

1461 Ellis Street | **Mixed Use Commercial**
Augusta, GA 30901 | **Industrial Space**

SF: 38,000

Acres: 1.62

For Lease

Broad Street

15th Street

20,000 + SF
warehouse
space with
small office
suites

Office
1,360 SF

Loading Dock

20,000 SF

Parker Dye

parker@jordantrotter.com

706•736•1031



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Located close to 15th Street near the medical district and central business district of Historic Downtown Augusta. Close to professional and government offices, dining, arts and entertainment. Easy access to the Calhoun Expressway, Walton Way, North Augusta, South Carolina, Broad Street, Riverwatch Parkway, I-20 and I-520 (Bobby Jones Expressway). It is a light Industrial property on the Canal in Downtown Augusta with 38,000 SF in the main building, 2 paved parking areas, and 20,000+ SF of warehouse space with small office suites.

Highlights

- 500' Frontage on Ellis Street, 500' Frontage on the Augusta Canal
- Access to 15 Street and St. Sebastian Way
- Multi-use
- 2 paved parking areas
- Great downtown location
- Located on the canal



UNISYS

MARRIOTT

GEORGIA CYBER CENTER

TaxSlayer

the Y

JAMES BROWN ARENA

Bell AUDITORIUM

CIRCLE K

SITE

Georgia Avenue

Reynolds Street

Broad Street

Green Street

13th Street

Walton Way

St. Sebastian Way

15th Street

VPD: 8,170

VPD: 4,930



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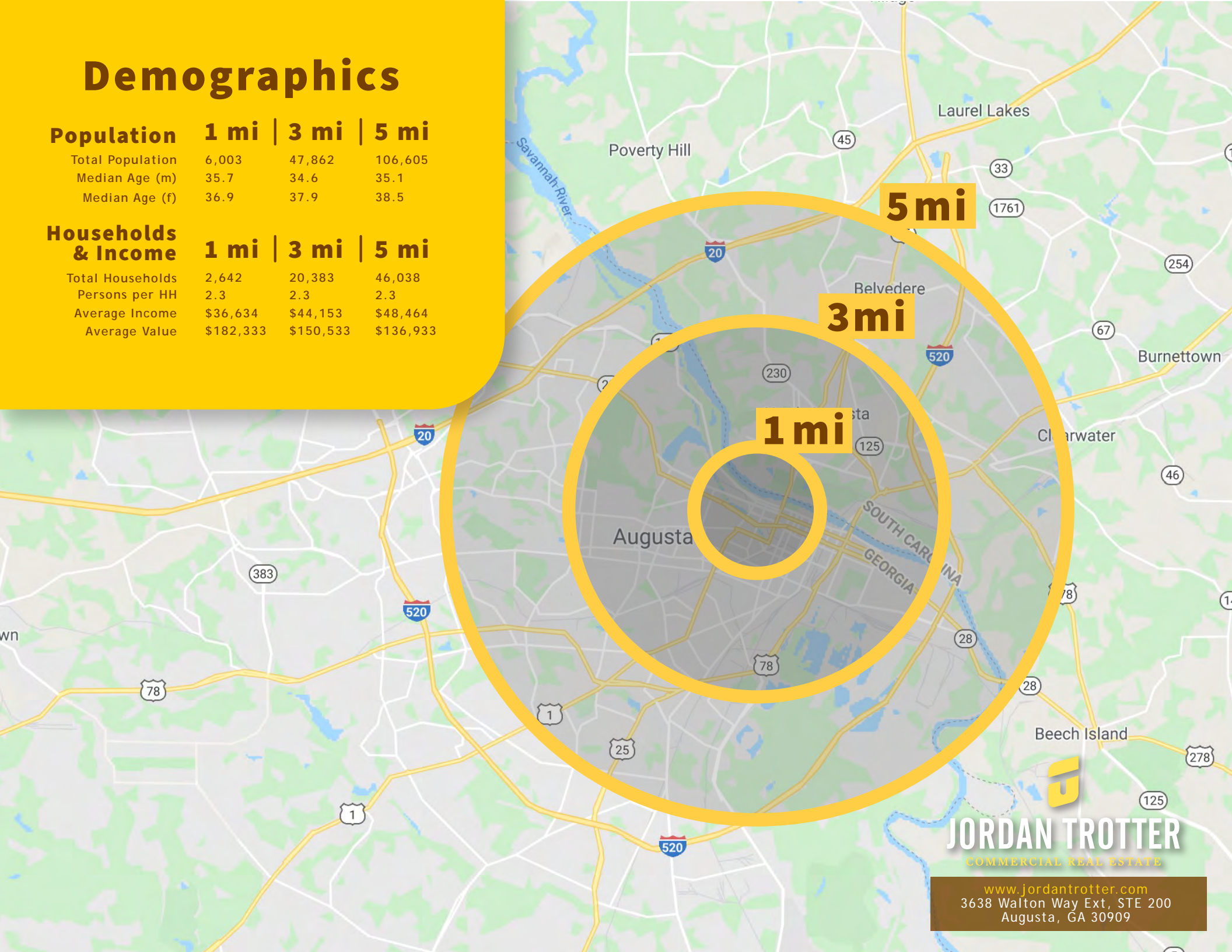
Demographics

Population 1 mi | 3 mi | 5 mi

Total Population	6,003	47,862	106,605
Median Age (m)	35.7	34.6	35.1
Median Age (f)	36.9	37.9	38.5

Households & Income 1 mi | 3 mi | 5 mi

Total Households	2,642	20,383	46,038
Persons per HH	2.3	2.3	2.3
Average Income	\$36,634	\$44,153	\$48,464
Average Value	\$182,333	\$150,533	\$136,933



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www.jordantrtoter.com
3638 Walton Way Ext, STE 200
Augusta, GA 30909