

1291 INTERSTATE PARKWAY

1291 Interstate Parkway , Augusta, GA 30909



OFFERING SUMMARY

Sale Price:	\$1,475,000
Lease Rate:	\$14.00 SF/yr (NNN)
Building Size:	11,200 SF
Available SF:	11,200 SF
Lot Size:	0.95 Acres
Year Built:	2006
Renovated:	2018
Zoning:	B-2
Market:	West Augusta
Submarket:	Doctors Hospital

PROPERTY OVERVIEW

The Building has over 11,200 sf with mainly wide open space. There are five offices, break room, two bathrooms and storage area. The building has been used as a call center, marketing printing company and currently a fitness center. The property has 40 parking spaces and could be expanded with the adjacent property.

PROPERTY HIGHLIGHTS

- 11,200 sf
- Located with visibility on I-20
- Located next to Doctors Hospital
- Wide open Space with high ceilings
- Possible Call Center
- Loading Dock

LIONEL PRATHER

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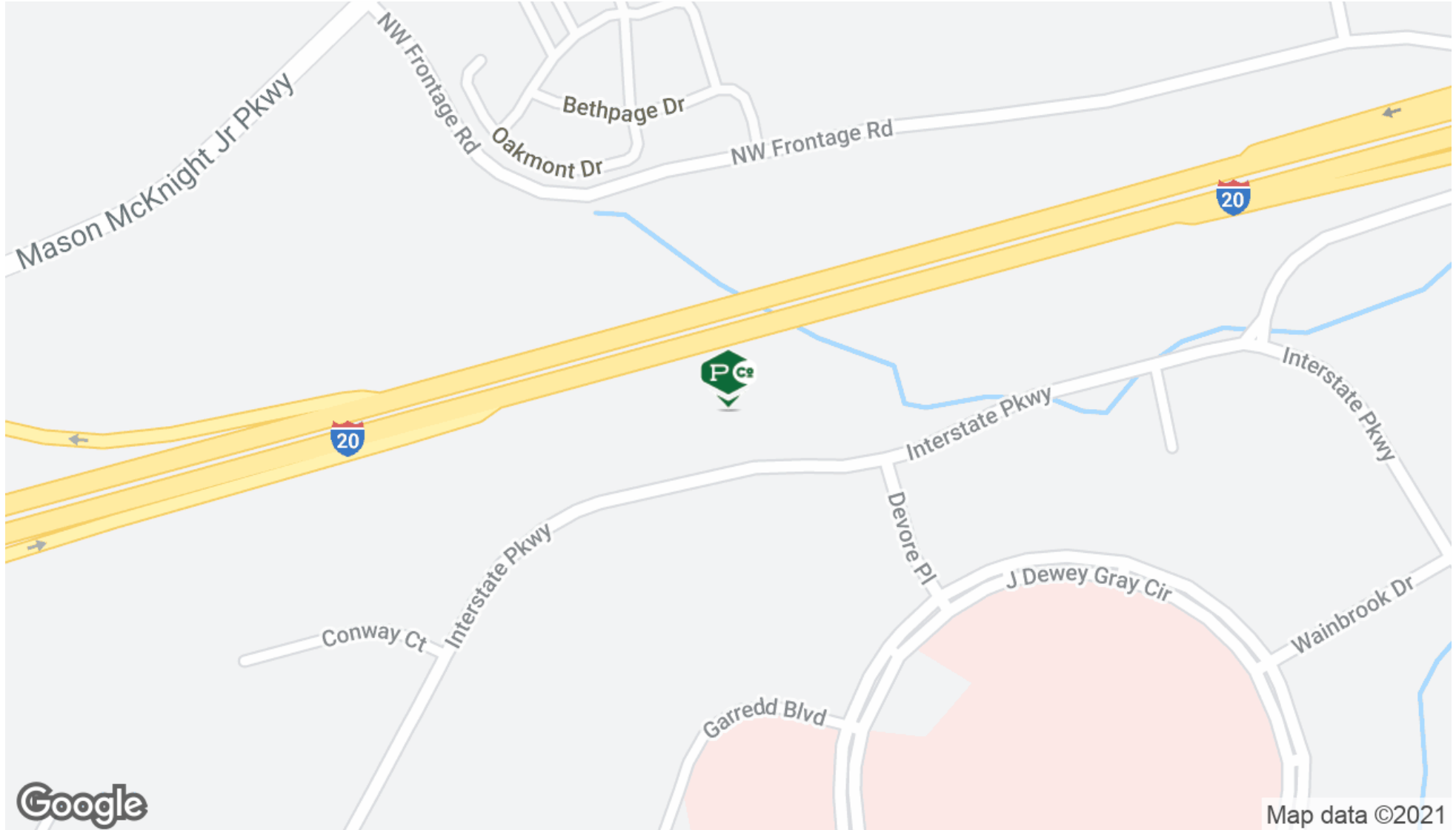
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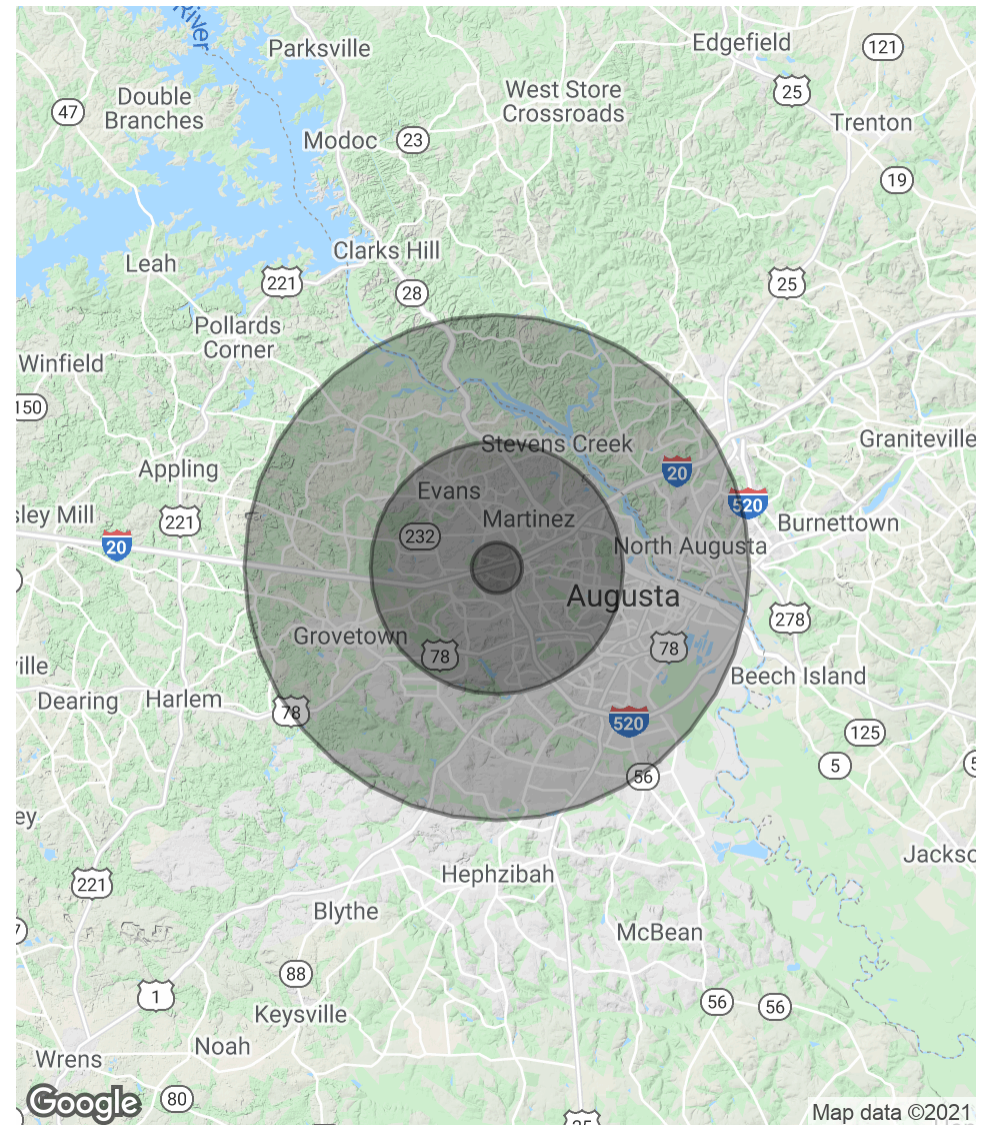
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,921	124,022	332,348
Average age	38.5	36.6	35.4
Average age (Male)	36.4	35.7	34.1
Average age (Female)	39.9	37.7	36.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,896	48,358	126,434
# of persons per HH	2.6	2.6	2.6
Average HH income	\$56,152	\$68,044	\$62,497
Average house value	\$177,220	\$181,221	\$188,526

* Demographic data derived from 2010 US Census



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