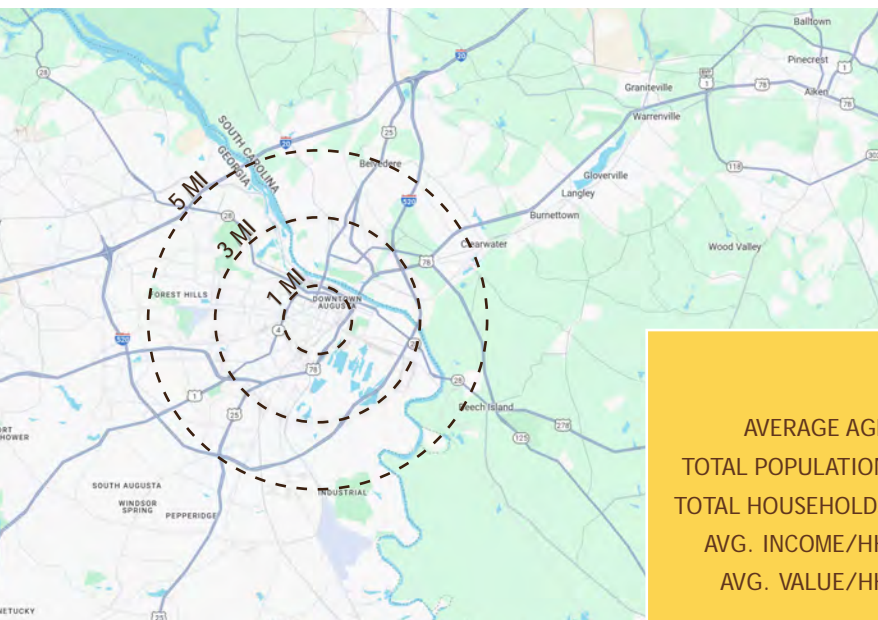
The Lenox Apartment Development is located in Historic Downtown Augusta. This area includes restaurants, banks, churches, medical facilities, pharmacy and other retail stores all within a mile of this location. The property has a bus stop conveniently located at the property, and it is also 1-mile to a bus stop that serves 3 different routes. The Lenox is located in close proximity to A.R. Johnson and Lucy C. Laney High Schools.

The Lenox is a new construction, 4-story building affordable housing development. The unit split is 25 one-bedroom units and 39 two-bedroom units with a total of 64 units. There are 80 off-street parking spaces in total that are non-exclusive. The Lenox development has a multipurpose room, computer room, fitness center and a central laundry facility. It will also have a rooftop terrace situated on the 4th floor with scenic views over the Historic Downtown Augusta. The leasing/management office will be prominently located at the main entrance of the building. The exterior amenities will include a playground and a covered pavilion with picnic tables and grills.

This property is perfect for boutique office users, restaurants, cafes, and retail users. The captive audience located in the apartments above will help benefit the commercial tenants below, this traffic combined with the consumers located in downtown Augusta, fosters a healthy and successful commercial environment.



- 64 apartment units located just above the commercial space
- 80 non-exclusive parking spaces on the property
- 4,500 SF of commercial space across 3-5 units
- Located in growing Downtown Augusta



	<b>1 MI</b>	<b>3 MI</b>	<b>5 MI</b>
AVERAGE AGE	42	41	40
TOTAL POPULATION	6,846	43,292	110,848
TOTAL HOUSEHOLDS	3,032	19,462	48,727
AVG. INCOME/HH	\$45,529	\$60,273	\$70,985
AVG. VALUE/HH	\$144,740	\$211,509	\$218,544



NORTH AUGUSTA

JOHN C. CALHOUN EXPRESSWAY

RIVERWATCH PARKWAY

WALTON WAY

Academy of Richmond County

Tubman Education Center

CENTRAL AVENUE

Paine College

BUONDI'S CAFE

MIDTOWN TAVERN

POLLOCK

R. A. DENT BOULEVARD

**SITE**

LANEY WALKER BOULEVARD

GORDON HIGHWAY

13TH STREET

REYNOLDS STREET

BROAD STREET

GREENE STREET

PHOENIX

Bell

JAMES BROWN

GEORGIA CYBER CENTER

MORRIS MUSEUM OF ART

MARRIOTT

Marriott AUGUSTA AT THE CONVENTION CENTER

the Y

The River GOLF CLUB

ENTERPRISE MILL

hbc COMMUNITY HOSPITALITY

BOYS & GIRLS CLUB

Pastor's Office





# 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

