

1215 GEORGE C WILSON DRIVE SUITE 4

1215 George C Wilson Drive 4A, Augusta, GA 30909



OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (MG)
Building Size:	7,500 SF
Available SF:	2,400 SF
Lot Size:	0.5 Acres
Year Built:	1996
Renovated:	2020
Zoning:	B--2
Market:	Augusta
Submarket:	West Augusta

PROPERTY OVERVIEW

Newly Renovated Medical Office Space for Lease. Seven exams rooms, break room and two lab areas. Was last used as a testing center.

PROPERTY HIGHLIGHTS

- Newly Renovated Fall 2021.
- 2,400 sf Medial Space in West Augusta
- 7 Exam rooms
- 2 Lab rooms
- Located Just off Bobby Jones Expressway at Wheeler Road
- Available for Leased May 2020

LIONEL PRATHER

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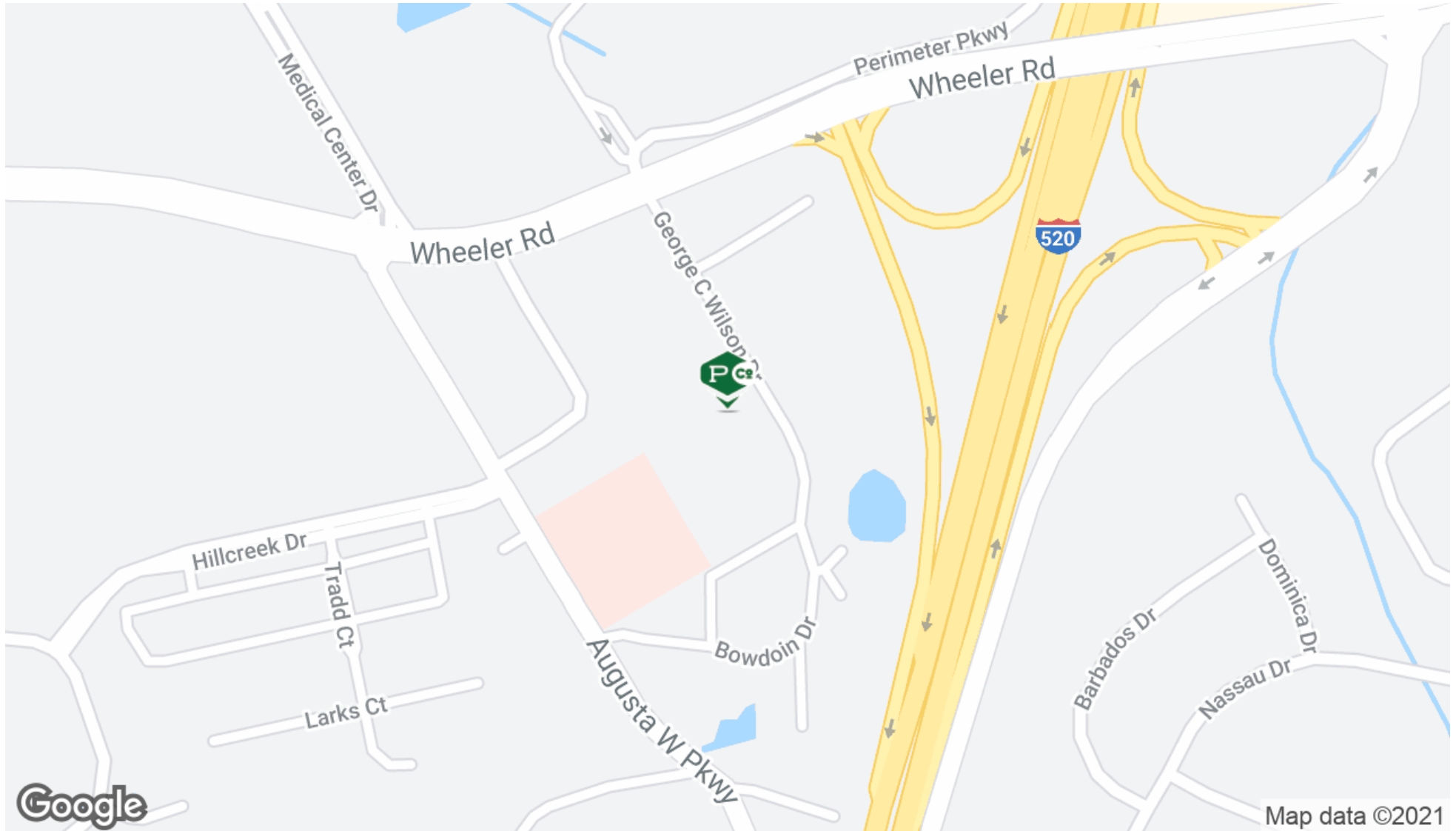
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,440	132,848	336,256
Average age	32.2	36.2	35.5
Average age (Male)	31.5	35.1	34.1
Average age (Female)	33.4	37.5	37.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,822	52,494	128,152
# of persons per HH	2.4	2.5	2.6
Average HH income	\$53,568	\$63,294	\$61,462
Average house value		\$160,140	\$183,270

* Demographic data derived from 2010 US Census

