

**BUILD TO SUIT/GROUND LEASE**  
**1454 GREENE STREET**  
**AUGUSTA, GA 30901**



*Artist Rendition of Proposed Building*

**.61 ACRES AVAILABLE FOR BUILD TO SUIT/GROUND LEASE**

**Presented By:**

C. Ralph Kitchens, Jr. CCIM  
706-294-5565  
rkitchens@nicholsland.net



**Nichols Land & Investment Company**

2814 Hillcreek Dr. Suite B  
Augusta, GA 30909  
706-364-3901

[www.nicholsland.net](http://www.nicholsland.net)



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### **PROPERTY OVERVIEW:**

Approximately .61 acre outparcel adjacent to Enterprise Mill, on the historic Augusta Canal, at Greene and 15th Street. Excellent opportunity for coffee shop, donut shop, or other retail/food establishment.

### **LOCATION OVERVIEW:**

1454 Greene Street is conveniently located between the central business district and Augusta's medical complex, which houses Augusta University, University Hospital, VA Hospital and Children's Hospital of Georgia. This parcel is easily accessible via the Calhoun Expressway with direct access to West Augusta, Riverwatch Parkway with direct access to Columbia County & Evans, Fifteenth Street with direct access to medical community and Walton Way and St. Sebastian Way with direct access to University Hospital and the medical community.

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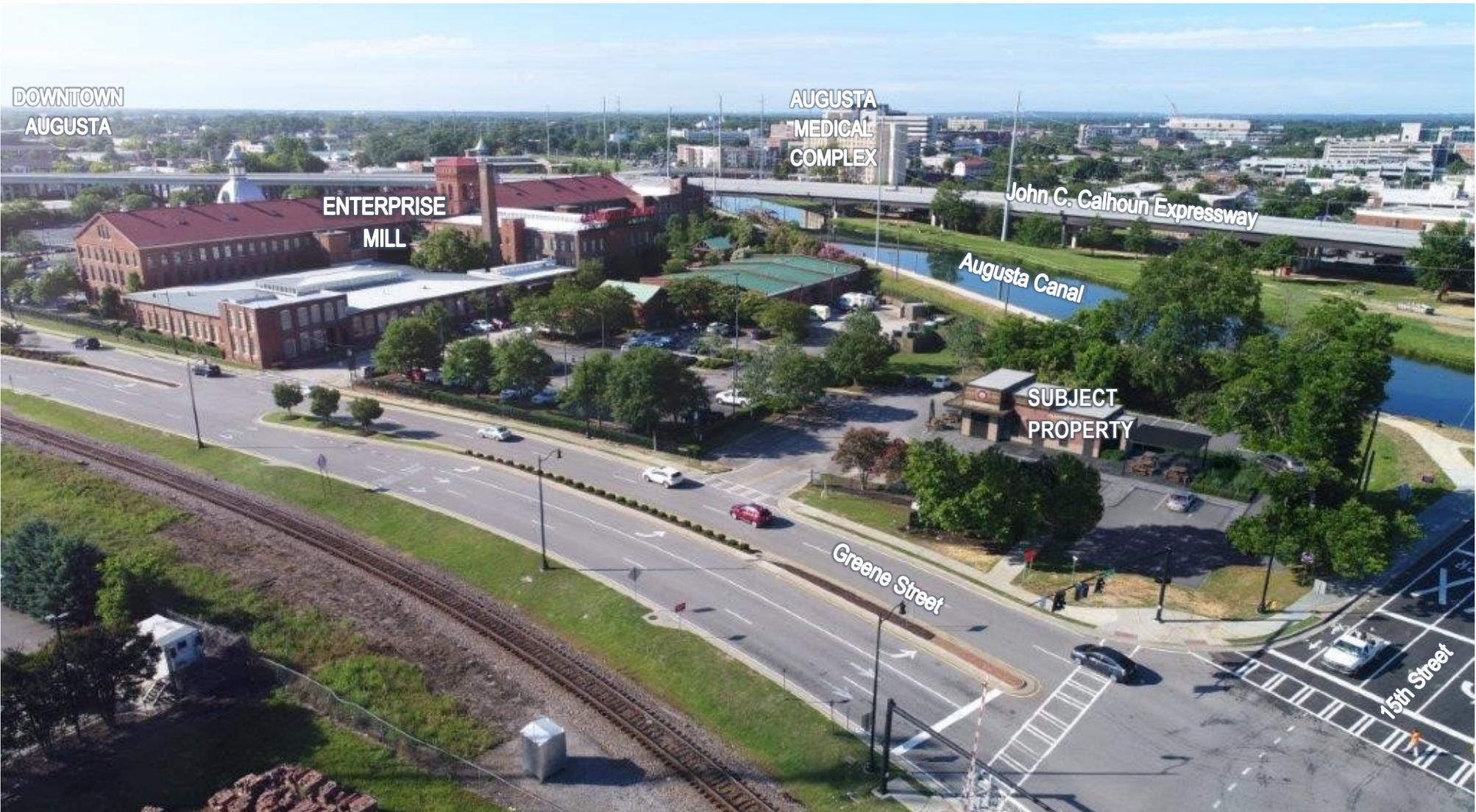
Current Building on Site



Proposed Built to Suit Building



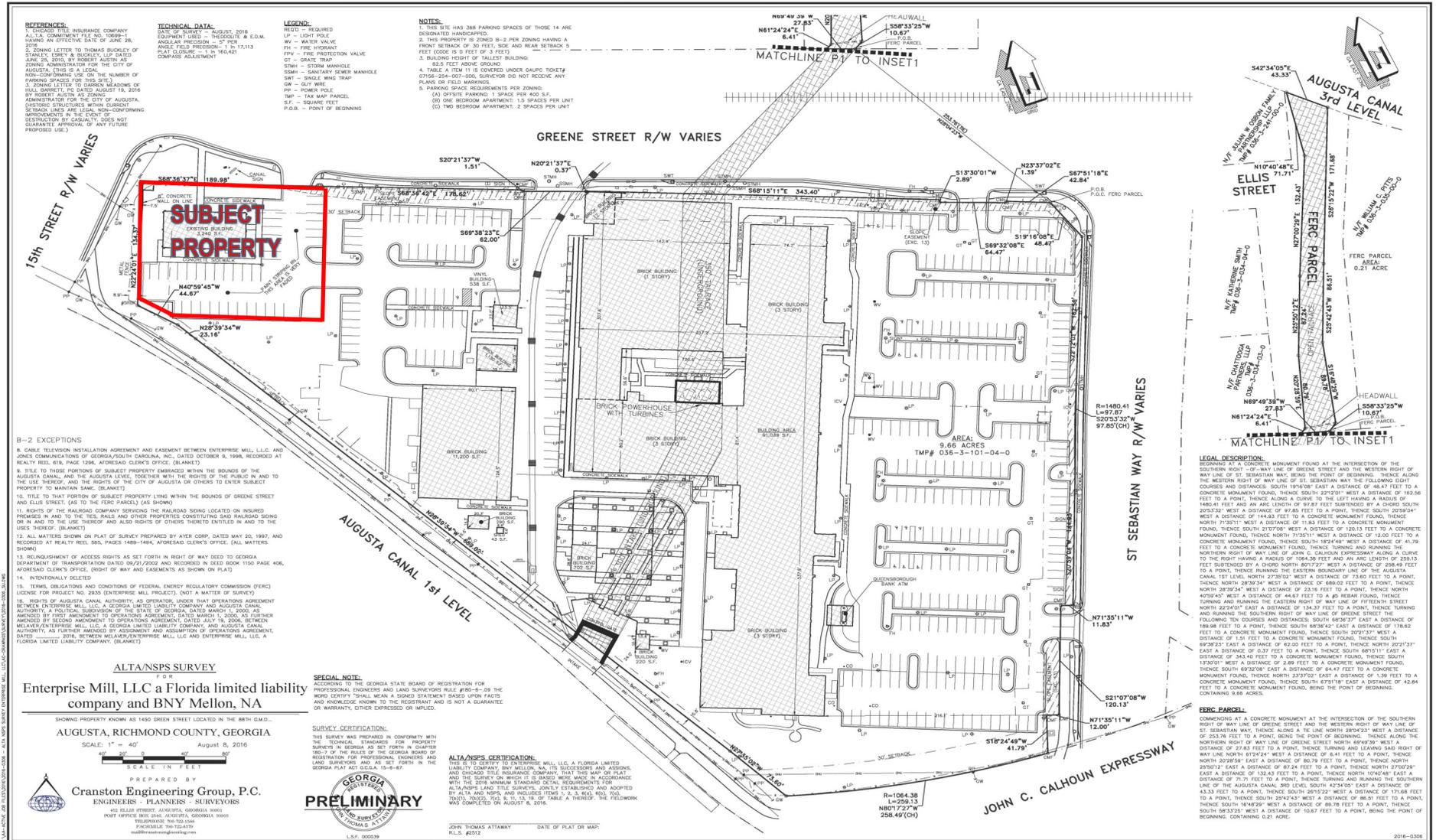
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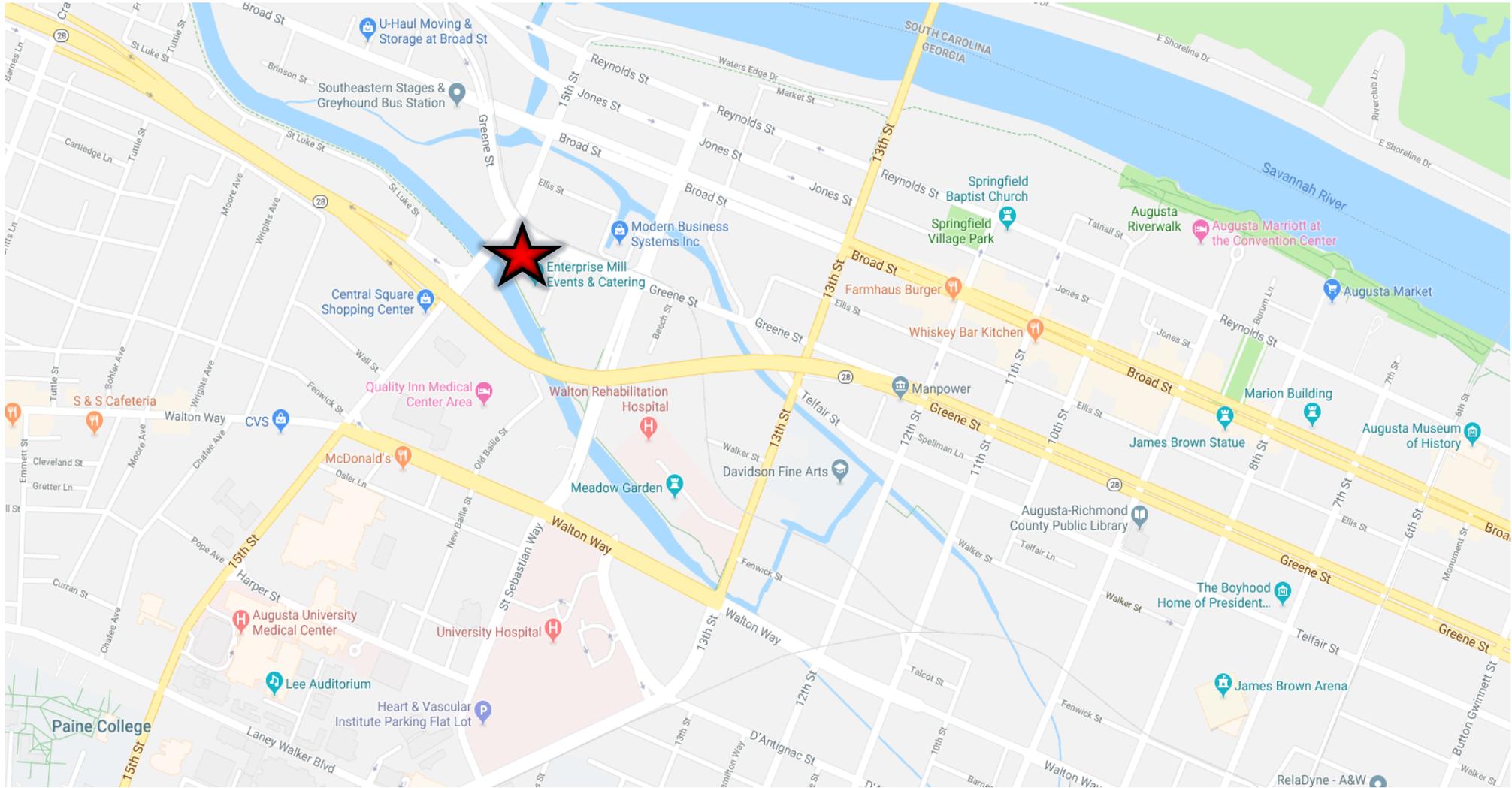
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\*\*The information contained herein is believed to be accurate & obtained from reliable sources, no warranty or representation is made. All parties should preform the necessary due diligence to confirm any statistics to their own satisfaction of investigation\*\*

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