

OFFICE SPACE AVAILABLE

3642 Wheeler Road | Augusta, GA 30909

For Lease

APN | 030-0-070-00-0

2,200 SF

TRIPP WILSON

tripp@jordantrotter.com
706-736-1031



JORDAN TROTTER
COMMERCIAL REAL ESTATE



**FARM
BUREAU**
INSURANCE

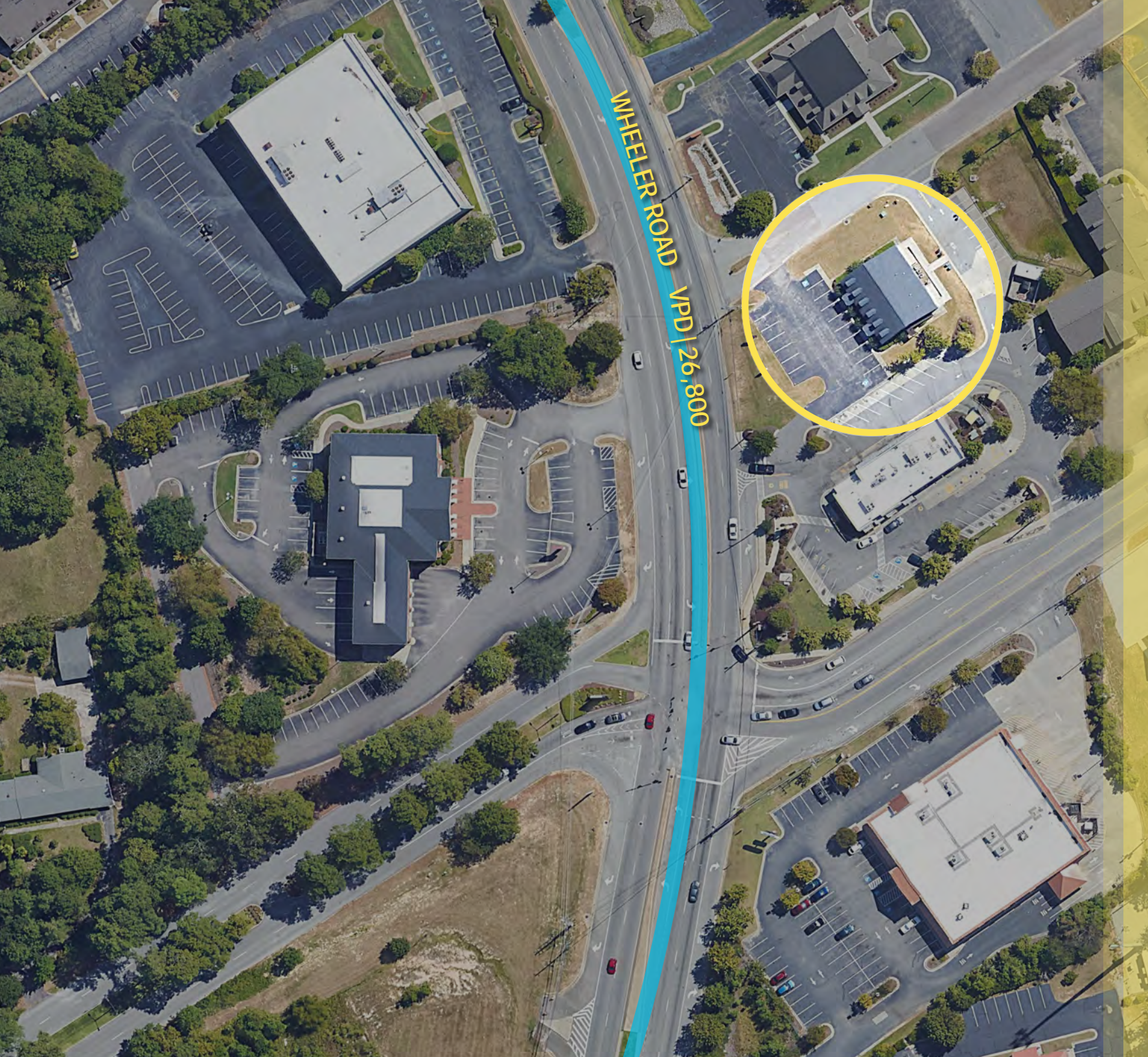
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**Augusta
Medical Care**
KASHIF NASEEM, MD
INTERNAL MEDICINE 706-496-2573



A brown graphic overlay on the right side of the image. It features a yellow logo consisting of a stylized letter 'J' inside a square. Below the logo, the text "JORDAN TROTTER" is written in a large, white, sans-serif font. Underneath that, "COMMERCIAL REAL ESTATE" is written in a smaller, white, sans-serif font.





Highlights

This space is located in a commercial duplex next to McDonald's at 3642 Wheeler Road near Doctor's Hospital. A total of 2,200 sf located in a office duplex with Farmers Insurance located in the adjacent space. The space has been used most recently by an internal medicine physician. The asking rent is \$14 per sf/yr for a 3-5 year term.

- Medical Office across from Doctor's Hospital
- 2,200 SF
- Access to traffic light



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HOBBY LOBBY
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CIRCLE K
SONIC
DOUBLETREE BY HILTON
DOCTORS HOSPITAL

WHEELER ROAD

VPD: 26,800

SITE

McDonald's

WOW!
ZAXBY'S
DUNKIN' DONUTS
Diablo's SOUTHWEST GRILL

the Y



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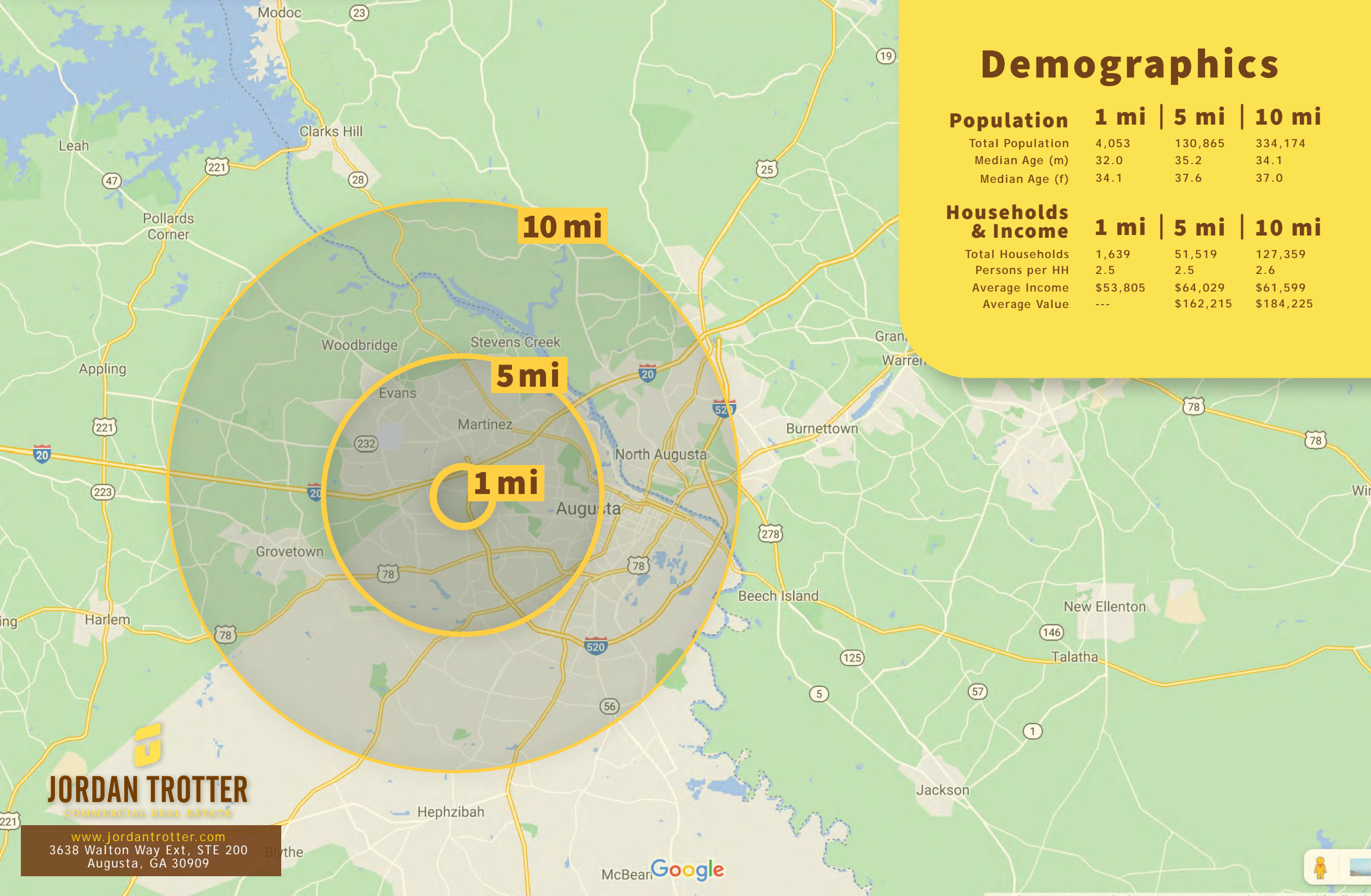
WALTON WAY EXTENSION

BOBBY JONES EXPRESSWAY

Demographics

Population	1 mi	5 mi	10 mi
Total Population	4,053	130,865	334,174
Median Age (m)	32.0	35.2	34.1
Median Age (f)	34.1	37.6	37.0

Households & Income	1 mi	5 mi	10 mi
Total Households	1,639	51,519	127,359
Persons per HH	2.5	2.5	2.6
Average Income	\$53,805	\$64,029	\$61,599
Average Value	---	\$162,215	\$184,225



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

