

2945 Walton Way

Augusta, GA 30909



OFFERING SUMMARY

Available SF: 4984

Lease Rate: \$15.50

Lot Size: 0.54 Acres

Year Built: 1992

Building Size: 4,984

Zoning: P-1

PROPERTY OVERVIEW

Two story class A office building with great exposure in West Augusta. Multiple offices and office suites on first and second floor. Break area on first floor and smaller convenience break area on second floor. Possibility of leasing just first floor (2,886sf).

LOCATION OVERVIEW

West Augusta location with tremendous visibility. Potential for: Physicians, lawyers, engineers, architects, and similar professional uses. Also, branch banks or other financial institutions.----- insurance, finance, mortgage, accounting, appraisal, business consultant, real estate, and other similar services. Beauty shops, barber shops.



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SHERMAN & HEMSTREET REAL ESTATE COMPANY

4316 Washington Road, Evans, GA 30809
shermanandhemstreet.com
706.722.8334

DAVID MORETZ, SIOR

morenet@aol.com
706.951.1405

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Augusta, GA 30909

Lease Rate

\$15.50 SF/YR

LOCATION INFORMATION

Street Address

2945 Walton Way

City, State, Zip

Augusta, GA 30909

County

Richmond

Signal Intersection

Yes

PROPERTY INFORMATION

Property Type

Office

Property Subtype

Office Building

APN #

033-4-001-03-0

Corner Property

Yes

Amenities

Multiple office and office suites on first and second floor. Break area on first floor and smaller convenience break area on second floor. Ample designated parking spaces available.

BUILDING INFORMATION

Building Class

A

Number of Floors

2

Year Built

1992

Gross Leasable Area

4,984 SF

Condition

Excellent

Free Standing

yes

AMENITIES

Handicap Access

Yes

Parking

22 spaces with 1 ADA space near wheelchair access in back of building

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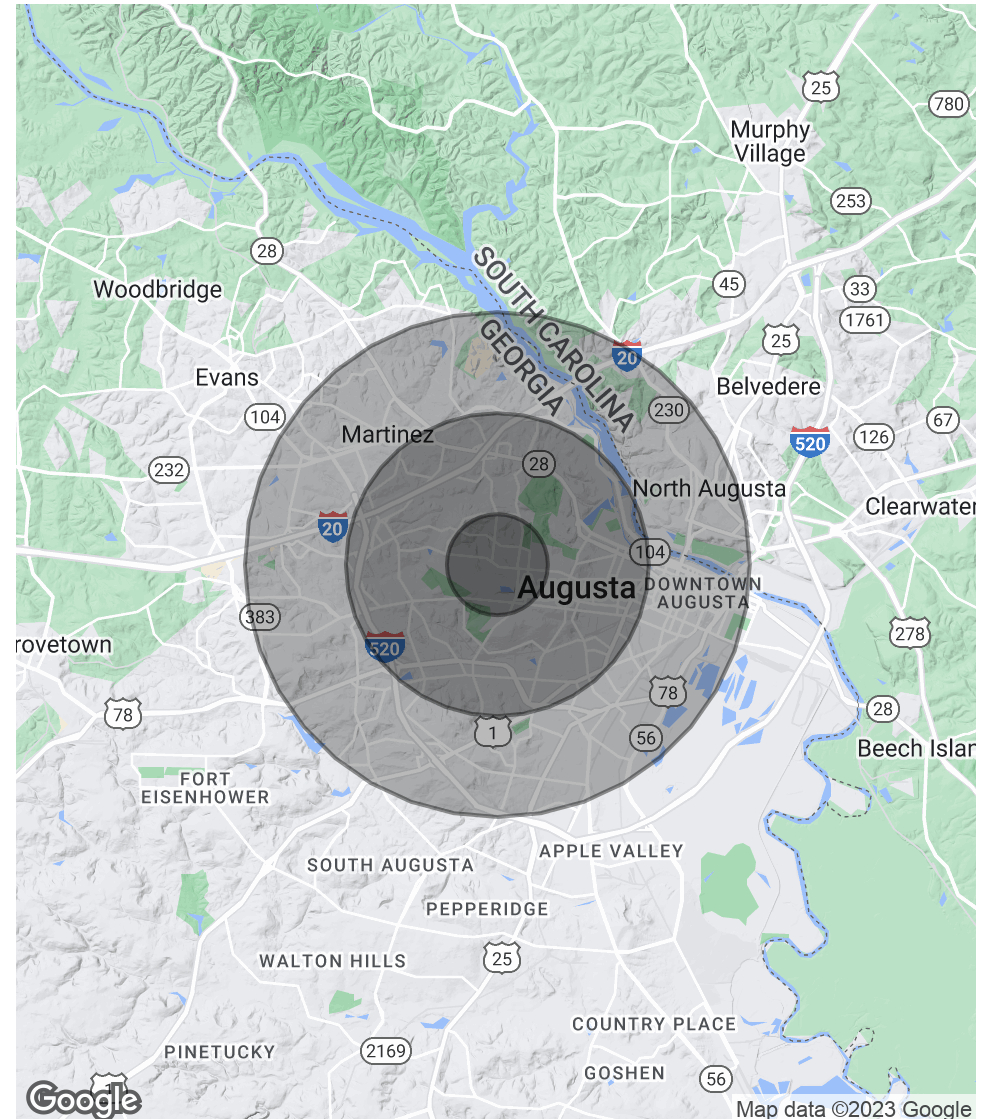
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,274	62,119	144,673
Average age	41.2	36.6	36.1
Average age (Male)	38.9	35.6	34.8
Average age (Female)	43.6	37.9	37.3

HOUSEHOLDS & INCOME

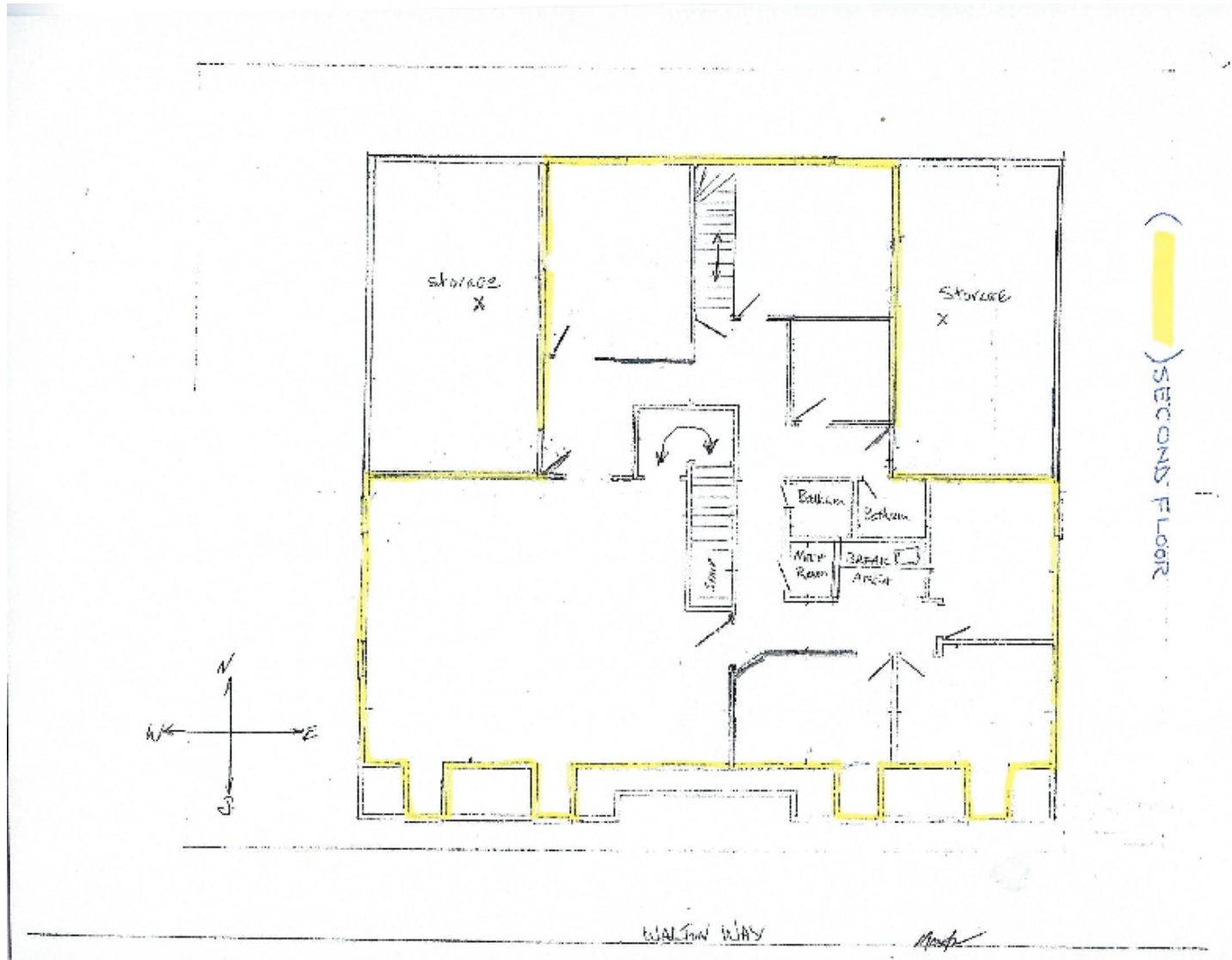
	1 MILE	3 MILES	5 MILES
Total households	3,334	27,650	60,458
# of persons per HH	2.2	2.2	2.4
Average HH income	\$80,488	\$57,077	\$53,639
Average house value		\$108,847	\$154,274

* Demographic data derived from 2020 ACS - US Census



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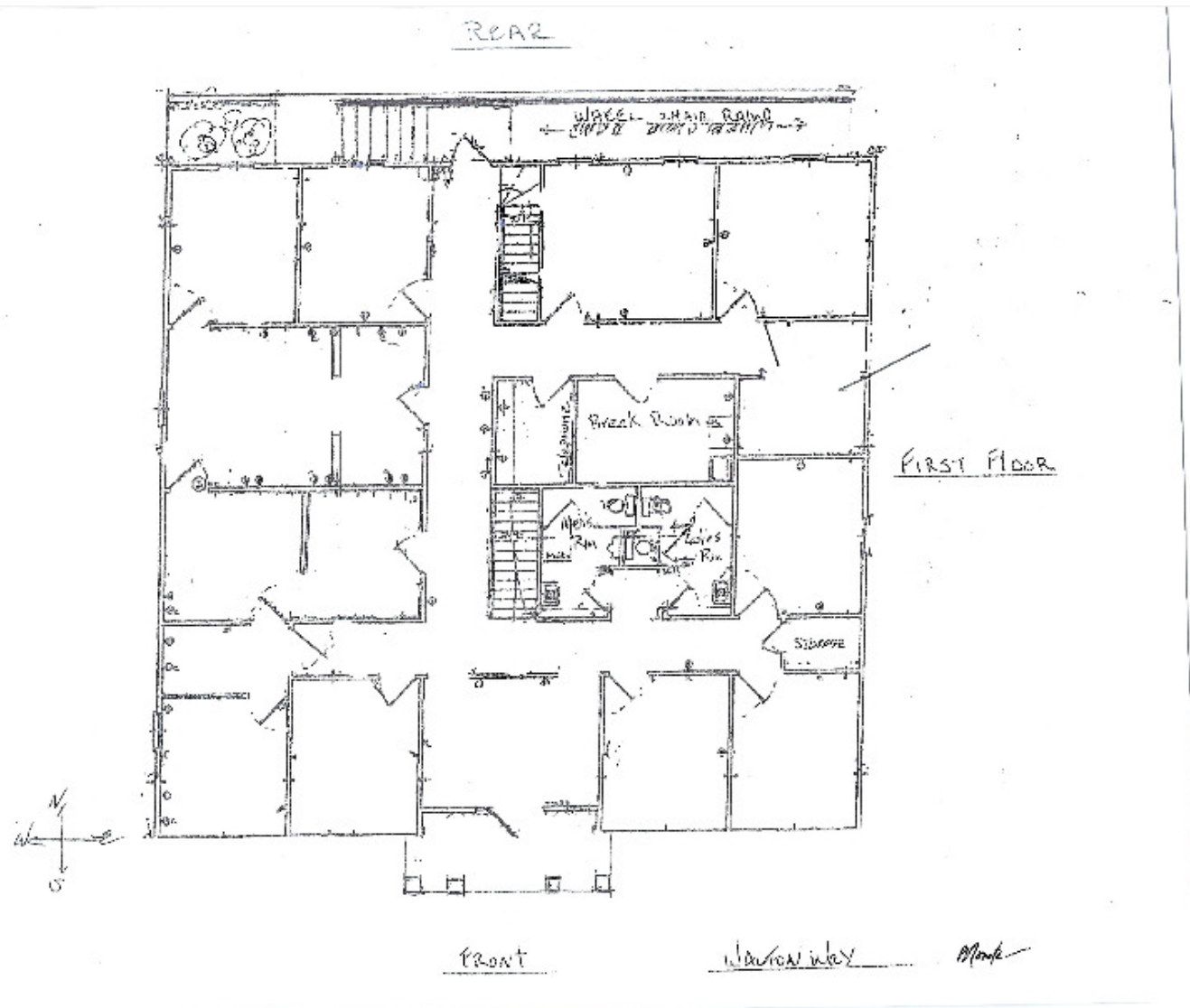
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