



FOR LEASE

WEST AUGUSTA OFFICE

1201 George C Wilson Dr, Augusta, GA 30909

Property Summary



PROPERTY DESCRIPTION

This west Augusta 800 square foot office space is centrally located near Doctors Hospital. There is a signalized intersection serving this office along with all of the great neighboring medical and professional businesses. The signalized entrance is adjacent to the Wheeler Road / Bobby Jones interchange making this location very convenient to all of the CSRA. The space is a mostly open floorplan with a sink, microwave cabinet, and storage cabinets, with a very nice restroom.

OFFERING SUMMARY

Lease Rate:	\$1,200 per month (MG)
NNN's:	NONE
Available SF:	800 SF
Cross Street:	Wheeler Road
Market:	West Augusta
Zoning:	B-1
Signalized intersection:	Yes
Area Characteristics:	Medical / Professional / National Retail
Utilities:	Tenant pays electric Landlord pays water



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Additional Photos



**SHERMAN &
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Complete Highlights



PROPERTY HIGHLIGHTS

- Centrally located in West Augusta.
- Signalized intersection serving George C Wilson Dr.
- Near Doctors Hospital.
- Open floorplan with sink, microwave cabinet, and storage cabinets,
- Quiet and private place to do business.
- Neighbors include many successful medical and professional businesses.
- One minute drive to the Wheeler Road / Bobby Jones interchange
- Close to many national chain and local restaurants

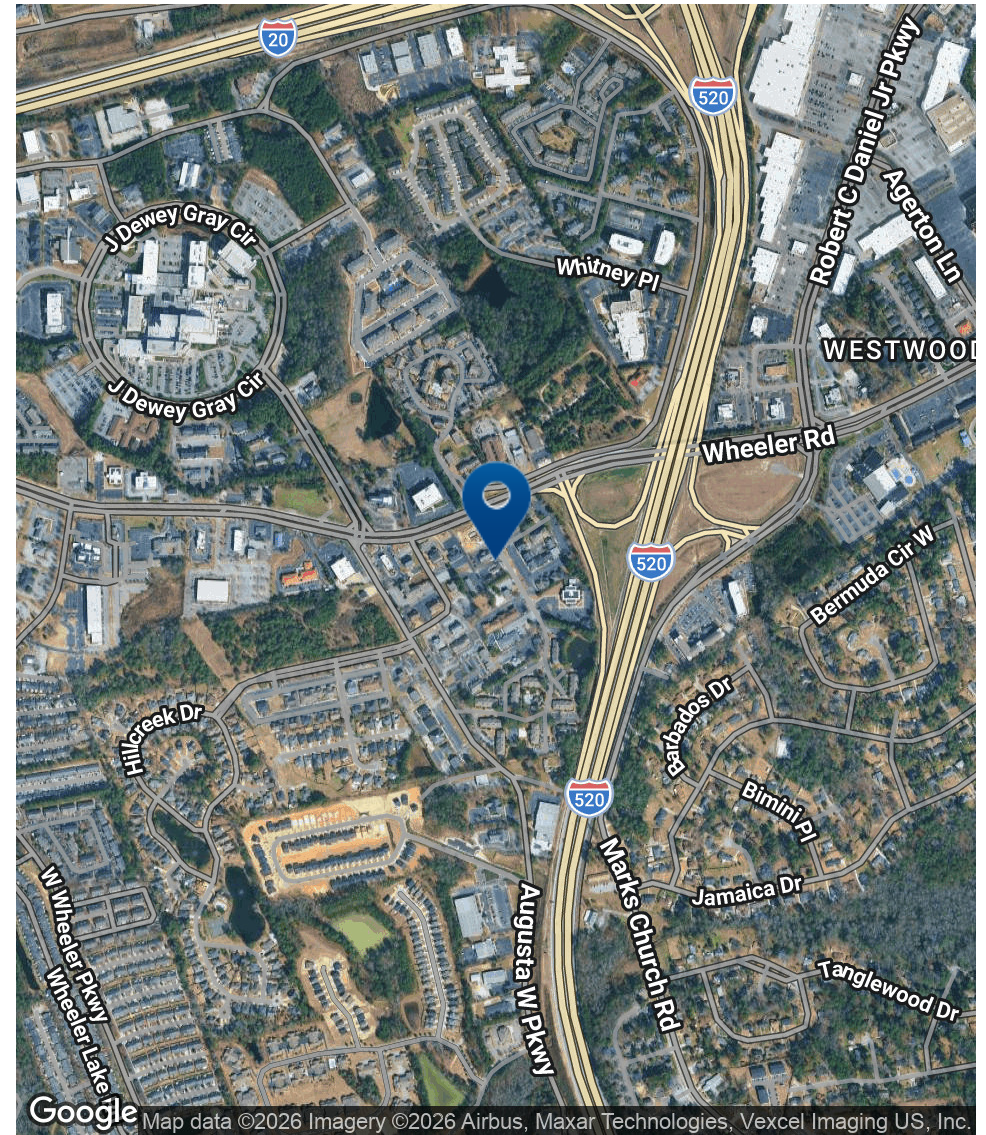
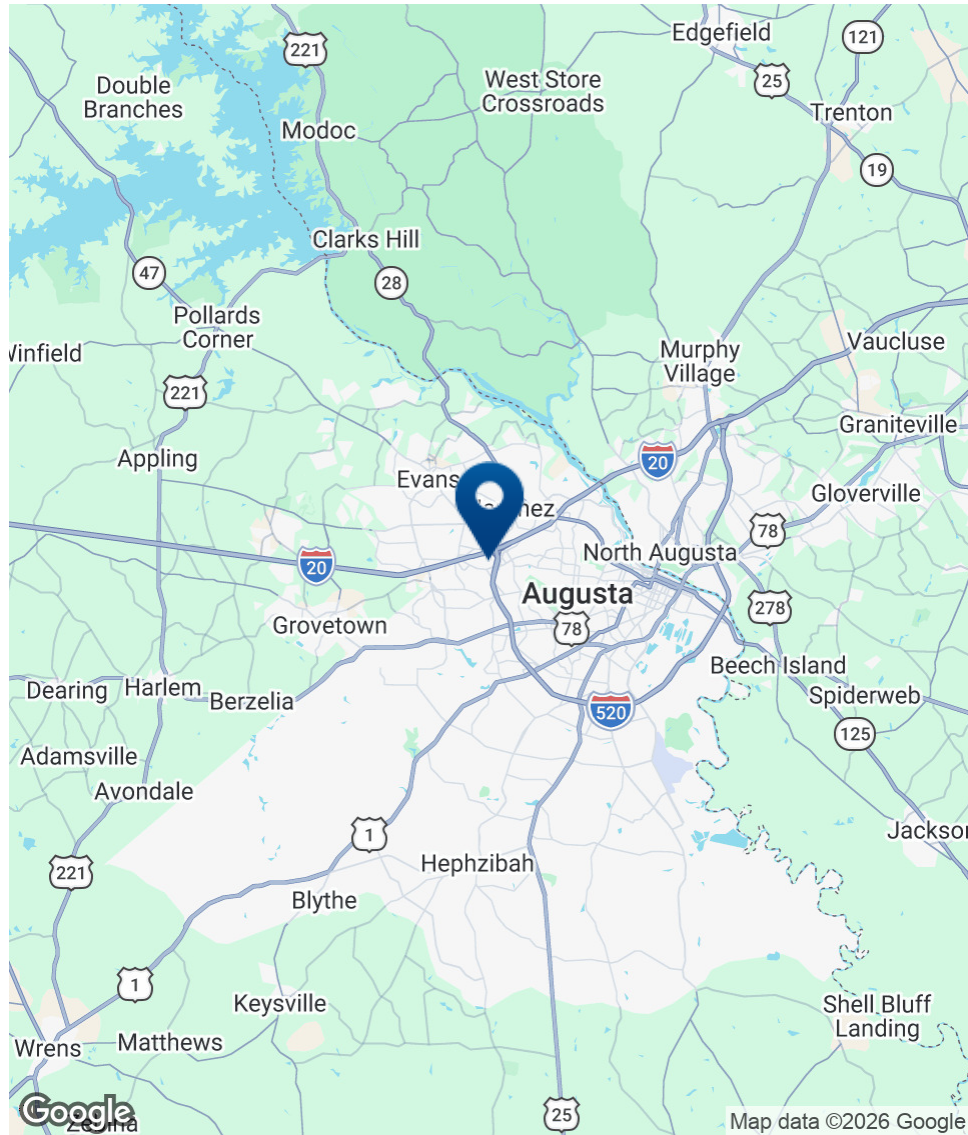
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Location Map



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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	352	1,363	5,122
Average Age	42.7	42.6	40.7
Average Age (Male)	47.2	44.8	40.6
Average Age (Female)	42.0	43.2	42.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	219	844	2,916
# of Persons per HH	1.6	1.6	1.8
Average HH Income	\$73,514	\$72,370	\$71,913
Average House Value	\$203,262	\$209,920	\$217,788

2023 American Community Survey (ACS)

