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360° AERIAL
VIDEO



1.15 AC AVAILABLE

1102 Trust Avenue | Augusta, GA 30909

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ZONE | B-2

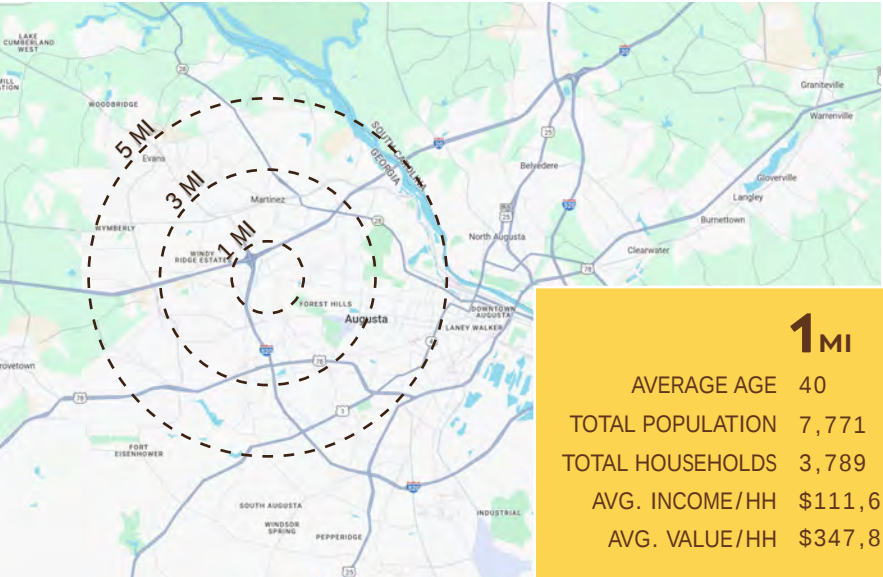
GROUND LEASE OR BUILD-TO-SUIT



This retail pad is located on Trust Avenue in the heart of West Augusta off of Wheeler Road. 1.15 AC available for a ground lease or build to suit opportunity. It is less than a mile from the bustling retail hub Augusta Exchange which includes Target, Michaels, Office Depot, Best Buy, Wayfair, and Staples. Nearby restaurants include Chick-Fil-A, Jim N Nick's Barbeque, Chipotle and more. This site fronts Wheeler Road which has a daily traffic count of 31,800. Interstate access is nearby as I-520 is 0.4 miles and I-20 is 0.8 miles away.

1.15 AC available for a ground lease or build to suit opportunity. This retail pad has drive-thru capabilities with dedicated parking. Cross access is granted to the adjacent properties. The parcel directly adjacent to this building will soon be occupied by Surcheros Fresh Mex, Dave's Hot Chicken, and Peachtree Immediate Care.

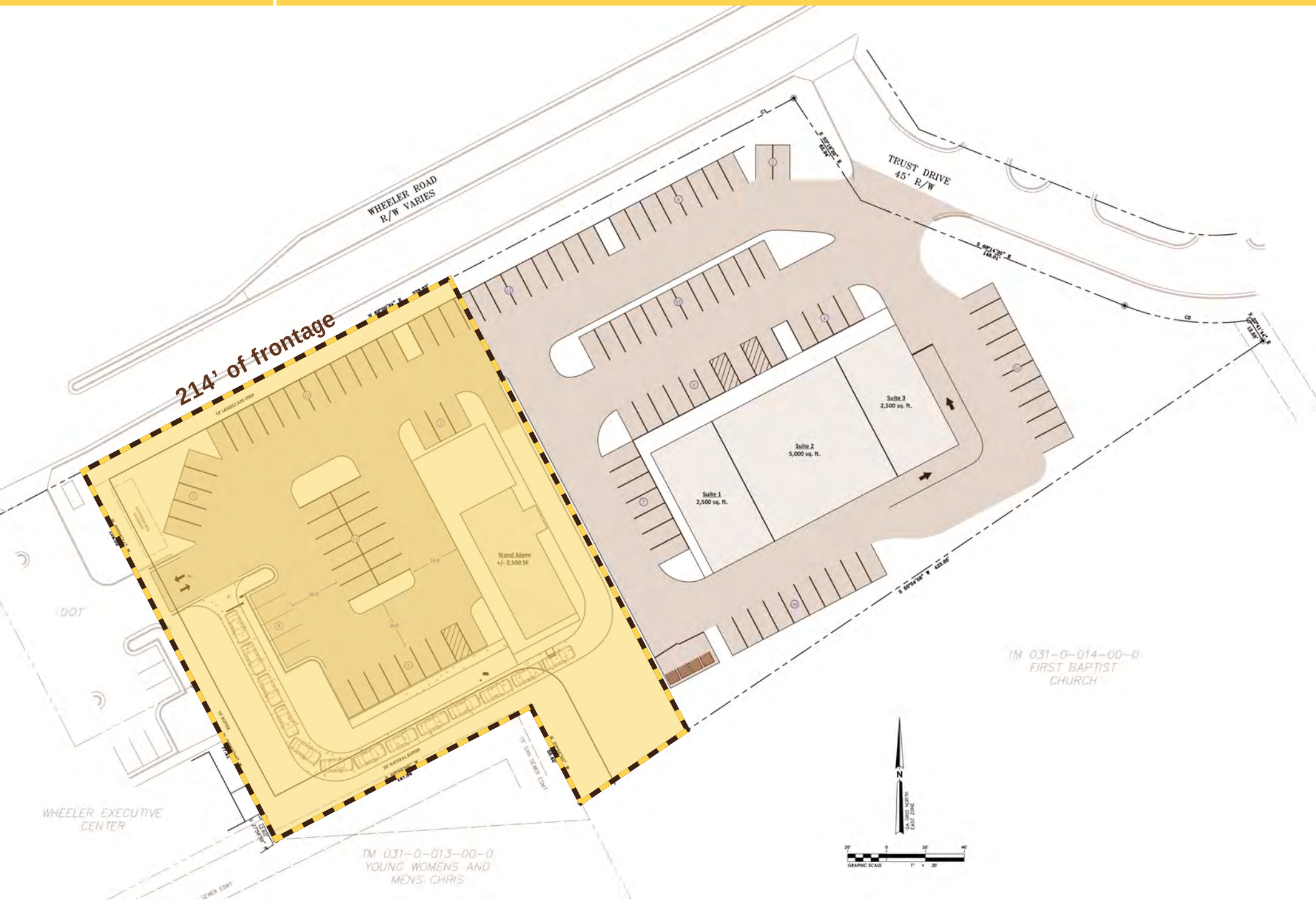
- • •
- 1.15 AC free standing building
 - 214 feet of frontage
 - Drive-thru capabilities
 - Ground Lease or Build to Suit Opportunity
 - Rough Graded with Utilities Stubbed
 - I-520 VPD - 87,900
 - I-20 VPD - 75,800
 - Wheeler Road VPD, 31,800



	1MI	3MI	5MI
AVERAGE AGE	40	40	40
TOTAL POPULATION	7,771	59,142	148,693
TOTAL HOUSEHOLDS	3,789	26,926	63,246
AVG. INCOME/HH	\$111,655	\$93,115	\$92,287
AVG. VALUE/HH	\$347,897	\$267,244	\$253,901



SITE PLAN



U SITE



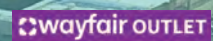
JIM 'N NICK'S
COMMUNITY
BAR-B-Q



OLD NAVY



WHEELER ROAD---31,800 VPD



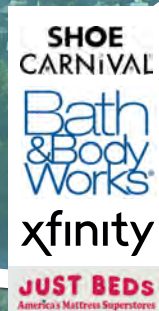
AGERTON LANE

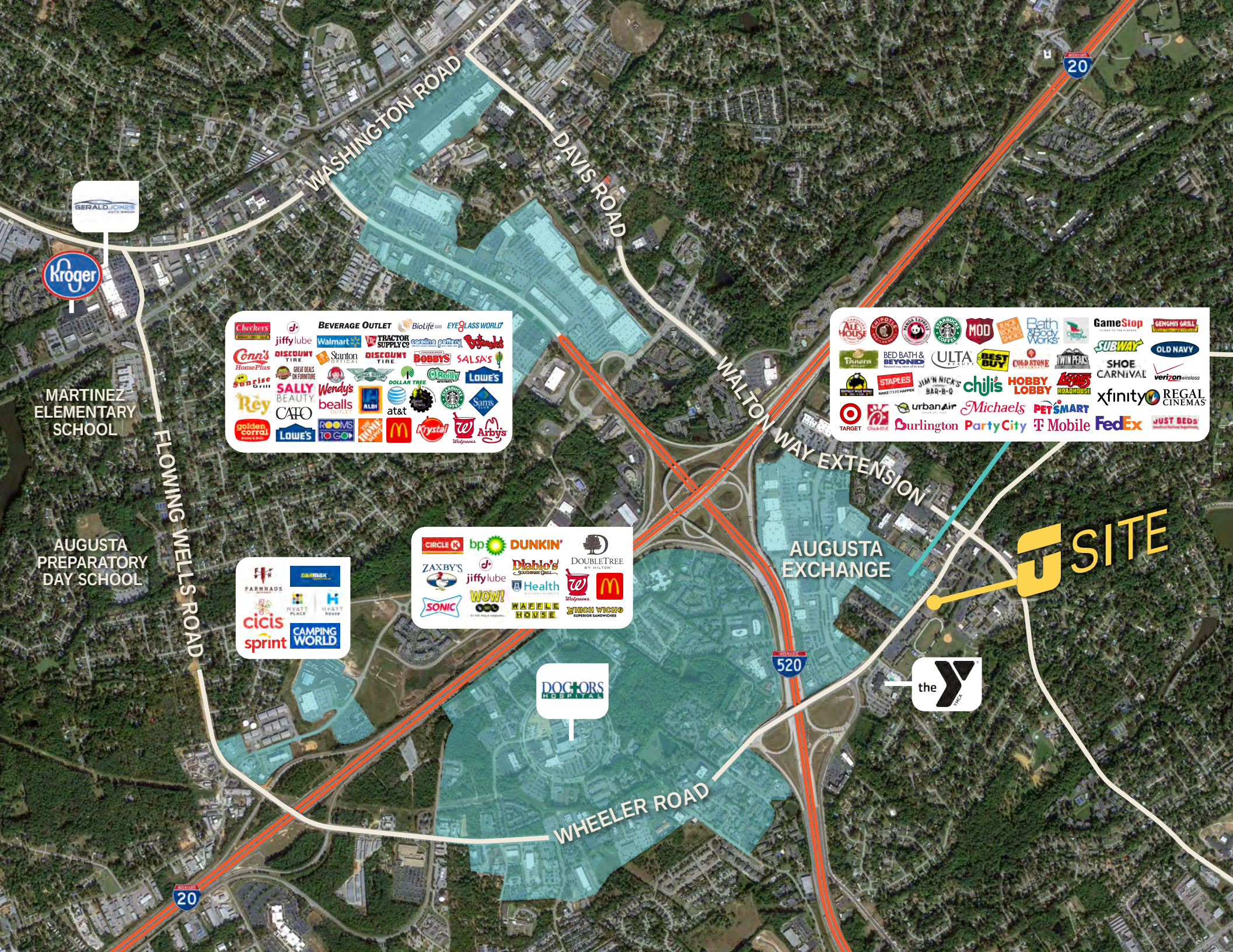


ROBERT C. DANIEL JR PARKWAY

WALTON WAY EXTENSION

**AUGUSTA
EXCHANGE**





GERALD JONES
REAL ESTATE



MARTINEZ
ELEMENTARY
SCHOOL

AUGUSTA
PREPARATORY
DAY SCHOOL

FLOWING WELLS ROAD

WASHINGTON ROAD

DAVIS ROAD

WALTON WAY EXTENSION

AUGUSTA
EXCHANGE

WHEELER ROAD

DOCTORS
HOSPITAL

the
Y

U SITE



RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Gordon

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Gordon, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

