



MIDTOWN AUGUSTA OFFICE SPACE

2550 Central Avenue | Augusta, GA 30904



JORDAN TROTTER
COMMERCIAL REAL ESTATE



SCAN THE
QR TO VIEW
THIS LISTING
ONLINE

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Right in the heart of Midtown! This vibrant office building sits along bustling Central Avenue—just steps away from local favorites like Beck's, Sheehan's, Midtown Tavern, and Arsenal Taproom. Enjoy the energy of the neighborhood with Augusta University, St. Mary's Church, and Trinity on the Hill all nearby. It's the perfect spot to work, connect, and be part of Augusta's thriving Midtown community.

This is a great office building for any company looking for a "live, work, play" location. The building was updated with a full renovation in 2018, which converted the property from a home into an office. The property consists of the main office building (3,852 SF) and cottage (565 SF) which are connected through a private courtyard area. The property currently has 4 parking stalls but has access to additional on-street parking. While the building is ready for a new office user immediately it could be converted back to a single family home.

RICHMOND COUNTY

APN | 044-1-213-00-0

ZONE | P-1

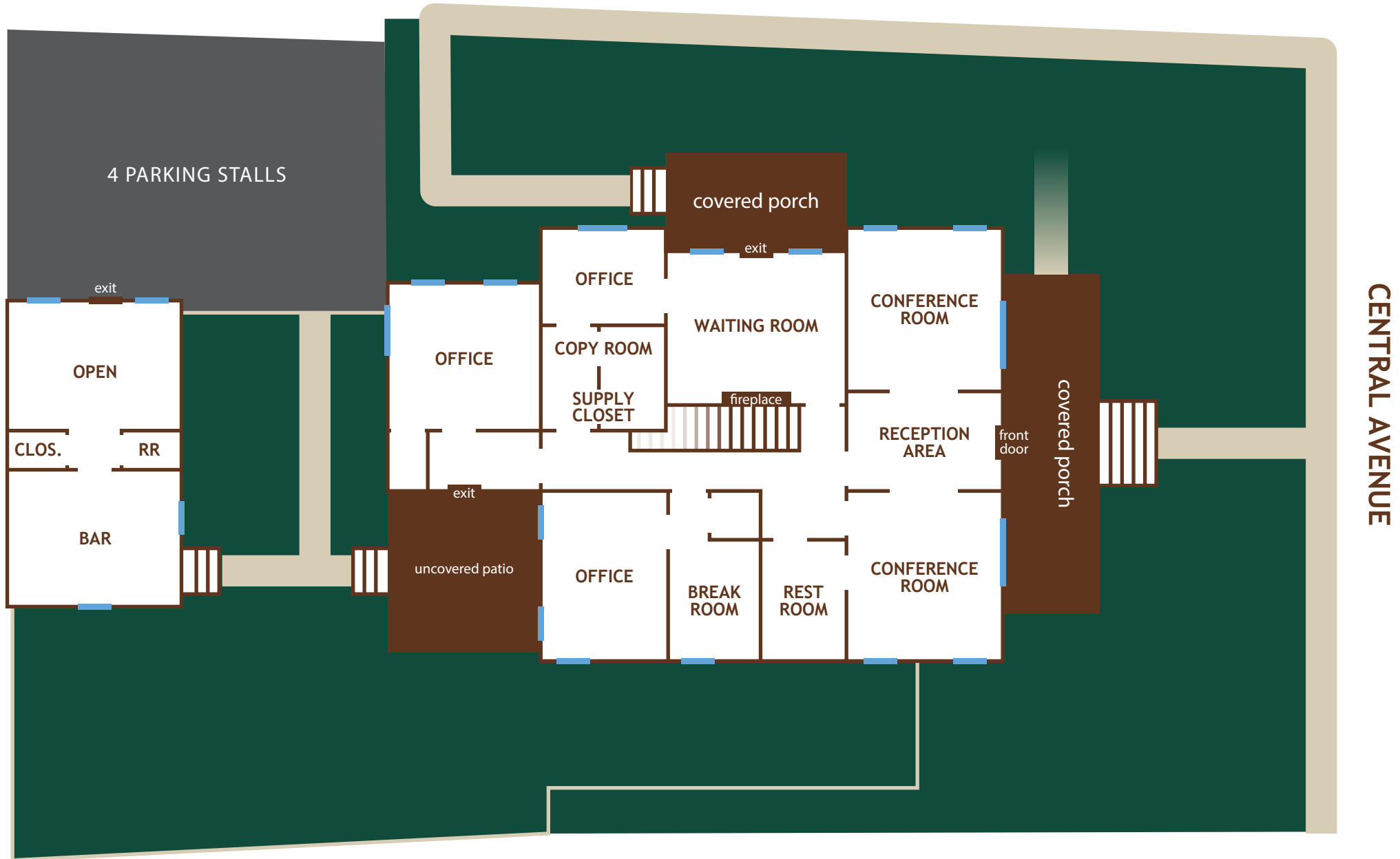
0.26 AC

4,417 SF

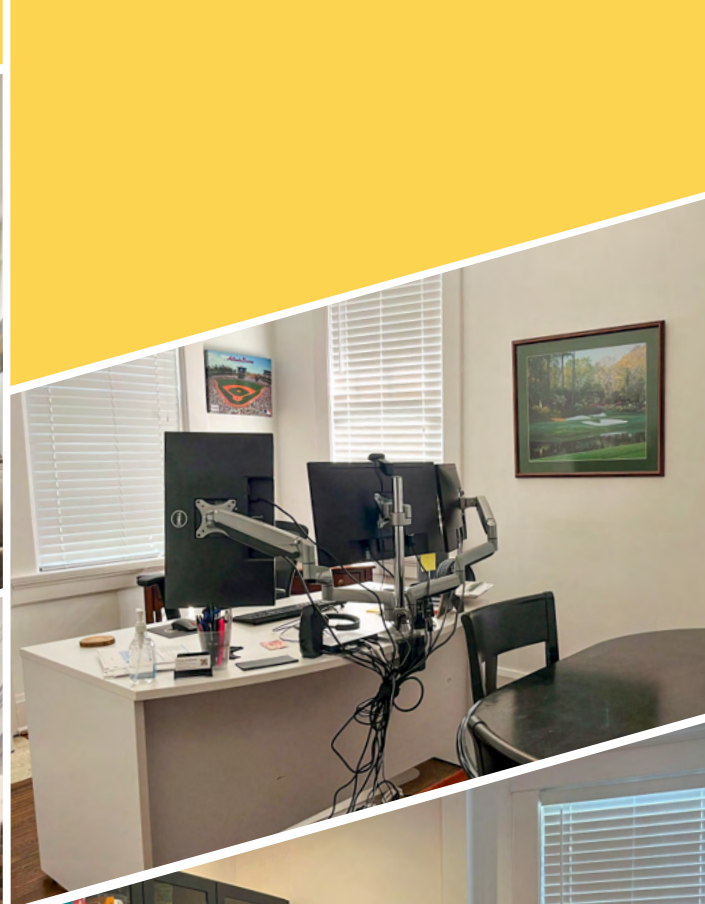
YEAR BUILT | 1921

PRICE | \$649,000

CRAIG STREET



CENTRAL AVENUE









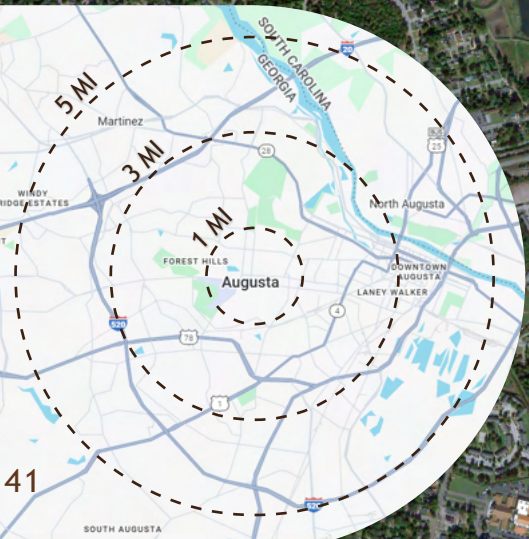
Charlie Norwood
VA Medical Center

1 MI 3 MI 5 MI

TOTAL POPULATION
7,693 63,936 143,189

TOTAL HOUSEHOLDS
3,620 27,853 59,951

AVERAGE INCOME/HOUSEHOLD
\$68,504 \$49,940 \$51,141



RIVER REGION STATISTICS



River Region
Population:
767,478



Annual
Growth Rate:
0.89%



Trade Area
Population:
767,478



Medium
Income:
\$55,049



Average
Commute:
23.5 mins



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

