

AUGUSTA WEST PLAZA

1323 Augusta West Parkway
Augusta, GA 30909

1,200-37,187 SF
AVAILABLE

1.56 AC
OUTPARCEL OPPORTUNITY

For Leasing Information:

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**FOR
LEASE**



- **Excellent Demographics & Population Density:** 155,786 residents live within a 5-mile radius with an average household income exceeding \$87,000.
- **Easy Highway Access:** Augusta West Plaza sits less than a half-mile from the exit off of I-520 (95,200 AADT), providing convenient access to the greater population density.
- **Strategically Located in Major Retail Corridor:** Augusta West is located in the heart of a dense retail corridor with a number of high-profile, national tenants including an Apple Store, Dick's Sporting Goods, Dillard's, Macy's, Kroger, JoAnn, Walmart, Starbucks, Chick-fil-A, and more.

AUGUST WEST PLAZA

FOR LEASE



RETAILERS
NEARBY

at home



P.F. CHANG'S
CHINA BISTRO

1 DOLLAR TREE



CITITRENDS

AFFORDABLE
DENTURES
a good reason to smile

STRAYER
UNIVERSITY





DEMOGRAPHIC PROFILE

POPULATION TRADE AREA	1 MILE	2 MILES	5 MILES
2023 Total Population	7,448	51,932	155,786
2028 Projected Population	7,565	53,192	157,445
Projected Annual Growth 2023 to 2028	0.31%	0.48%	0.21%

DAYTIME POPULATION			
2023 Daytime Population	11,164	60,563	161,813
Workers	7,160	31,476	79,140
Residents	4,004	29,087	82,673

INCOME			
2023 Est. Average Household Income	\$62,658	\$83,997	\$87,226
2023 Est. Median Household Income	\$53,196	\$58,110	\$58,554

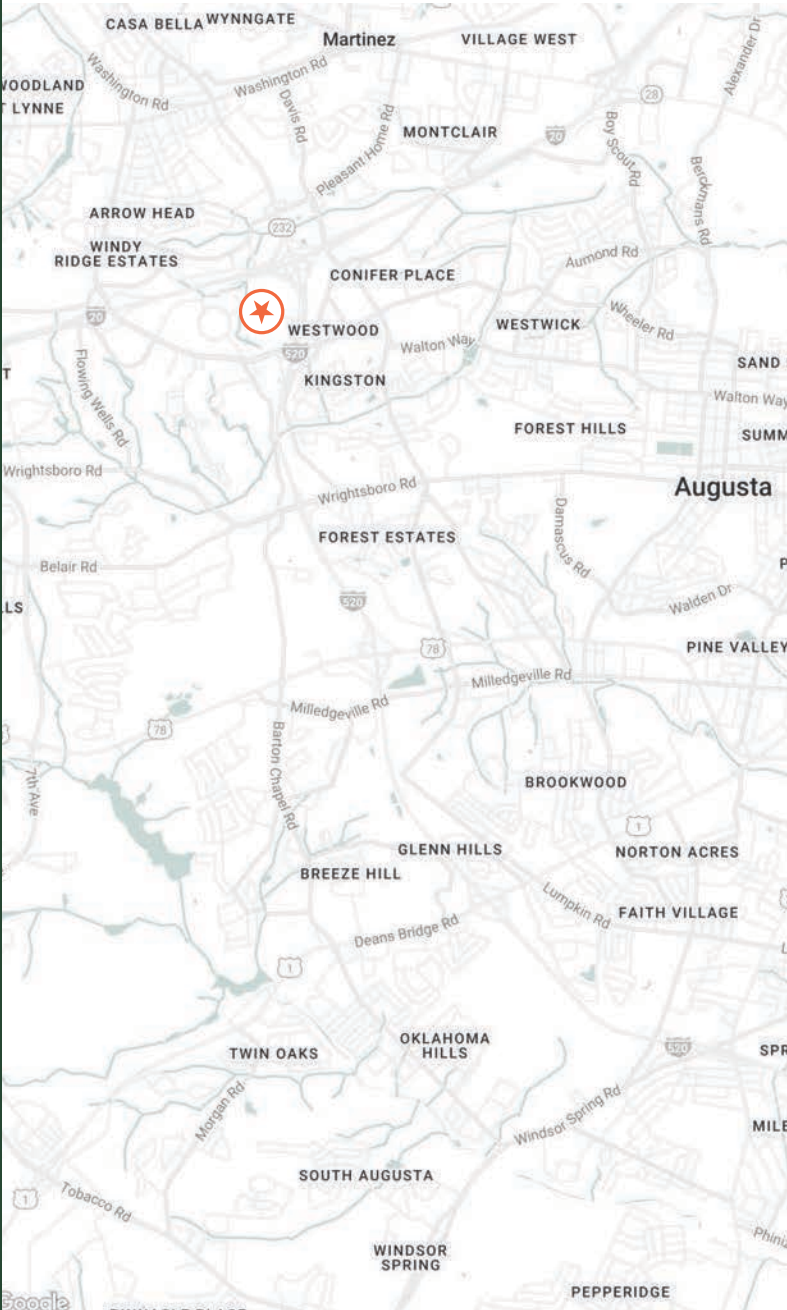
HOUSEHOLDS & GROWTH			
2023 Total Households	3,632	22,911	64,351
2028 Projected Households	3,724	23,721	65,634
Projected Annual Growth 2023 to 2028	0.50%	0.70%	0.40%

RACE & ETHNICITY			
2023 Est. White	35%	39%	45%
2023 Est. Black or African American	50%	48%	42%
2023 Est. Hispanic	5%	3%	4%
2023 Est. Asian or Pacific Islander	0%	0%	0%
2023 Est. American Indian or Native Alaskan	2%	3%	3%
2023 Est. Other Races	6%	7%	7%

TRAFFIC COUNTS

I-520
Wrightsboro Rd.

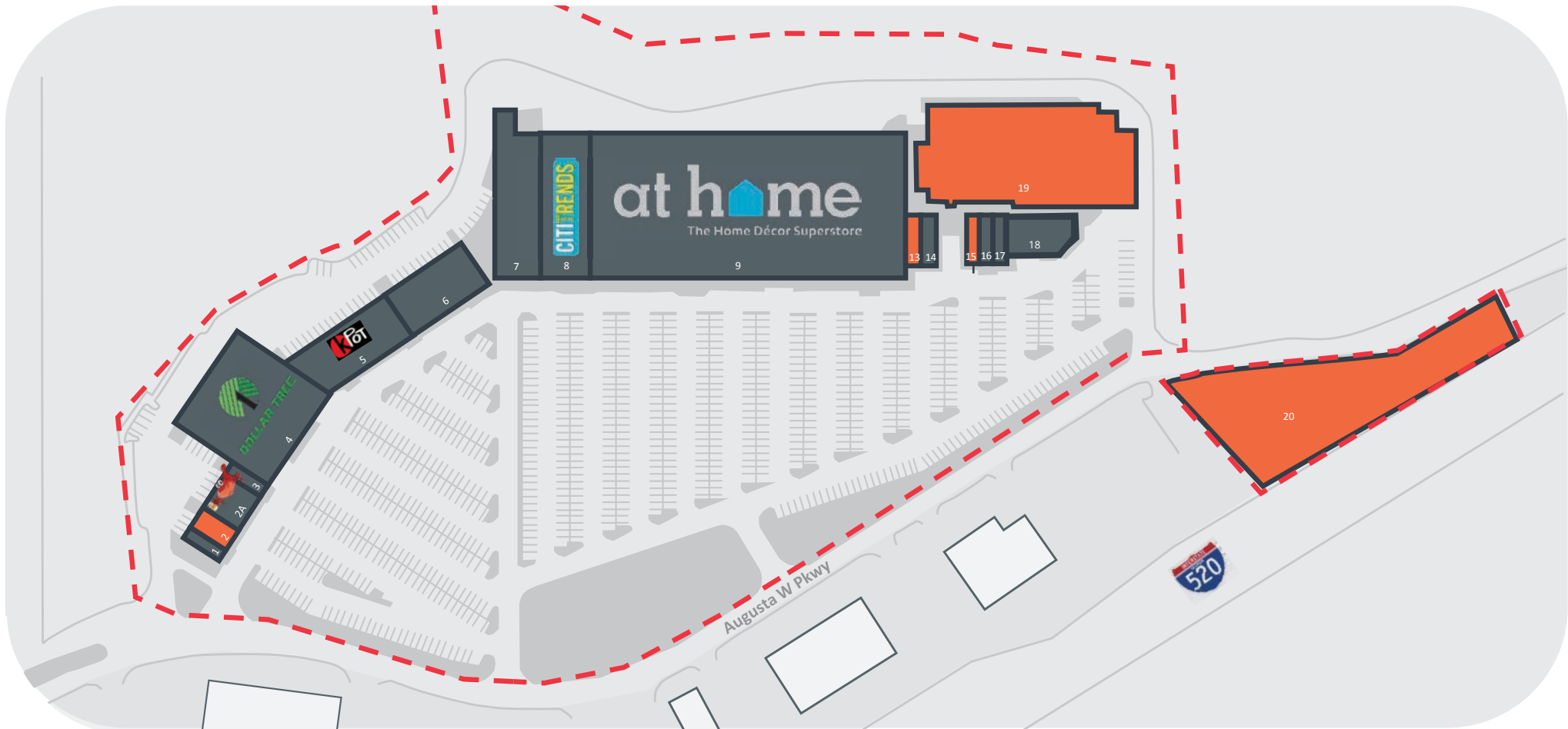
95,200 VPD
30,200 VPD





AUGUSTA WEST PLAZA

SITE PLAN



UNIT	TENANT	SF
O1	Krack'd iPhone Repairs	1,150
O2	AVAILABLE w/ 30-Day Notice	2,000
O2A/O3	Top Crab & Seafood Bar	5,200
O4	Dollar Tree	22,372

UNIT	TENANT	SF
O5	KPOT Korean BBQ & Hot Pot	9,800
O6	Discount Beauty Supply	8,400
O7	Octapharma	12,680
O8	Citi Trends	13,000

UNIT	TENANT	SF
O9	At Home	85,000
13	AVAILABLE w/ 30-Day Notice	1,400
14	Sun Nails	1,400
15	AVAILABLE	1,400

UNIT	TENANT	SF
16/17	Universal Martial Arts	2,754
18	Dekel mPact Services	4,125
19	AVAILABLE	37,187
20	AVAILABLE	1.56 AC
TOTAL		207,868