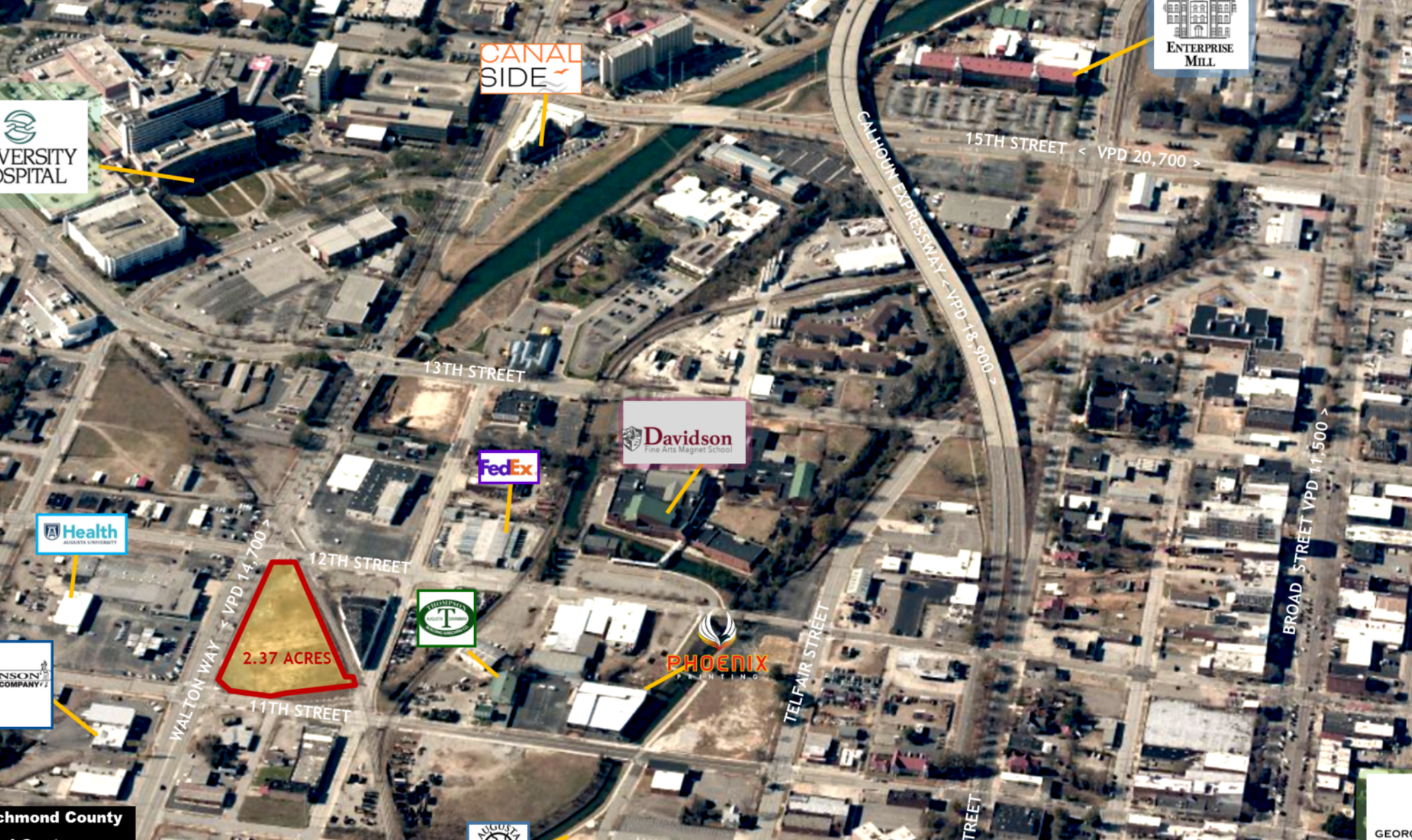


RETAIL, OFFICE, MEDICAL, MULTI-FAMILY DOWNTOWN AUGUSTA, GA
1101 Walton Way Augusta, GA 30901



JORDAN TROTTER
COMMERCIAL REAL ESTATE



UNIVERSITY HOSPITAL

CANAL SIDE

ENTERPRISE MILL

15TH STREET < VPD 20,700 >

13TH STREET

Davidson
Fine Arts Magnet School

FedEx

Health
AUGUSTA UNIVERSITY

12TH STREET

2.37 ACRES

PHOENIX PRINTING

PHOENIX PRINTING

WALTON WAY < VPD 14,700 >

11TH STREET

TELFAIR STREET

GREENE STREET

BROAD STREET VPD 11,500 >

Richmond County
Medical Center

Parker Dye
Associate
706.399.9303
parker@jordantrotter.com



FOR SALE | \$1,295,000
2.37 Acres

Retail, Multi-family, Office For Sale

RETAIL, OFFICE, MEDICAL, MULTI-FAMILY DOWNTOWN AUGUSTA, GA



PROPERTY OVERVIEW

This land is the perfect location for a medical office, attorney, multi-family or retail business. The Walton Way location has easy access to US 1 to Aiken and Ft. Gordon, Riverwatch Parkway that takes you directly to I-20 and I-520, 15th Street and the Calhoun Expressway to Washington Road. It is visible by the more than 14,700 Walton Way vehicles per day and is zoned B-2 and General Business.

LOCATION OVERVIEW

This 2.37 acre lot is located in downtown Augusta, Georgia on Walton Way between 11th and 12th Streets across from Johnson Motor Company, between Broad Street and the hospital district. It is just steps from the Augusta Richmond County Judicial Center.

PROPERTY HIGHLIGHTS

- 2.37 ACRES Downtown Augusta
- Walton Way VPD- 14,700
- Over 500 feet of Walton Way frontage
- B-2 Zoning gives great development opportunities (multi-family possibilities)

PROPERTY SUMMARY

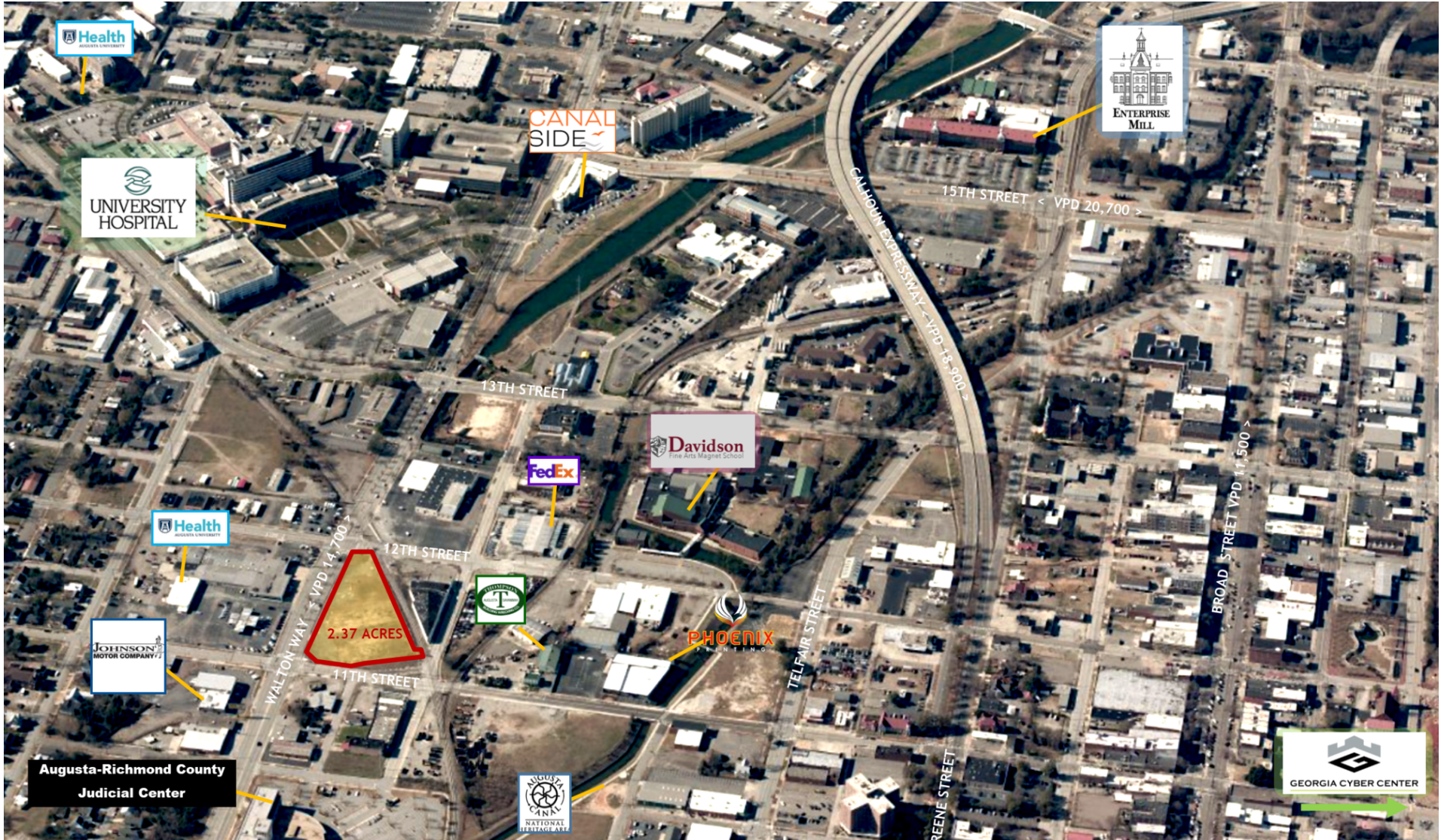
Sale Price: \$1,295,000

Lot Size: 2.37 Acres

APN #: 046-2-206-00-0

Retail, Multi-family, Office For Sale

RETAIL, OFFICE, MEDICAL, MULTI-FAMILY DOWNTOWN AUGUSTA, GA



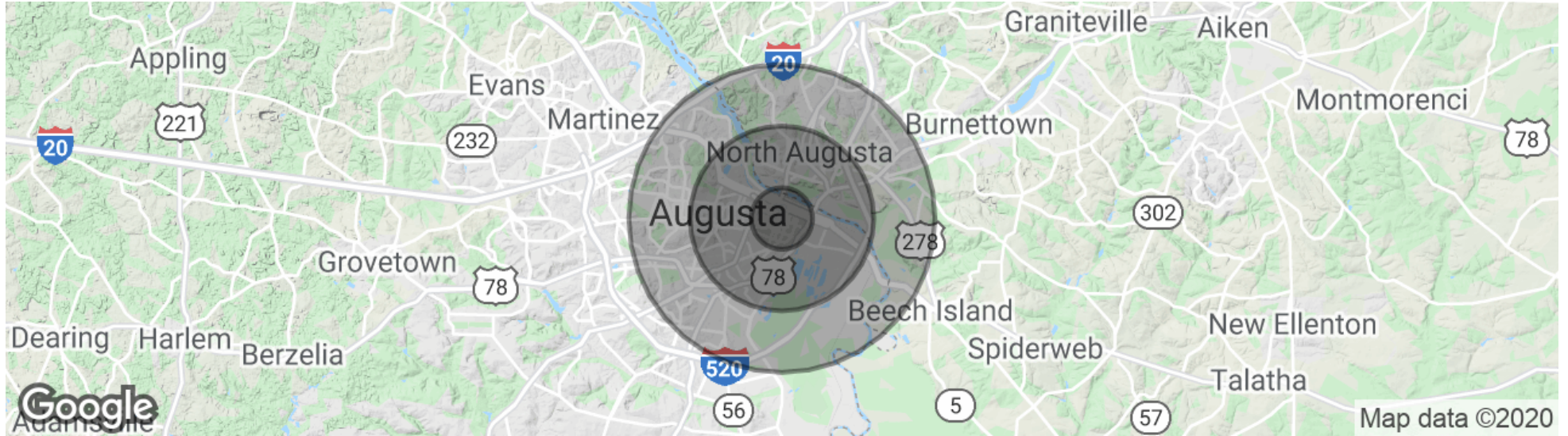
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RETAIL, OFFICE, MEDICAL, MULTI-FAMILY DOWNTOWN AUGUSTA, GA



Retail, Multi-family, Office For Sale

RETAIL, OFFICE, MEDICAL, MULTI-FAMILY DOWNTOWN AUGUSTA, GA



POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,069	42,176	99,628
Median age	33.3	35.5	36.7
Median age (Male)	31.5	33.9	35.0
Median age (Female)	35.2	37.0	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,792	17,777	42,521
# of persons per HH	2.5	2.4	2.3
Average HH income	\$30,365	\$39,929	\$47,014
Average house value	\$155,715	\$151,592	\$137,158

* Demographic data derived from 2010 US Census