

# 20+ ACRES In Downtown Augusta

1621 15th Street Augusta, GA 30901



**JORDAN TROTTER**

COMMERCIAL REAL ESTATE



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**FOR SALE | \$1,200,000**  
**220,000 SF**

# Industrial Property For Sale

20+ ACRES IN DOWNTOWN AUGUSTA



## PROPERTY OVERVIEW

20.36 Acres in Downtown Augusta. The former home of Castleberry's.

## LOCATION OVERVIEW

20.36 Acres of land in downtown Augusta, GA (former Castleberry's Warehouse)

## PROPERTY HIGHLIGHTS

- 20.36 Acre Parcel
- 0.7 mile from the Medical District in downtown Augusta
- 750 feet of frontage on 15th Street

## PROPERTY SUMMARY

**Sale Price:** \$1,200,000

**Lot Size:** 20.36 Acres

**Building Size:** 220,000 SF

**Zoning:** Heavy Industrial (HI) and Light Industrial (LI)

**Market:** Downtown Augusta

**Cross Streets:** Essie McIntyre Blvd and Government Road

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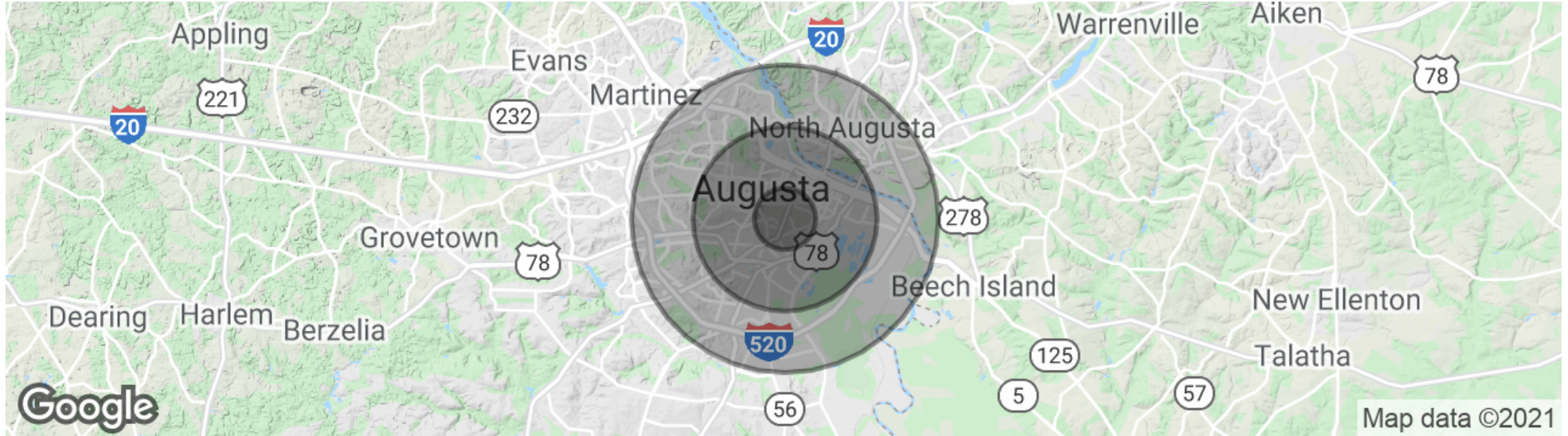


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# Industrial Property For Sale

20+ ACRES IN DOWNTOWN AUGUSTA



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,220	52,389	120,930
Median age	31.8	35.7	35.9
Median age (Male)	30.6	34.2	34.5
Median age (Female)	32.1	37.1	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,667	22,149	51,319
# of persons per HH	2.5	2.4	2.4
Average HH income	\$29,039	\$41,502	\$46,918
Average house value	\$84,679	\$125,265	\$131,522

\* Demographic data derived from 2010 US Census