

AUGUSTA WEST PLAZA

1323 Augusta West Parkway
Augusta, GA 30909

1,400-37,187 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.

AUGUSTA WEST PLAZA

FOR LEASE



RETAILERS
NEARBY

at home



P.F. CHANG'S
CHINA BISTRO



CITITRENDS

AFFORDABLE
DENTURES
a good reason to smile





AVAILABLE
37,187 SF

AVAILABLE
4,125 SF

AVAILABLE
1,400 SF

AVAILABLE
1.56 AC

30,200 AADT '23
Wrightsboro Rd

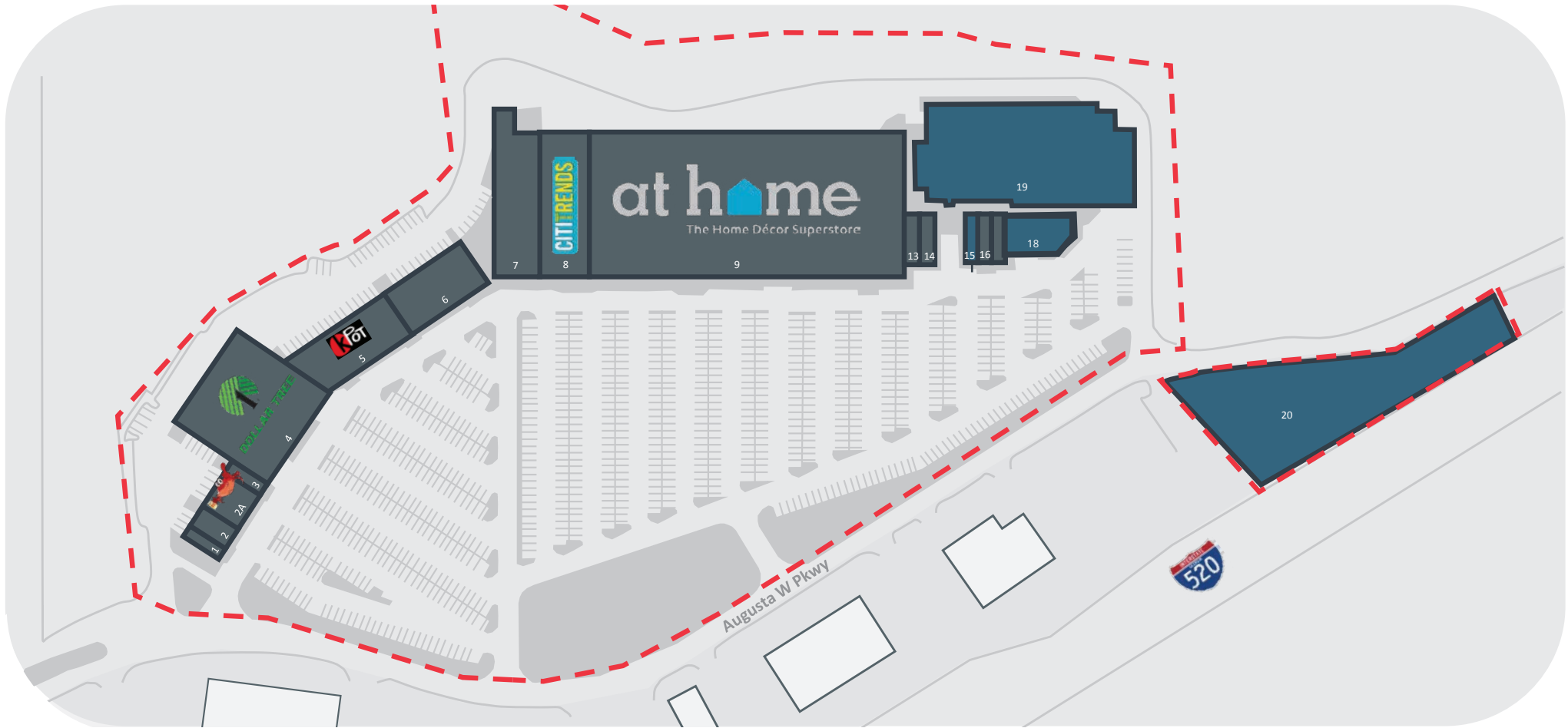
95,200 AADT '23

INTERSTATE
520



AUGUSTA WEST PLAZA

SITE PLAN



UNIT	TENANT	SF
O1	Krack'd iPhone Repairs	1,150
O2	GQ Menswear	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	La Guadalajara	1,400
14	Sun Nails	1,400
15	AVAILABLE	1,400

UNIT	TENANT	SF
18	AVAILABLE	4,125
19	AVAILABLE	37,187
20	AVAILABLE	1.56 AC
TOTAL		207,868

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

	1 MILE	2 MILES	5 MILES
2023 Daytime Population	11,164	60,563	161,813
Workers	7,160	31,476	79,140
Residents	4,004	29,087	82,673

INCOME

	1 MILE	2 MILES	5 MILES
2023 Est. Average Household Income	\$62,658	\$83,997	\$87,226
2023 Est. Median Household Income	\$53,196	\$58,110	\$58,554

HOUSEHOLDS & GROWTH

	1 MILE	2 MILES	5 MILES
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

	1 MILE	2 MILES	5 MILES
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

