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# TWO 3,200 SF SPACES FOR LEASE

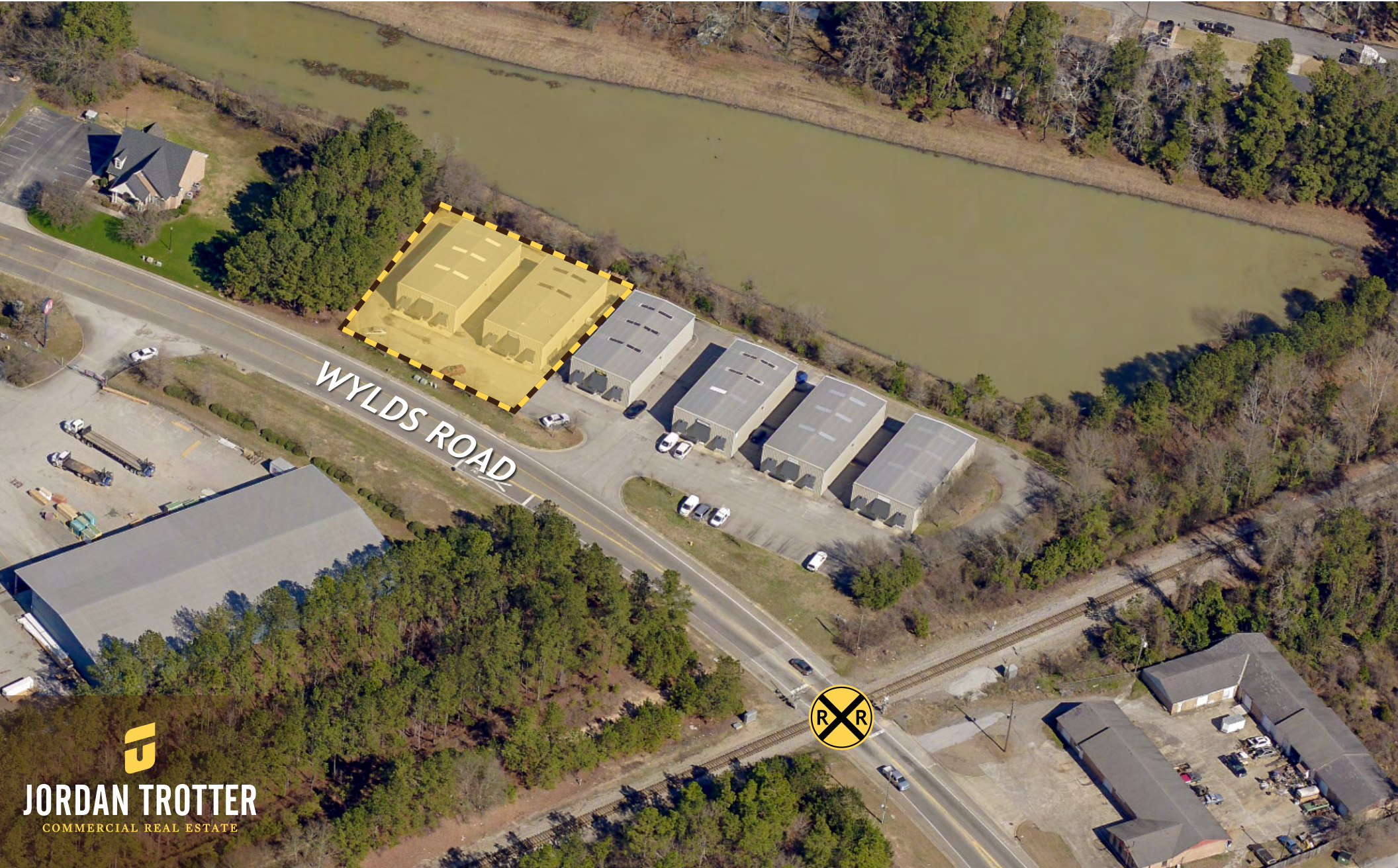
1736 & 1738 Wylds Road | Augusta, GA 30909

MASON WHATLEY  
mason@jordantrotter.com  
706 • 736 • 1031

ZONE | LI

FLEX SPACE

LEASE | \$12/SF/YR MG



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

Wylds Road is located within an industrial hub near I-520 and Gordon Highway. Access to I-520 is 1-mile away. Wylds Road runs around the Augusta Mall, providing direct access to Wrightsboro Road. Nearby businesses include Coca-Cola, Augusta Utilities, and Georgia Power.

These flex spaces offer a great opportunity for smaller light industrial and storage dependent tenants. Each suite has dedicated office space, wide open flex space, and upstairs storage. All office space is conditioned. Each warehouse has at least one roll-up door with concrete slab floors.



- 3,200 square feet
- \$12/SF
- Modified gross lease
- Office and warehouse space



JACKSON ROAD



1 MI 3 MI 5 MI

**TOTAL POPULATION**  
 5,111 57,827 155,278

**TOTAL HOUSEHOLDS**  
 2,404 25,350 63,817

**AVERAGE INCOME**  
 \$64,779 \$80,309 \$79,324

DEFY

MYABI Jr

DOLLAR TREE

News Channel 13  
WISN

Gerald Jones

Ford LINCOLN

at home  
The Home Decor Superstore

HARBOR FREIGHT TOOLS

McDonald's

WELLS FARGO

PAPA JOHN'S  
Better Ingredients. Better Pizza.

T.J. MAXX

STARBUCKS COFFEE

Stars & Stripes

TACO BELL

Wendy's

BURGER KING

CLUBS OVER 50  
GOOD STUFF CHEAP

KFC

O'Reilly AUTO PARTS

ROSS DRESS FOR LESS

HAVERTY'S FURNITURE

Walmart

Checkers

ASHLEY Furniture

Krystal

G.B. SHOE WAREHOUSE

Wendy's

AutoZone

goodwill

Domino's

this is home.

EVERY SEASON STARTS AT

DICK'S SPORTING GOODS

Chick-fil-A

H&M

★ macy's

SEPHORA

HOLLISTER CALIFORNIA

BARNES & NOBLE

JCPenney

AMERICAN EAGLE OUTFITTERS

Apple

zatr Body Market

Dillard's

MICHAEL KORS

VANS

P.F. CHANG'S

AUGUSTA MALL

**U SITE**

NORTH LEG ROAD

GORDON 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

