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THE
COMMONS
AT WEST LAKE


JORDAN TROTTER
COMMERCIAL REAL ESTATE

THE COMMONS AT WEST LAKE


1000 West Lake Commons Drive | Martinez, GA 30907

800 - 5,020 SF Available for Lease

5.7 AC

APN | 082 526

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This high-end retail shopping center is located in Columbia County along the fast-growing Furys Ferry Road corridor. Located on Furys Ferry Road within close to high-end residential developments, shopping centers, financial institutions and restaurants. The daily traffic count on Furys Ferry is 20,500.

West Lake Commons Lifestyle Center is being developed in phases. Phase 1 is complete and offers one, 800 SF pop-up retail space available. The center will include boutique shops, a gym, restaurants, spa and wellness, and other lifestyle necessities. Confirmed tenants include: Swank, Posh Tots, Kettle Creek Creamery, Cucumber & Mint, Oxygen, Rooted Coffee and two restaurant concepts.

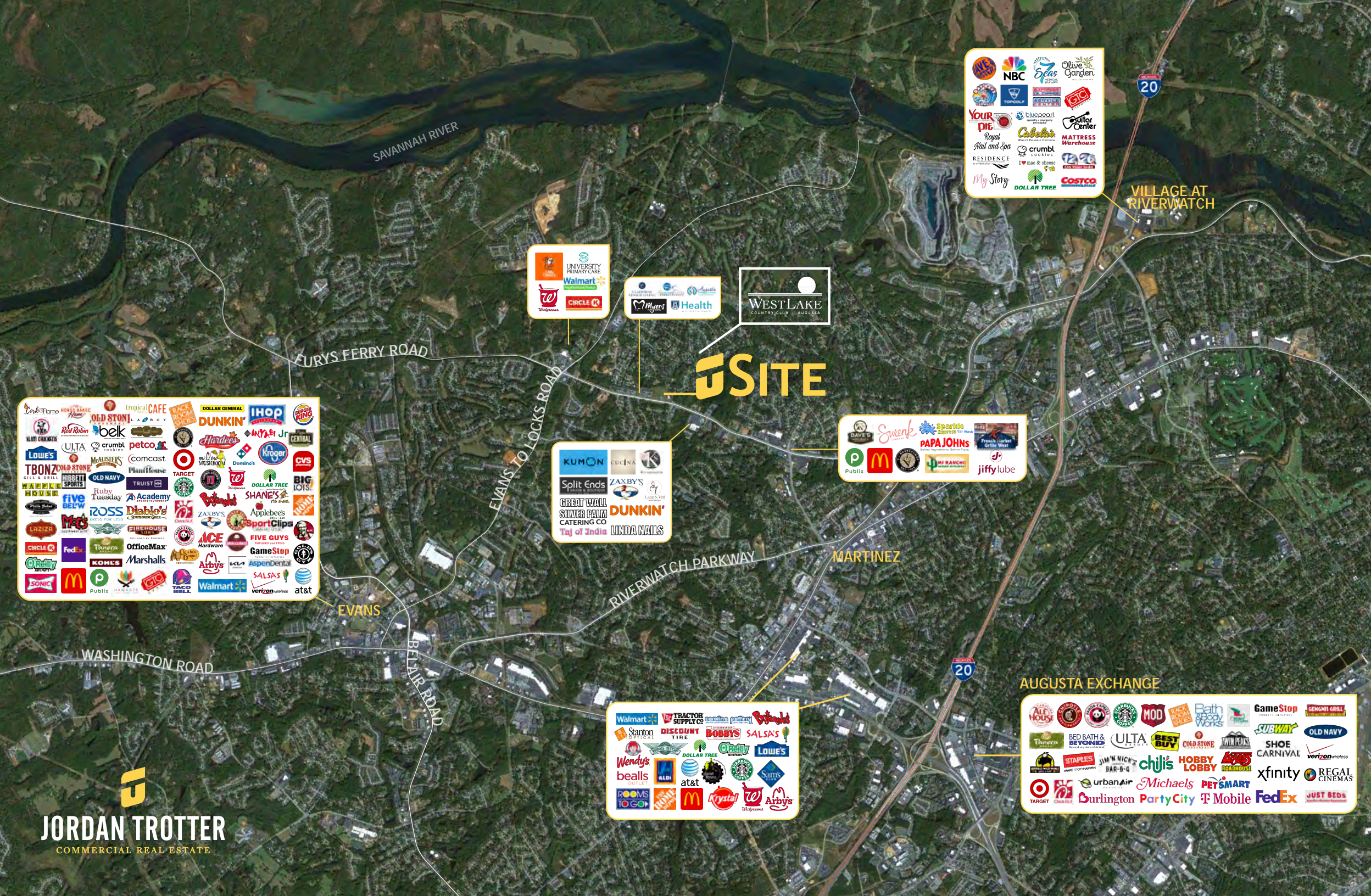
- 40,000 SF retail center
- Phase 1 (12,275 SF), 800 SF pop-up retail available
- Phase 2 (18,541 SF), 1,885 SF available
- Phase 3 (7,030 SF), 2,010 - 5,020 SF available
- One pop-up retail stands (800 SF)
- Fast growing area of Columbia County
- Furys Ferry Road VPD- 20,500
- High income per household in surrounding developments




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AVAILABLE RETAIL SPACES





Logos for businesses in the Village at Riverwatch area:

- NBC, Olive Garden, GNC, Guitar Center, Mattress Warehouse, Costco, Dollar Tree, My Story, Royal Mail and Spa, crumbl cookies, bluepearl, Your Pie, Topgolf, and others.

VILLAGE AT RIVERWATCH

Logos for businesses near Furys Ferry Road:

- University Primary Care, Walmart, Circle K, and Walgreens.

Logos for businesses near Evans to Locks Road:

- Myers Health and others.

WESTLAKE COUNTRY CLUB - AUGUSTA

SITE

Logos for businesses near Martinez:

- Swank, Sparkle Express Car Wash, Papa John's, Jiffy Lube, and others.

Logos for businesses near Evans to Locks Road:

- Kumon, Zaxby's, Dunkin', and others.

Large grid of logos for various businesses in the Evans area, including:

- McDonald's, Dunkin', Kroger, CVS, Target, and many others.

EVANS

RIVERWATCH PARKWAY

MARTINEZ

Logos for businesses near Washington Road:

- Walmart, Tractor Supply Co., Bobbys, Salsas, and others.

AUGUSTA EXCHANGE

Logos for businesses in the Augusta Exchange area:

- GameStop, Old Navy, Ulta, and many others.



River Island

Population	544
Households	191
Average Income	\$164,963

Mullikin

Population	3,728
Households	1,221
Average Income	\$113,698

West Lake

Population	3,498
Households	1,298
Average Income	\$152,501

Jones Creek

Population	1,228
Households	1,463
Average Income	\$111,572

Watervale

Population	3,921
Households	869
Average Income	\$145,614

Oak Brook

Population	1,609
Households	622
Average Income	\$107,273

The Pass

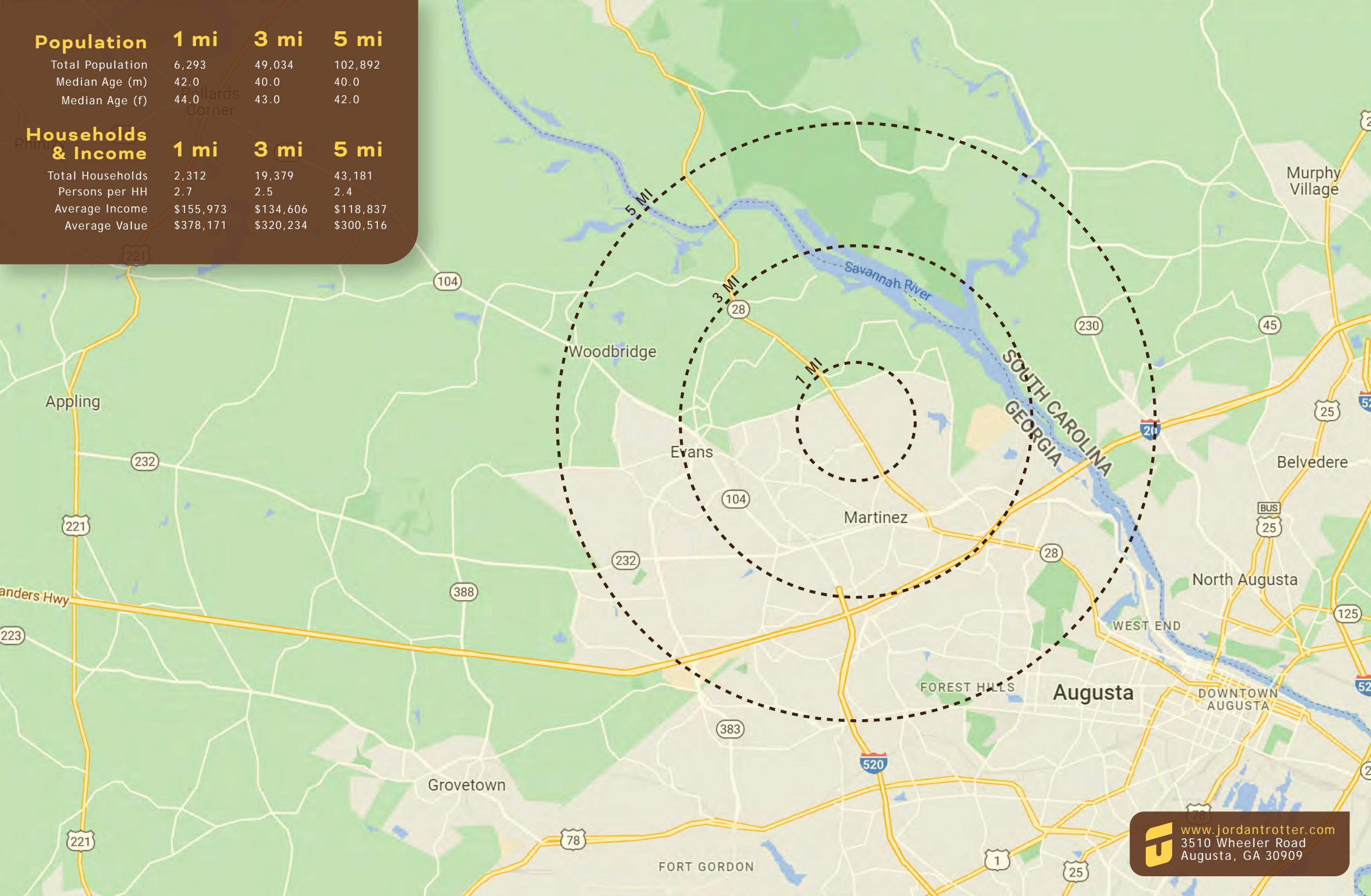
Population	3,921
Households	1,552
Average Income	\$77,563

Population 1 mi 3 mi 5 mi

Total Population	6,293	49,034	102,892
Median Age (m)	42.0	40.0	40.0
Median Age (f)	44.0	43.0	42.0

Households & Income 1 mi 3 mi 5 mi

Total Households	2,312	19,379	43,181
Persons per HH	2.7	2.5	2.4
Average Income	\$155,973	\$134,606	\$118,837
Average Value	\$378,171	\$320,234	\$300,516



RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



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 Eisenhower

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 Eisenhower, 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

