

Leasing Flyer

1918 Central Ave.
Augusta, GA 30904

For Lease



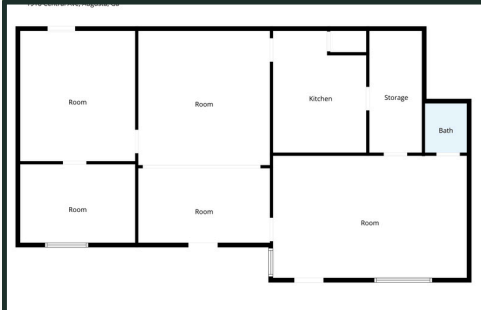
Property Summary

- 1918 Central Ave. for Lease positioned in the heart of Augusta's Historic Summerville District at this charming and recently updated $\pm 1,448$ RSF commercial space located on a prominent corner lot along Central Avenue. Situated on approximately 0.23 acres.

| | |
|------------------------|---------------------------------|
| Acreage: | ± 0.23 Acres |
| Zoning: | B2 |
| VPD: | Central Avenue $\pm 10k$ VPD |
| Square Footage: | $\pm 1,448$ RSF |

Market Summary

- The property benefits from its close proximity to Augusta University and the expansive Medical District, which collectively employ thousands of professionals and generate steady daytime population growth. Nearby institutions including Paine College, Piedmont Augusta, and Wellstar MCG Health further strengthen the area's economic stability and consumer base.
- Summerville attracts a mix of professional offices, boutique retailers, restaurants, cafés, and service-oriented businesses seeking a unique and walkable environment with strong neighborhood identity. The surrounding area features a combination of historic residential neighborhoods, thriving local businesses, and continued investment activity, contributing to long-term market appeal and sustained demand for quality commercial space.



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2025 Total Population



| | |
|--------|------|
| 1 Mile | 9k |
| 3 Mile | 53k |
| 5 Mile | 122k |

2025 Households



| | |
|--------|-------|
| 1 Mile | 3.6k |
| 3 Mile | 22.8k |
| 5 Mile | 50.9k |

2025 Employed Population



| | |
|--------|-------|
| 1 Mile | 90.7% |
| 3 Mile | 91.2% |
| 5 Mile | 91.9% |

2025 Avg. HH Income



| | |
|--------|----------|
| 1 Mile | \$ 74.5k |
| 3 Mile | \$ 72.1k |
| 5 Mile | \$ 75.6k |

Charlie Moye
Associate

(706) 832-1726
cmoye@meybohmcre.com



Danielle Meikrantz
Advisor

(704) 284-8539
dmeikrantz@meybohmcre.com

