

# FOR LEASE



2807 WYLDs ROAD AUGUSTA, GA 30909  
55,000 SF AVAILABLE - CAN BE SUBDIVIDED  
STARTING AT \$8.00 PSF/YR NNN TICAM \$2.56 PSF/YR



**ATLAS**  
REAL ESTATE ADVISORS

# EXECUTIVE SUMMARY

2807 Wylds Road is a ±100,000 SF commercial property near the intersection of I-520 and Gordon Hwy, with approximately **55,000 SF for lease**.

Constructed in 1985 and renovated in 2006 and 2023, the building is in grey shell condition and features 27-foot clear ceiling heights, and is anchored by a long-term tenant, Big Air Trampoline Park, making it well suited for a gym, pickleball facility, sports training center, or other indoor fitness or entertainment concept.

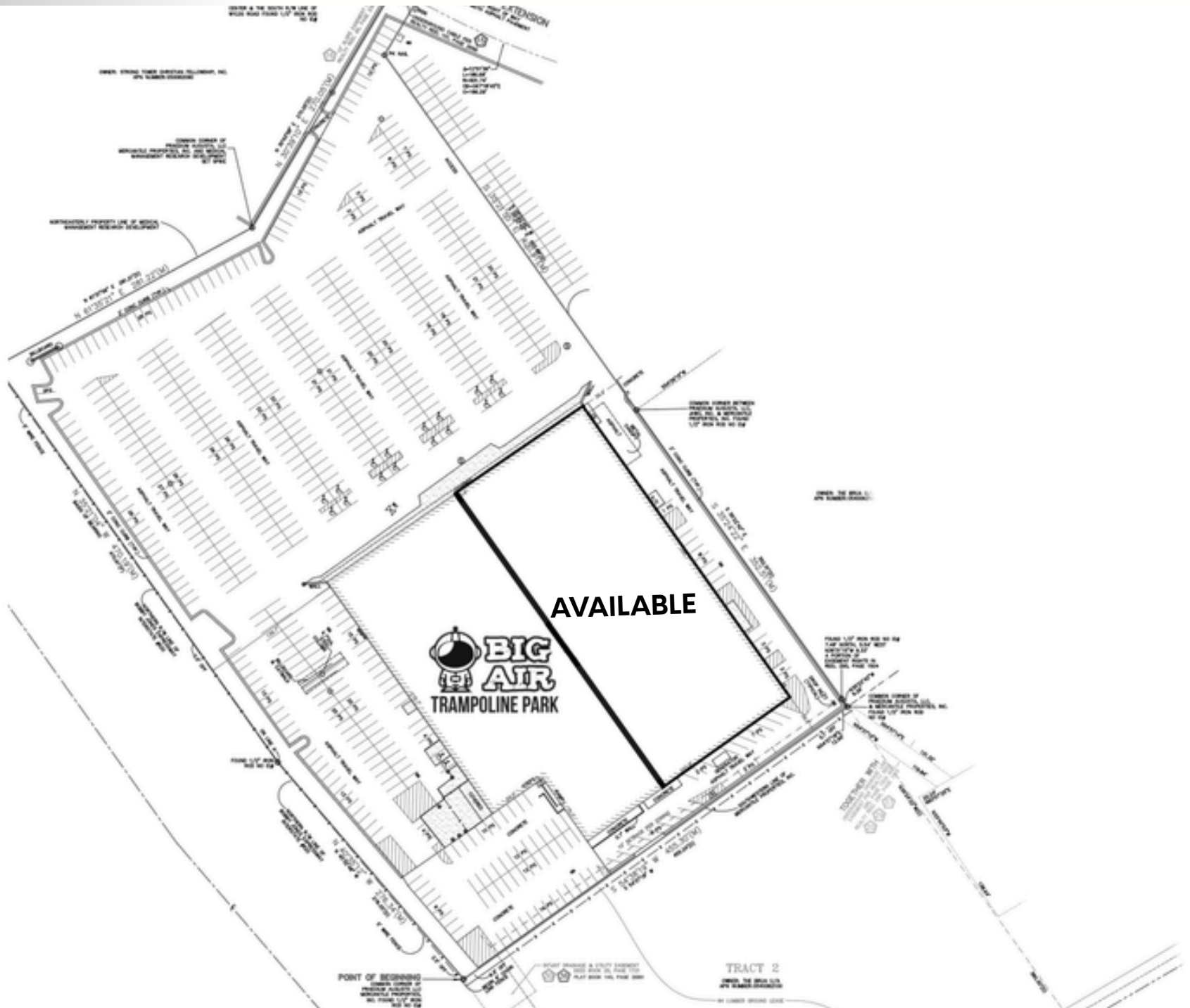
The location has excellent visibility from I-520 and is in close proximity to Augusta Mall and Fort Gordon. It is supported by a dense and economically stable population base of approximately 158,000 residents within a 5-mile radius and is situated in a Tier 1 county, with competitive incentives available to businesses looking to establish in the area.

## Property Highlights

- **Approximately 55,000 SF available**
- **Constructed in 1985; renovations in 2006, 2023**
- **Zoned Light Industrial, but Retail uses possible**
- **Grey Shell Condition**
- **27' clear ceiling height**
- **Served by all major utilities**
- **Located on a Richmond County bus line**
- **Tier 1 Tax Incentives**



# SITE PLAN



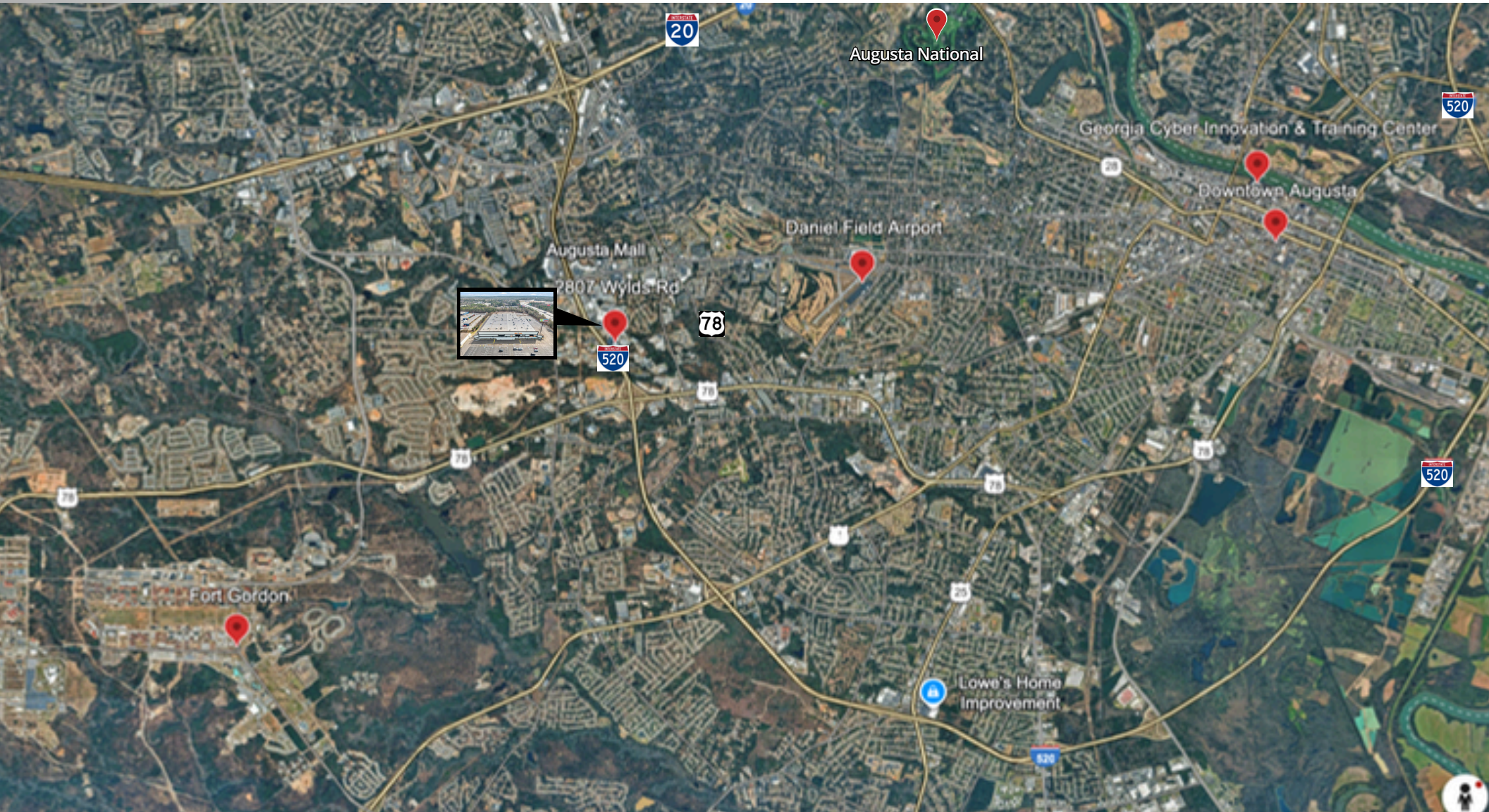
# TRAFFIC

The site offers exceptional visibility and exposure to I-520 (Bobby Jones Expressway), traffic counts **over 90,000 vehicles per day** approximately, with Wylds Road contributing an additional 10,500 vehicles per day. This level of exposure provides a strong branding and signage opportunity within one of Augusta's most active commercial corridors.



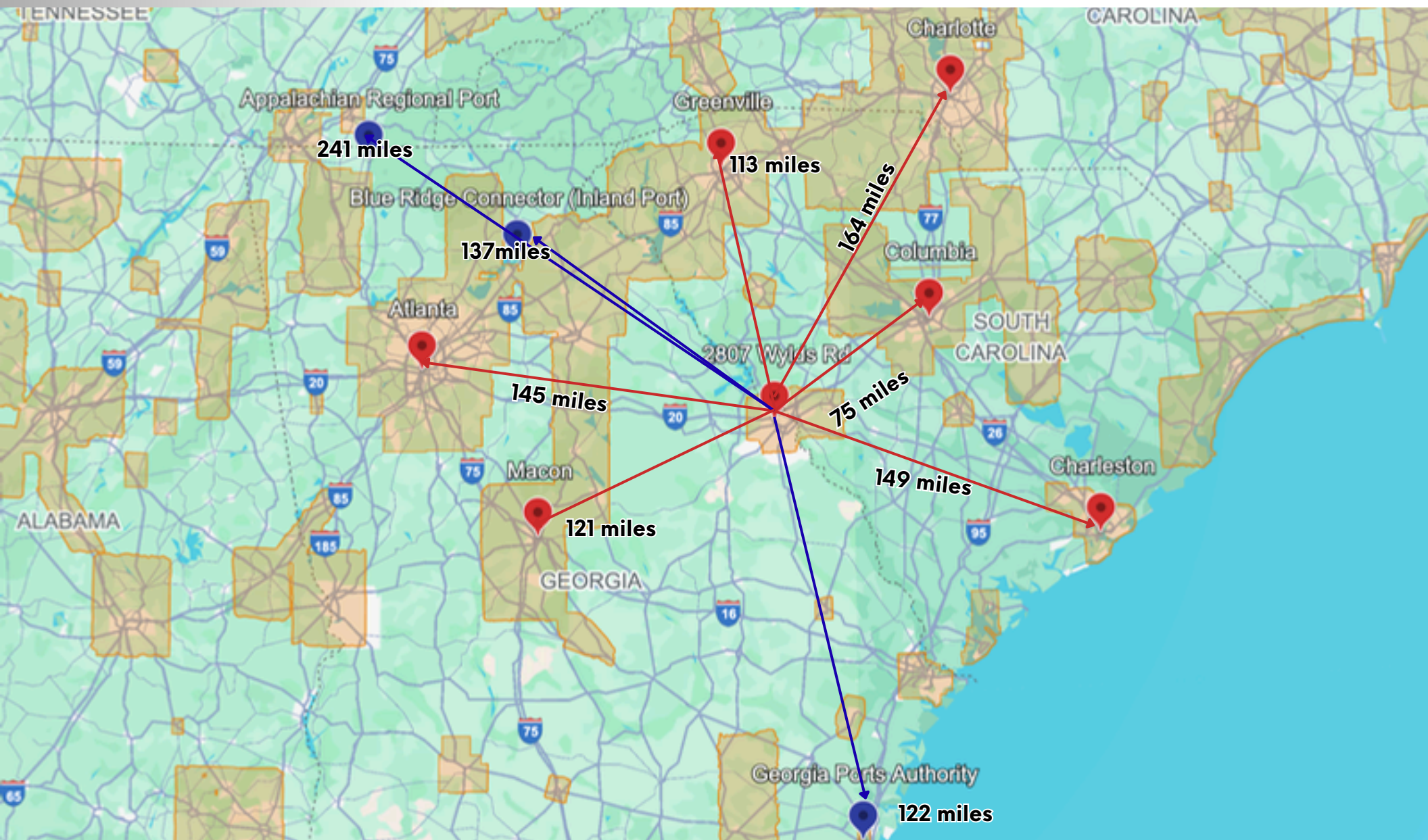
## Area & Demand Drivers

- ~ 0.23 miles from Augusta Mall 1,099,224 SF regional mall with 149 retailers and six anchor stores
- ~ 4.18 miles from Fort Gordon-Augusta's largest employer & future home of the U.S. Army Cyber Command Headquarters
- ~ 6 miles from Georgia Cyber Innovation & Training Centers (Downtown Augusta)
- ~8.3 miles from Augusta Regional Airport
- ~2.31 miles from Daniel Field (general aviation)
- ~7.1 miles from Augusta National Golf Course



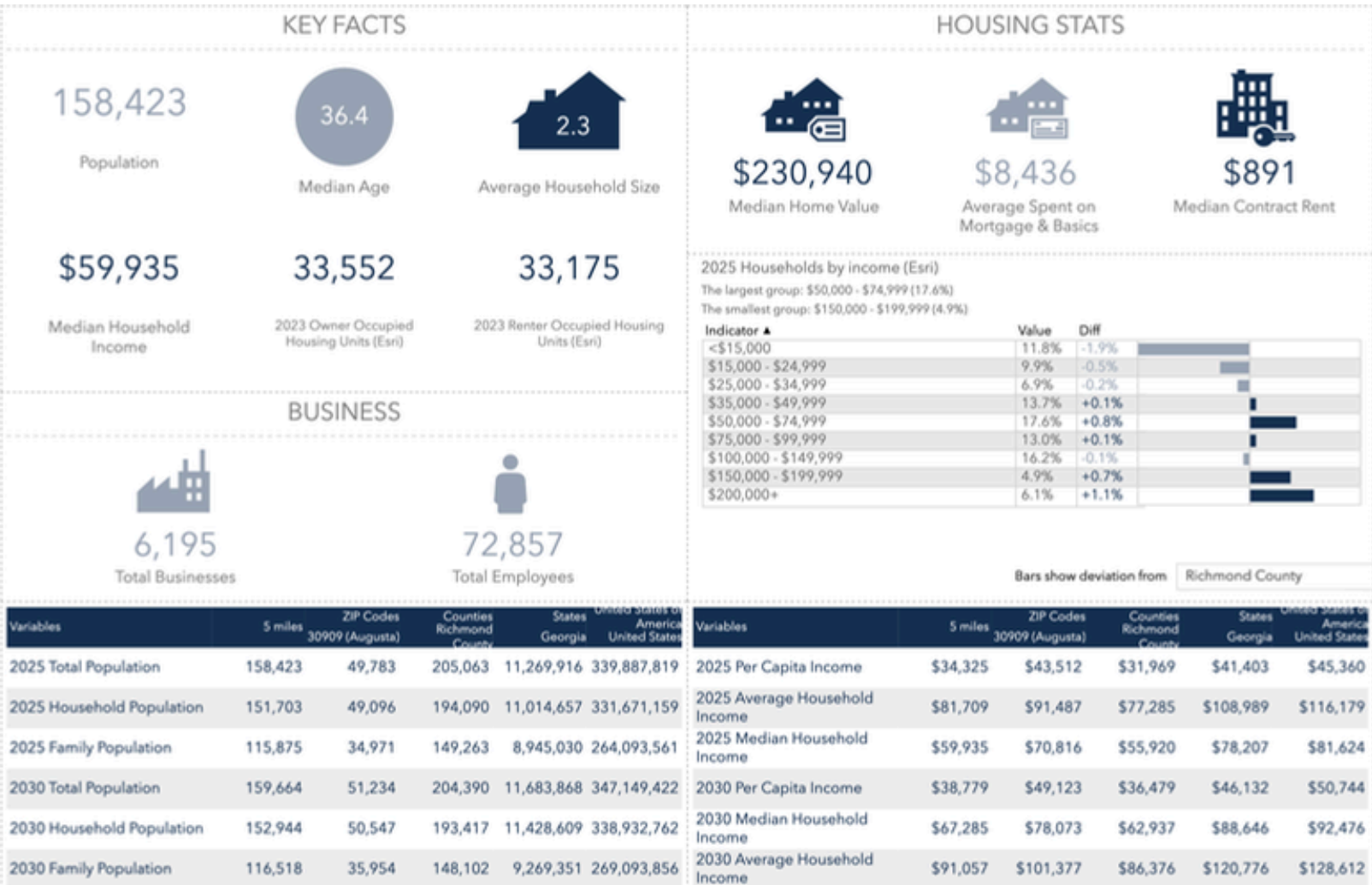
# LOCATION

Often referred to as “the Middle of Everywhere”, Augusta is located minutes from the GA/SC border and is approximately 2 hours from Atlanta, Charleston, Savannah and Charlotte and is a great location for expanding businesses. Over 350 manufacturers already call Augusta home, largely in part to its affordability and access to railways and highways that lead to the ports.



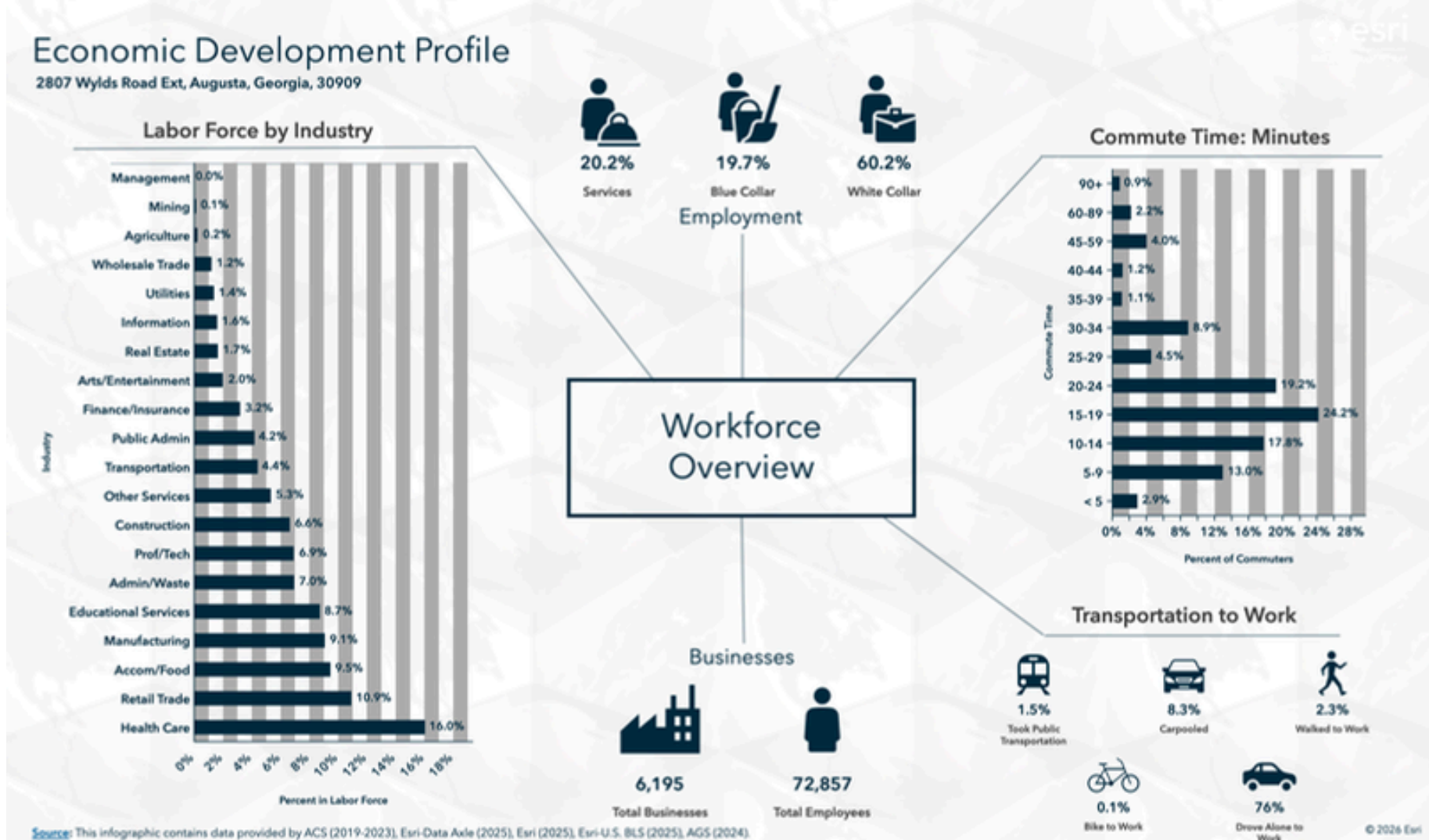
## 5-Mile Radius Overview

Within a five-mile radius of 2807 Wylds Road, the area is supported by a dense and economically stable population base of approximately 158,000 residents, with a median age of 36.4 and an average household size of 2.3. Median household income is approximately \$59,935, supported by a balanced mix of owner-occupied (33,552 units) and renter-occupied housing (33,175 units). The area includes more than **6,100 businesses employing over 72,800 workers**, underscoring a strong employment base and daytime population. Housing fundamentals remain healthy, with a median home value of approximately \$230,940 and median contract rent near \$891, reflecting affordability and sustained residential demand across Richmond County and the greater Augusta market.

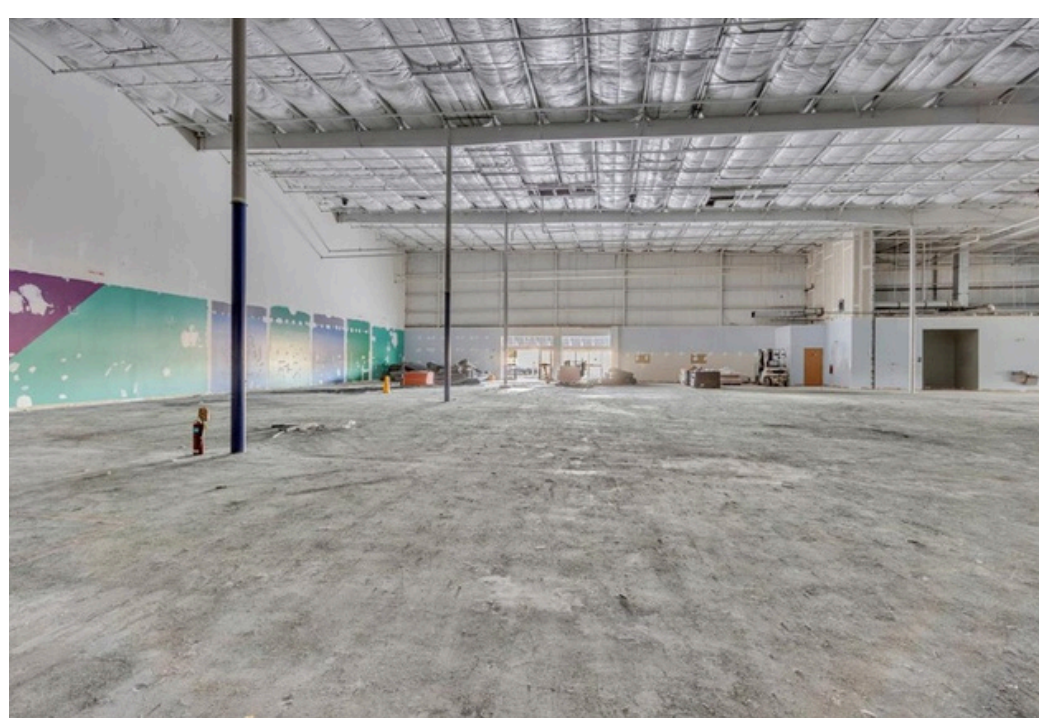


The labor market surrounding 2807 Wylds Road is characterized by a **diverse and steadily growing workforce** supported by a broad mix of employment sectors. Health care, education, manufacturing, retail, and service industries represent significant portions of local employment, reflecting the region's economic diversity. Augusta's business base includes more than 6,000 enterprises employing over 72,000 workers, underscoring strong employment density in the immediate trade area.

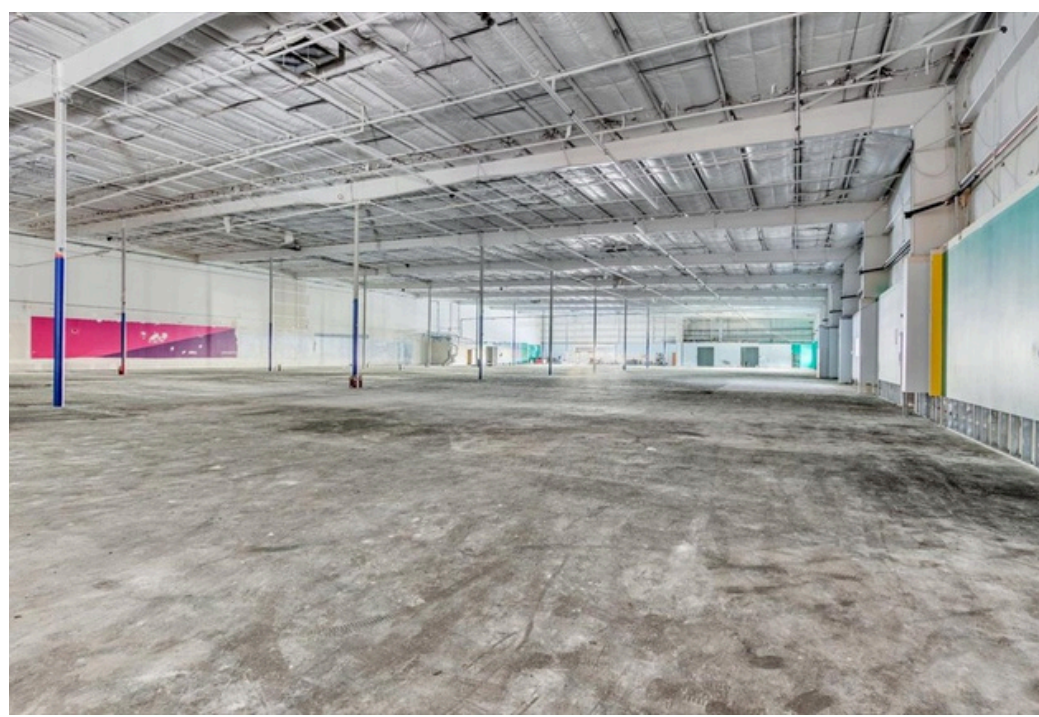
The Augusta Economic Development Authority offers **competitive incentives to businesses** looking to relocate or expand to Augusta and over the last five years has added over 7,300 new jobs to the local economy. Augusta-Richmond County is a Tier 1 county whose economic development brought in more than \$832 million in capital investments and 250 new jobs in 2023.



# GALLERY



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# ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

## BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

## MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

## INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

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