

2020 Forward Augusta Build To Suit

2020 Forward Augusta Drive, Augusta, GA 30906



OFFERING SUMMARY

Available SF: 200,000 SF

Lease Rate: \$6.00 - 6.50 SF/yr
(NNN)

Lot Size: 21.33 Acres

Building Size: 200,000

Zoning: Industrial

Submarket: South Richmond
County

PROPERTY OVERVIEW

This 200,000 sq ft build to suit can be completed in 8 to 9 months. The building can be demised into 50,000 sq. ft. sections. Office space will be built to the tenants specifications. The building have 30 loading docks and 2 drive in door. The building will have 700 feet of frontage on Tobacco Road and have 21.33 acres.

LOCATION OVERVIEW

This property is located on the corner of Tobacco Road and Forward Augusta Drive and is located in Forward Augusta Industrial Park. Forward Augusta is located near the intersection of HWY 56 and Tobacco Road near the Augusta Airport. This property is also conveniently located near I-520.

PROPERTY HIGHLIGHTS

- Excellent frontage on Tobacco Road
- Easy access to I-520
- Close proximity to Augusta Airport

SHERMAN & HEMSTREET REAL ESTATE COMPANY

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

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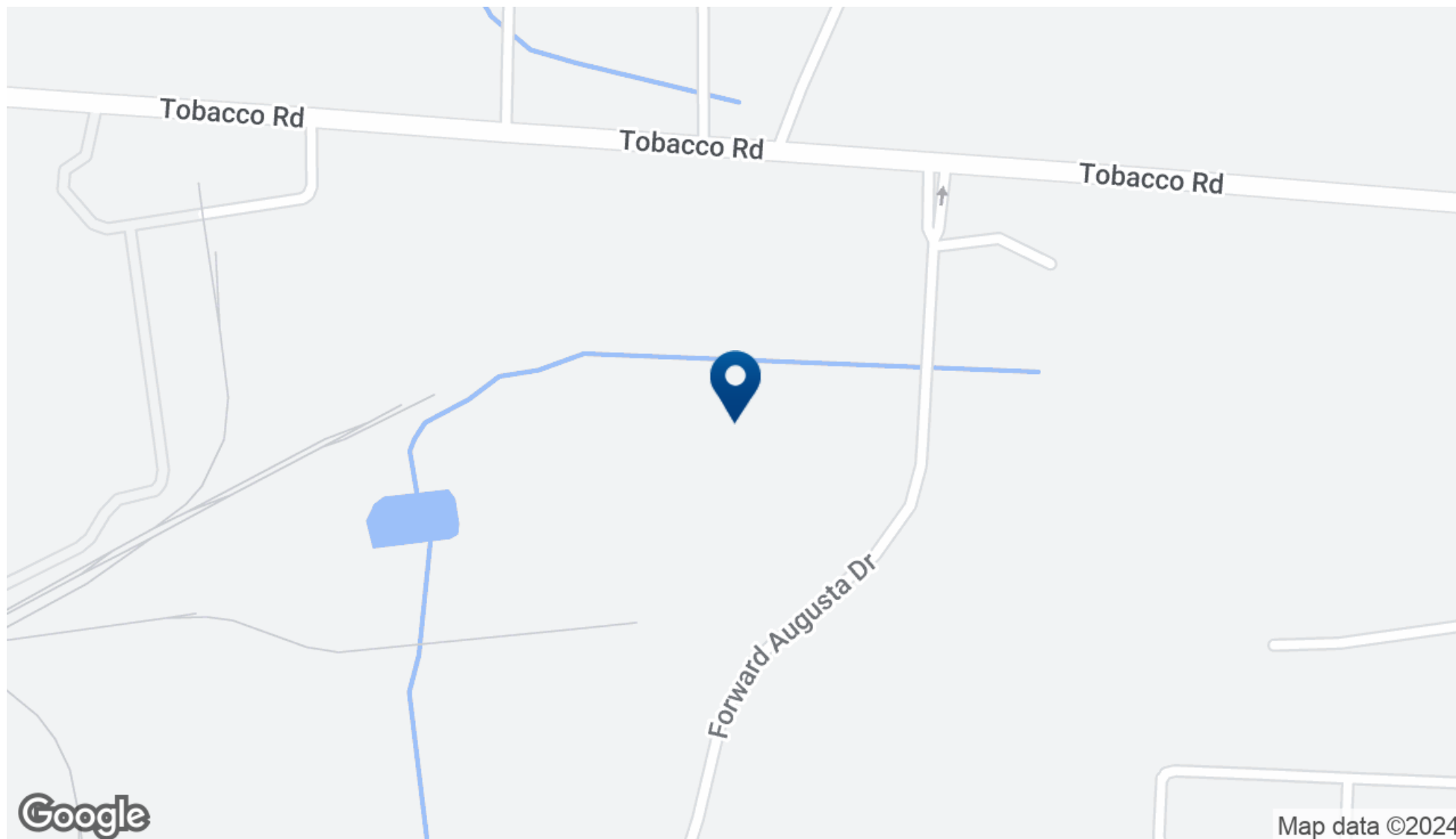
2020 Forward Augusta and Tobacco Road Build To Suit

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,552	62,086	197,696
Average age	43.8	34.8	36.1
Average age (Male)	45.9	33.2	34.4
Average age (Female)	42.7	36.8	38.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	658	23,547	86,565
# of persons per HH	2.4	2.6	2.3
Average HH income	\$49,293	\$46,850	\$49,769
Average house value	\$94,370	\$99,229	\$120,811

* Demographic data derived from 2020 ACS - US Census

