

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



3,402 SF FOR LEASE

1729 Washington Road | Thomson, GA 30824

CHARLIE DAVIS
charlie@jordantrotter.com
706 • 736 • 1031

ZONE | C-2

0.21 AC

LEASE | \$12/SF/YR NNN



JORDAN TROTTER
COMMERCIAL REAL ESTATE

This 3,402 free standing retail building is located near I-20 on Washington Road in Thomson, GA. This is located across the street from the new Dairy Queen, and it is almost adjacent to the new Dunkin Donuts retail development. Thomson, GA is seeing steady retail growth along the Washington Road corridor near I-20.

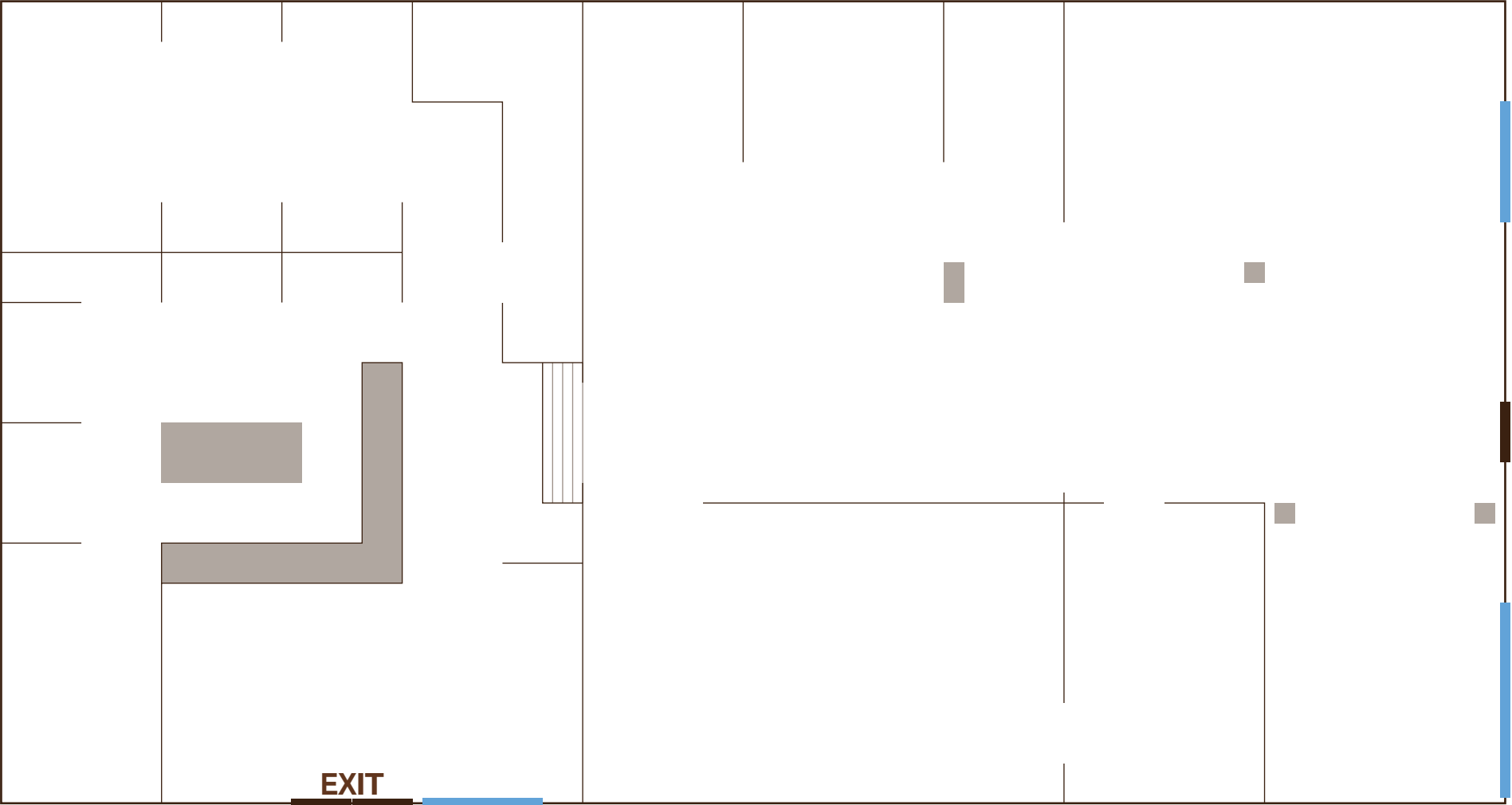
This retail building would be great for any mercantile retail business needing an open floor plan and good visibility.

This space could also be utilized for fitness/martial arts tenants.

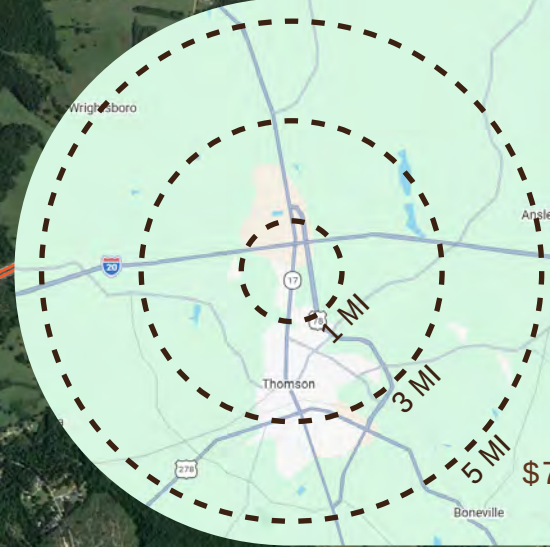
• • •

- 13,200 vehicles per day traveling Washington Road
- Great visibility with free standing monument sign
- Open floor plan with ample storage space in rear
- Close proximity to Exit 172 of I-20





U SITE



	1 MI	3 MI	5 MI
TOTAL POPULATION	1,198	7,360	13,992
TOTAL HOUSEHOLDS	512	3,009	5,639
AVERAGE INCOME	\$79,483	\$75,303	\$72,924

WASHINGTON ROAD

THOMSON BYPASS

MAIN STREET

HILL STREET

AUGUSTA HIGHWAY

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

