

Retail / Warehouse For Lease

1001 Walton Way, Augusta, GA 30901



PROPERTY OVERVIEW

This retail showroom with warehouse building is located on Walton Way and has excellent visibility. It has a 10 X 10 roll up garage door with loading dock in an approximately 3,000 square foot warehouse area. There is a 1500 square foot showroom in the front of the building along Walton Way. The remainder of the building consists of a 600 square foot storage / work area and 5 private offices along with other work rooms.

LOCATION OVERVIEW

Located on busy Walton Way just outside of the Medical District of Downtown Augusta. Property is directly across the street from the Augusta Judicial Center. There is a brand new class A apartment building within walking distance of this location.

OFFERING SUMMARY

Lease Rate:	\$10.00 psf
Available SF:	6,000
Lease Type:	Modified Gross (includes property tax and ins.)
Lot Size:	0.28 Acres
Market:	Augusta
Submarket:	Downtown Augusta
Traffic Count:	15,619 cars per day

SHERMAN & HEMSTREET REAL ESTATE COMPANY

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

CHRIS FARROW

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706.288.1076

Walton Way Retail / Warehouse

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1500 sf showroom



3,000 sf warehouse with 10X10 garage door

PROPERTY HIGHLIGHTS

- 3,000 sf Warehouse, 1500 sf showroom, and 5 offices
- 10X10 garage door
- Tall ceilings (15' to roof deck in center, 13' to roof deck at eaves)
- Great visibility
- 9 parking spaces plus street parking
- Just outside of the Medical District of Downtown Augusta
- Directly across from the Judicial Center
- Very close to new class A apartment development

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Showroom



3000 sf warehouse



Door from showroom into warehouse



Great location in medical district across from the Judicial Center

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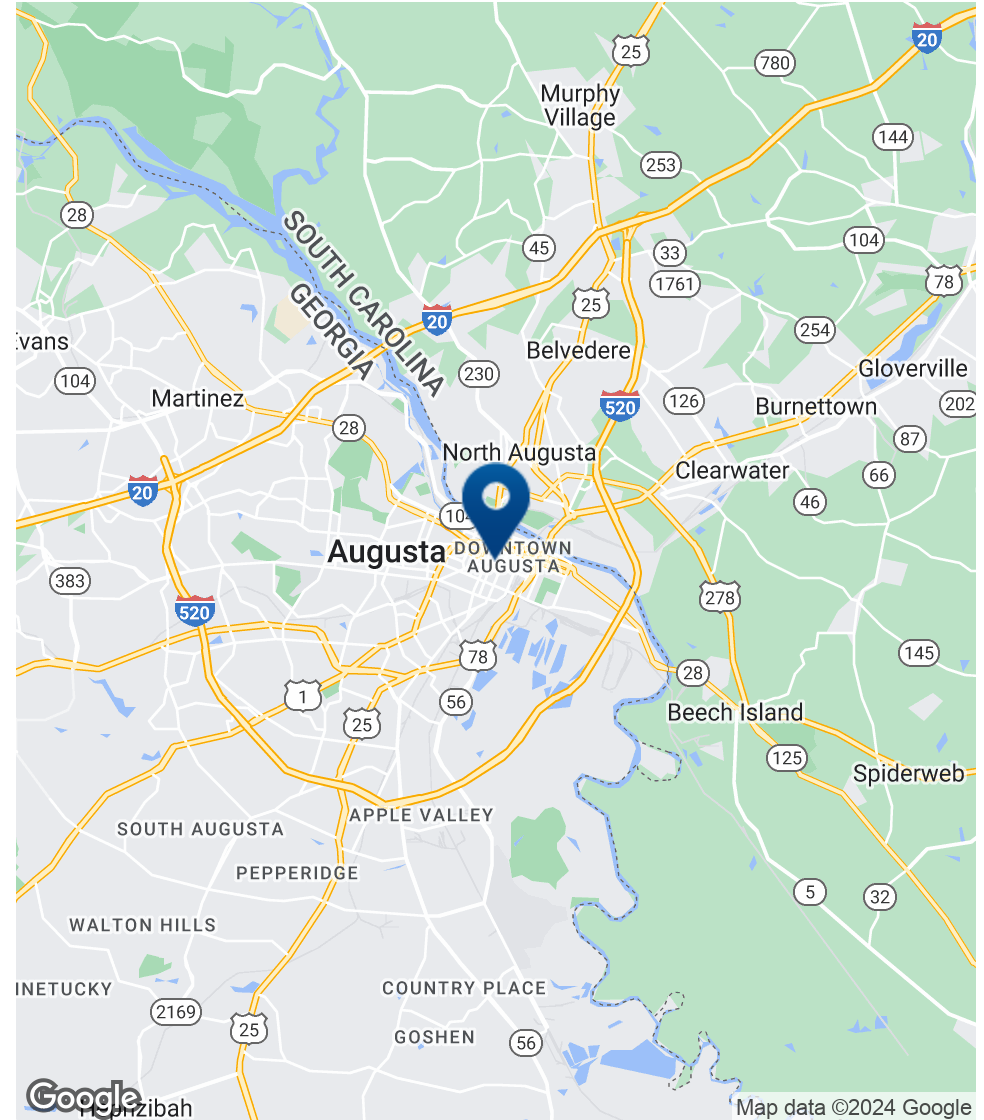
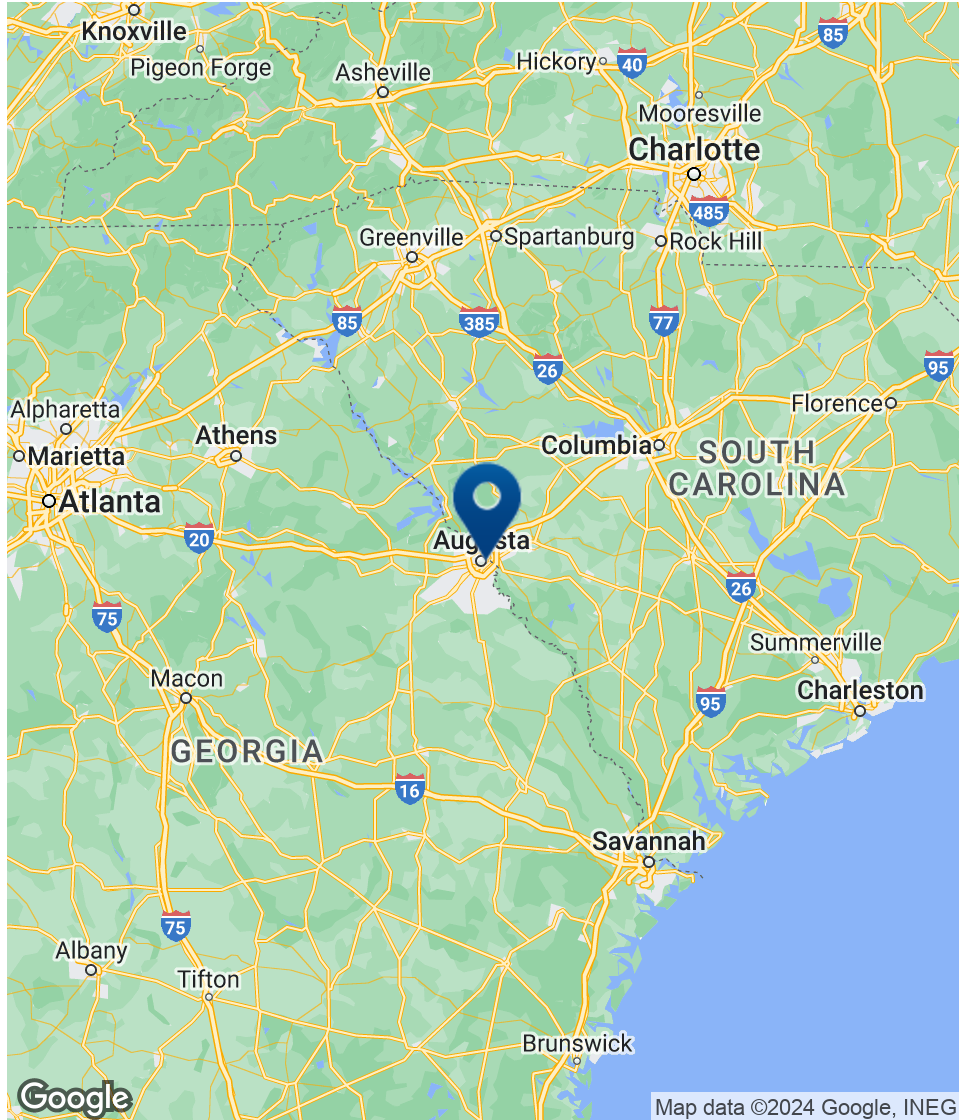
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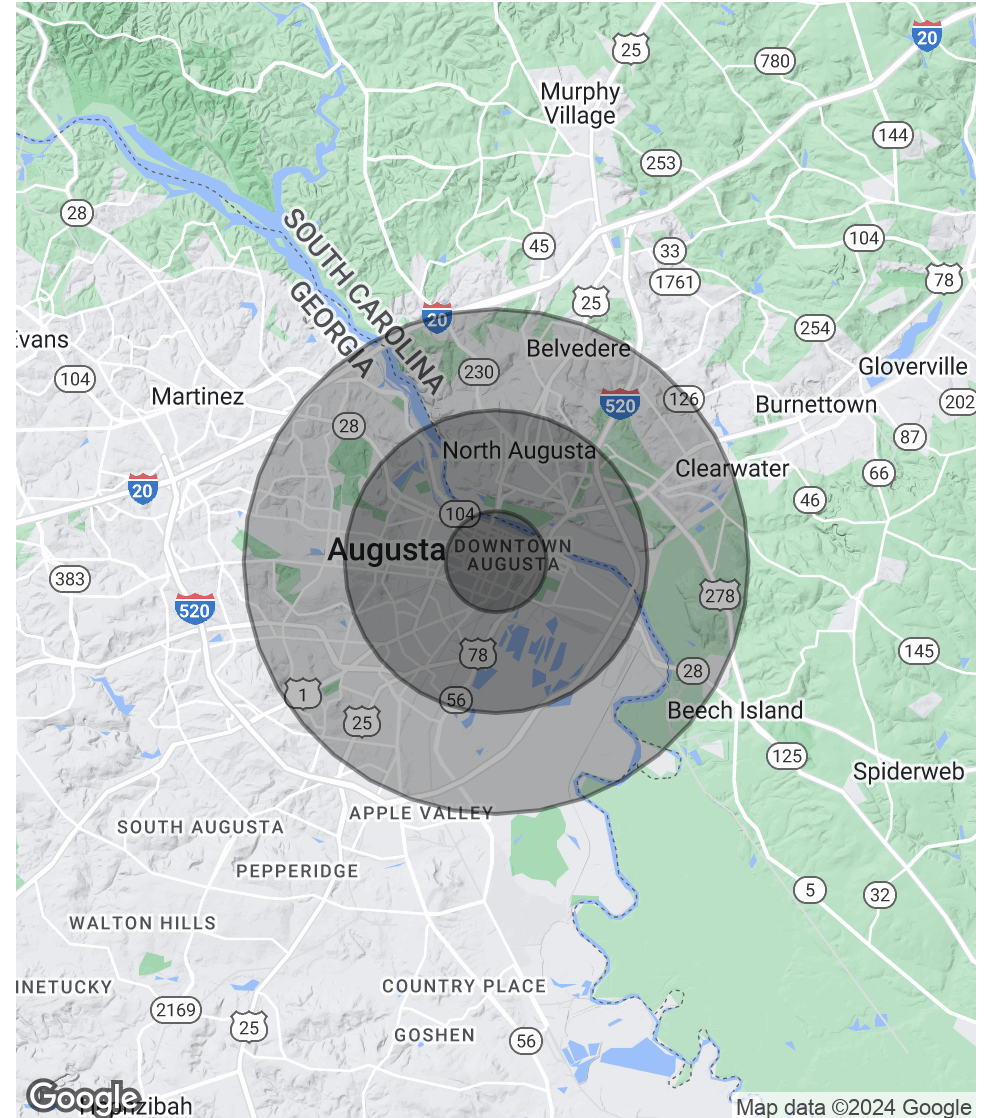
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,688	45,001	102,261
Average age	46.7	38.2	36.7
Average age (Male)	43.0	35.1	34.8
Average age (Female)	46.5	40.8	39.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,498	22,432	49,716
# of persons per HH	1.6	2.0	2.1
Average HH income	\$25,756	\$43,200	\$46,843
Average house value	\$121,983	\$118,671	\$126,272

* Demographic data derived from 2020 ACS - US Census



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