



FOR SALE

# WALTON WAY RETAIL / WAREHOUSE

1001 Walton Way, Augusta, GA 30901

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**CHRIS FARROW**  
Sr. Vice President  
[cfarrow@shermanandhemstreet.com](mailto:cfarrow@shermanandhemstreet.com)  
706.288.1076

# Retail showroom with office and warehouse



## PROPERTY DESCRIPTION

This offering consists of a 6,039 square foot building located on Walton Way in the Medical District of Downtown Augusta. The property is located directly across the street from the Augusta Judicial Center. There is also a brand new class A apartment building within walking distance of this location. It is approximately 55% showroom and 45% warehouse with a loading dock. This property could be used by an owner occupant or could be leased out as an investment.

## OFFERING SUMMARY

Sale Price:	\$525,000
Lease Rate:	Negotiable
Available SF:	
Lot Size:	0.28Acres
Building Size:	6,039 SF
Zoning:	B-2
Parcel ID's:	046-2-169-00-0
County:	Richmond County, GA



# 1001 Walton Way, Augusta, GA



10 X 10 Garage door with loading dock



showroom with offices



Warehouse space of approximately 2800 sf



showroom with offices

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**CHRIS FARROW**

Sr. Vice President

[cfarrow@shermanandhemstreet.com](mailto:cfarrow@shermanandhemstreet.com)

706.288.1076



# Complete Highlights



10 onsite parking spaces with street parking available



Ramp to warehouse

## PROPERTY HIGHLIGHTS

- Approximately 3000 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
- Medical District of Downtown Augusta
- 15' roof deck height in warehouse (13.8' clear height)
- 10X10 garage door with loading dock
- Well lit warehouse
- New floors in showroom
- 2 restrooms (one is ADA)
- 5 offices
- Great visibility from Walton Way
- Very nice showroom
- 10 onsite parking spaces with more public street parking
- 2 HVAC systems for showroom / office area
- Adjacent to Richmond County Judicial Center
- In the Walton Way medical district corridor

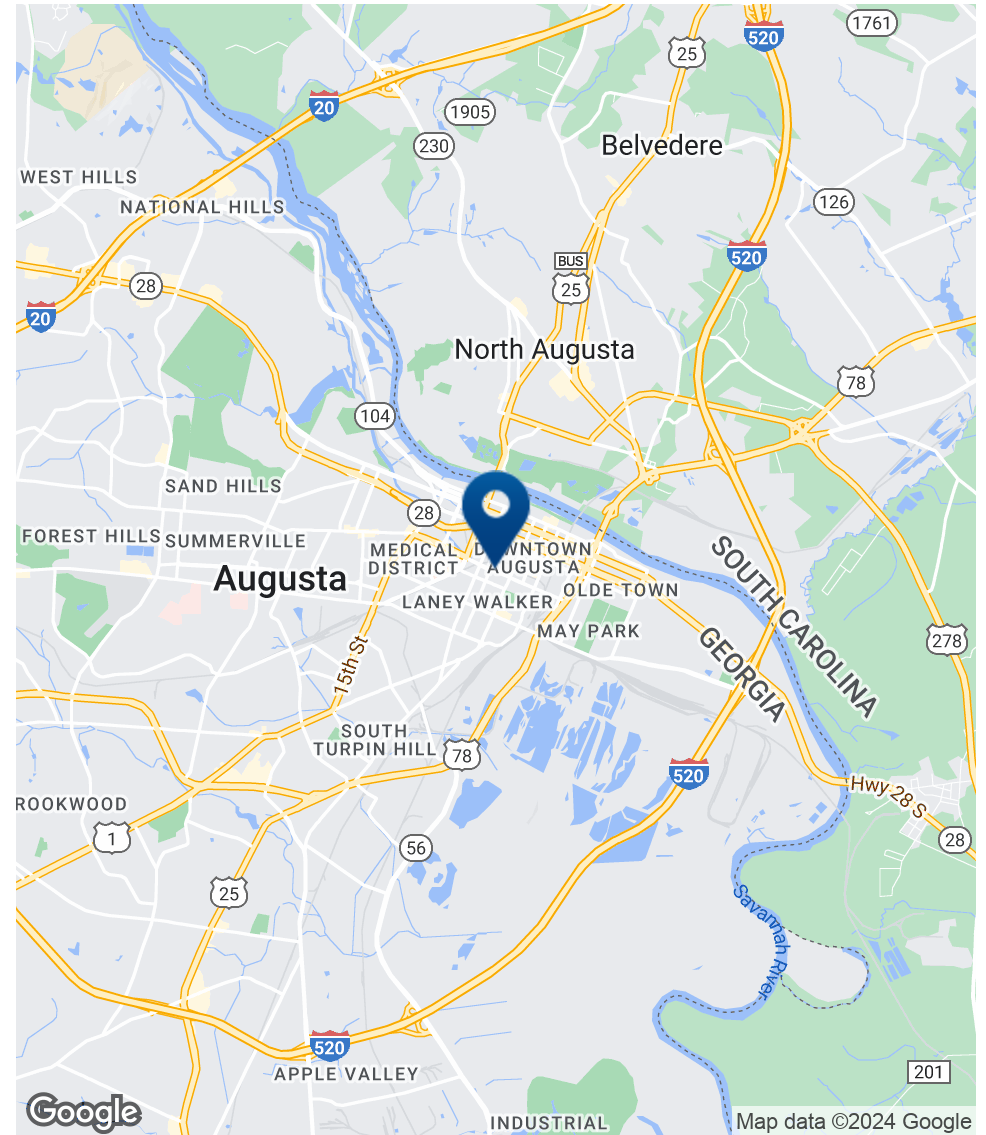
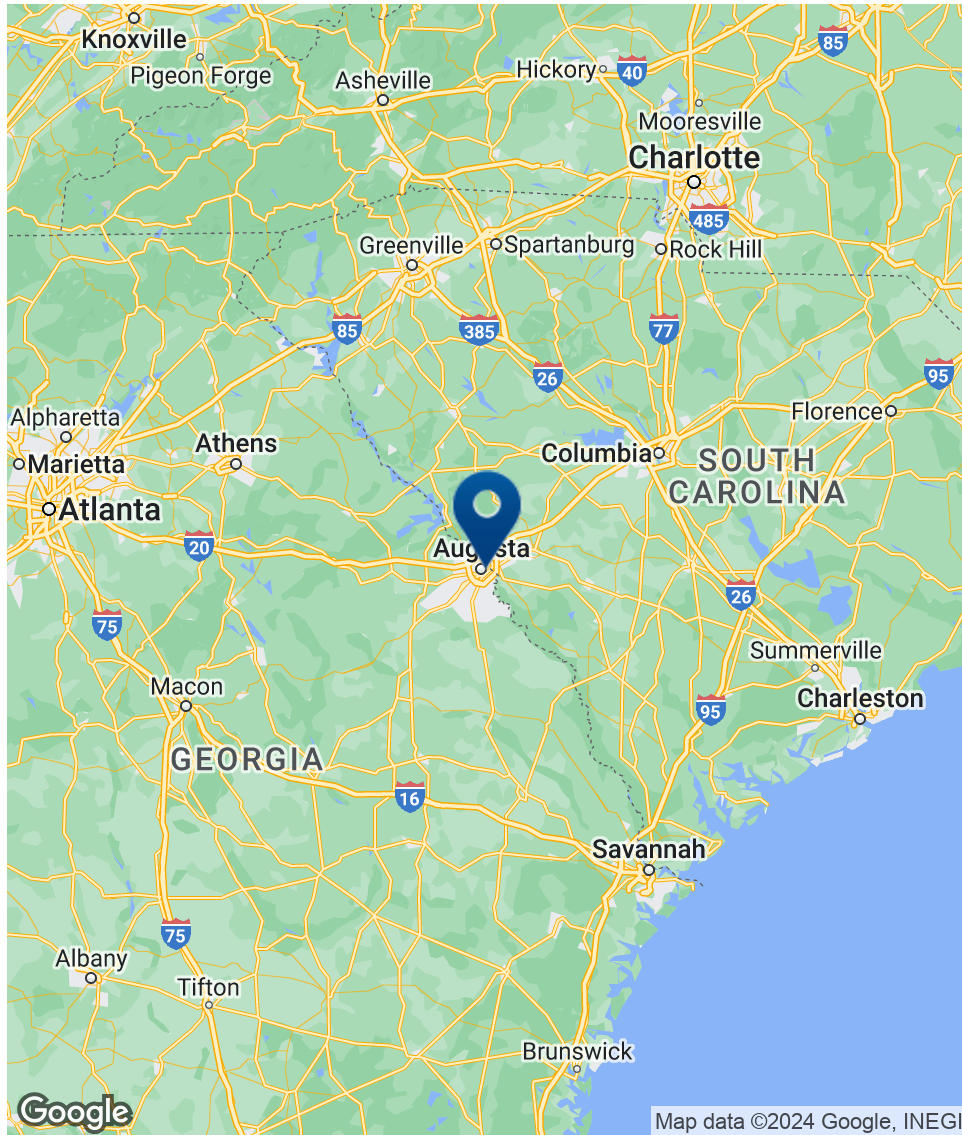


# Retailer Map





# Location Map



**SHERMAN & HEMSTREET**  
Real Estate Company

**CHRIS FARROW**

Sr. Vice President

[cfarrow@shermanandhemstreet.com](mailto:cfarrow@shermanandhemstreet.com)

706.288.1076



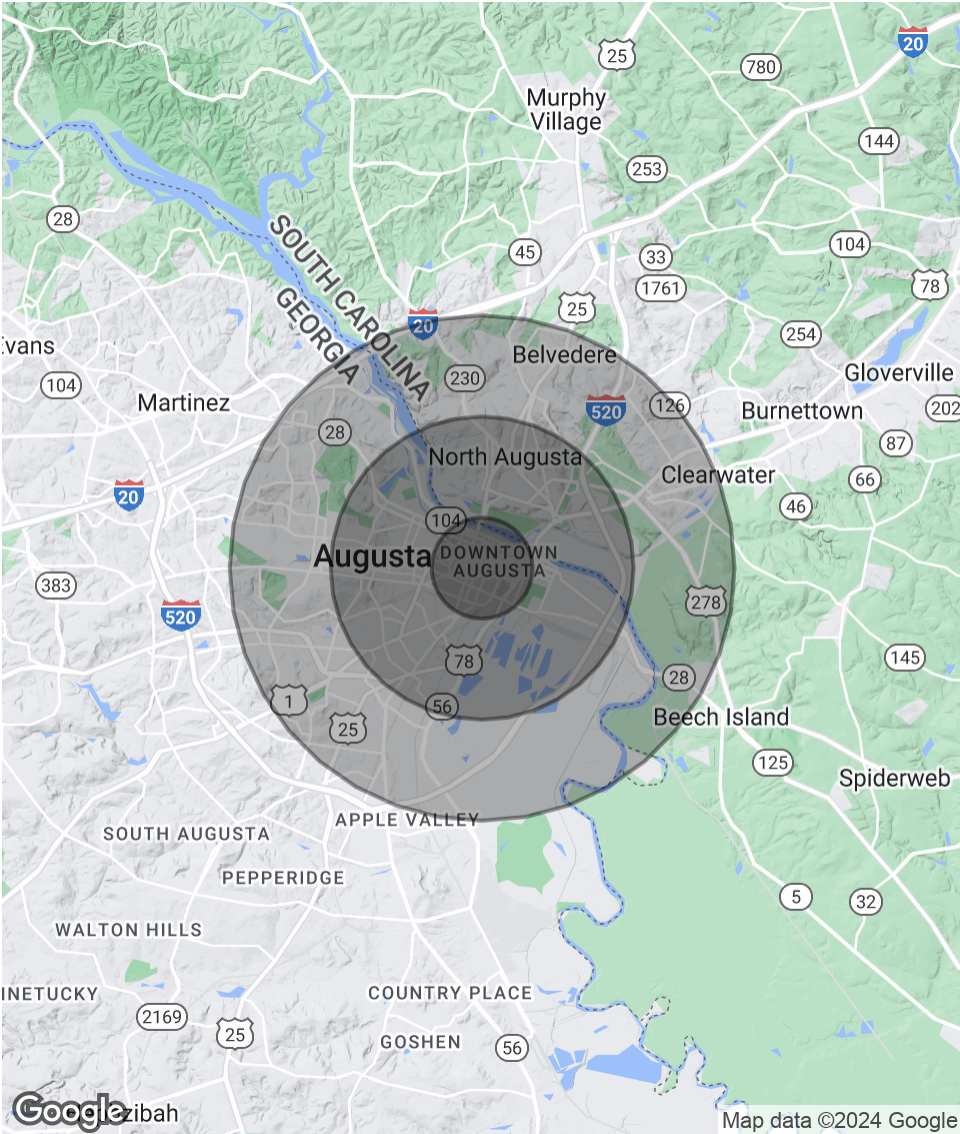
# Demographics Map & Report

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



**CHRIS FARROW**  
Sr. Vice President  
cfarrow@shermanandhemstreet.com  
706.288.1076