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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

WEST LAKE

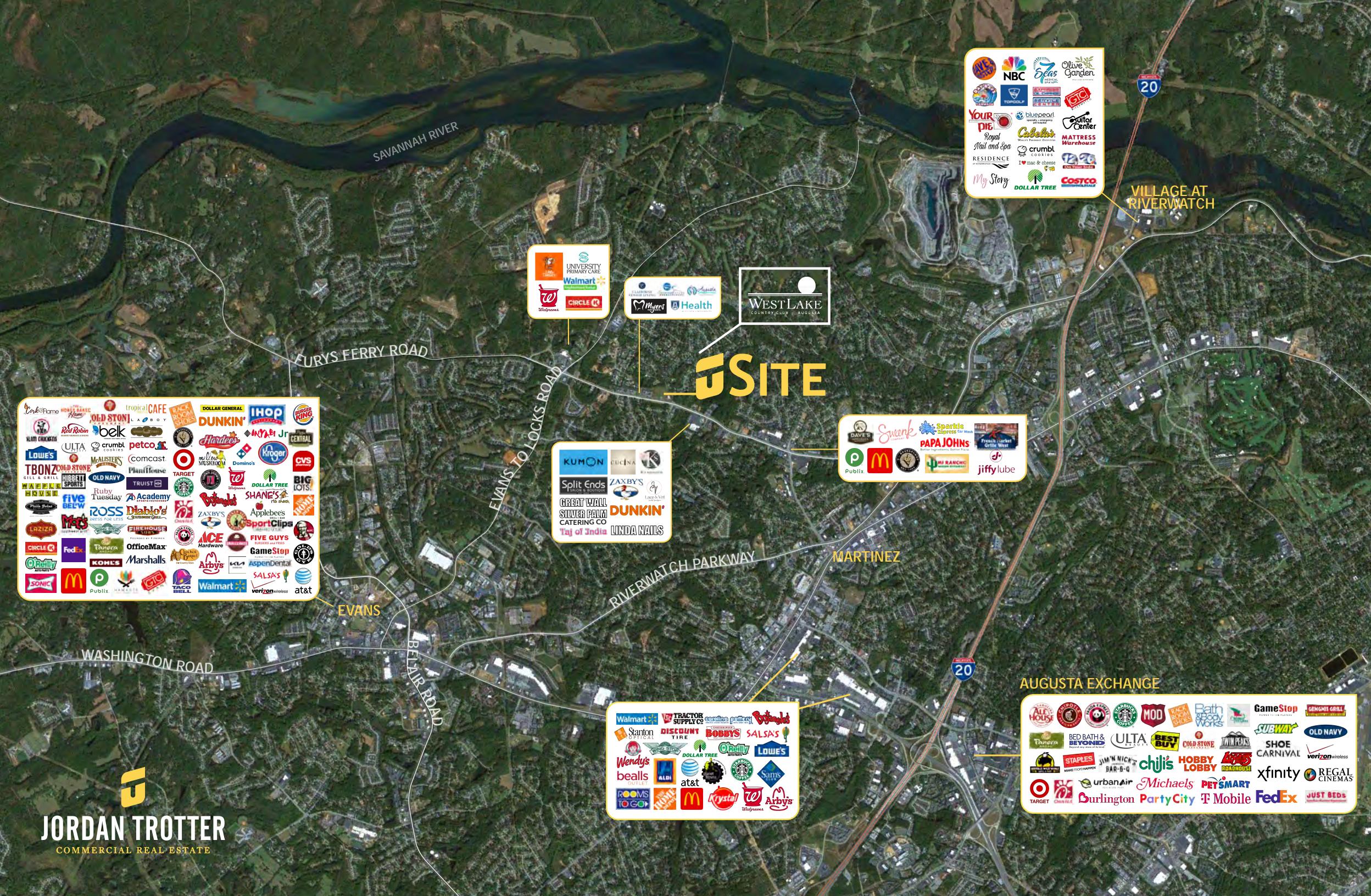


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AVAILABLE RETAIL SPACES





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SITE



EVANS TO LOCKS ROAD



RIVERWATCH PARKWAY



MARTINEZ

EVANS
BELAIR ROAD



VILLAGE AT RIVERWATCH

I-20

AUGUSTA EXCHANGE



SAVANNAH RIVER

FURYS FERRY ROAD

WASHINGTON ROAD

RIVERWATCH PARKWAY

MARTINEZ

I-20

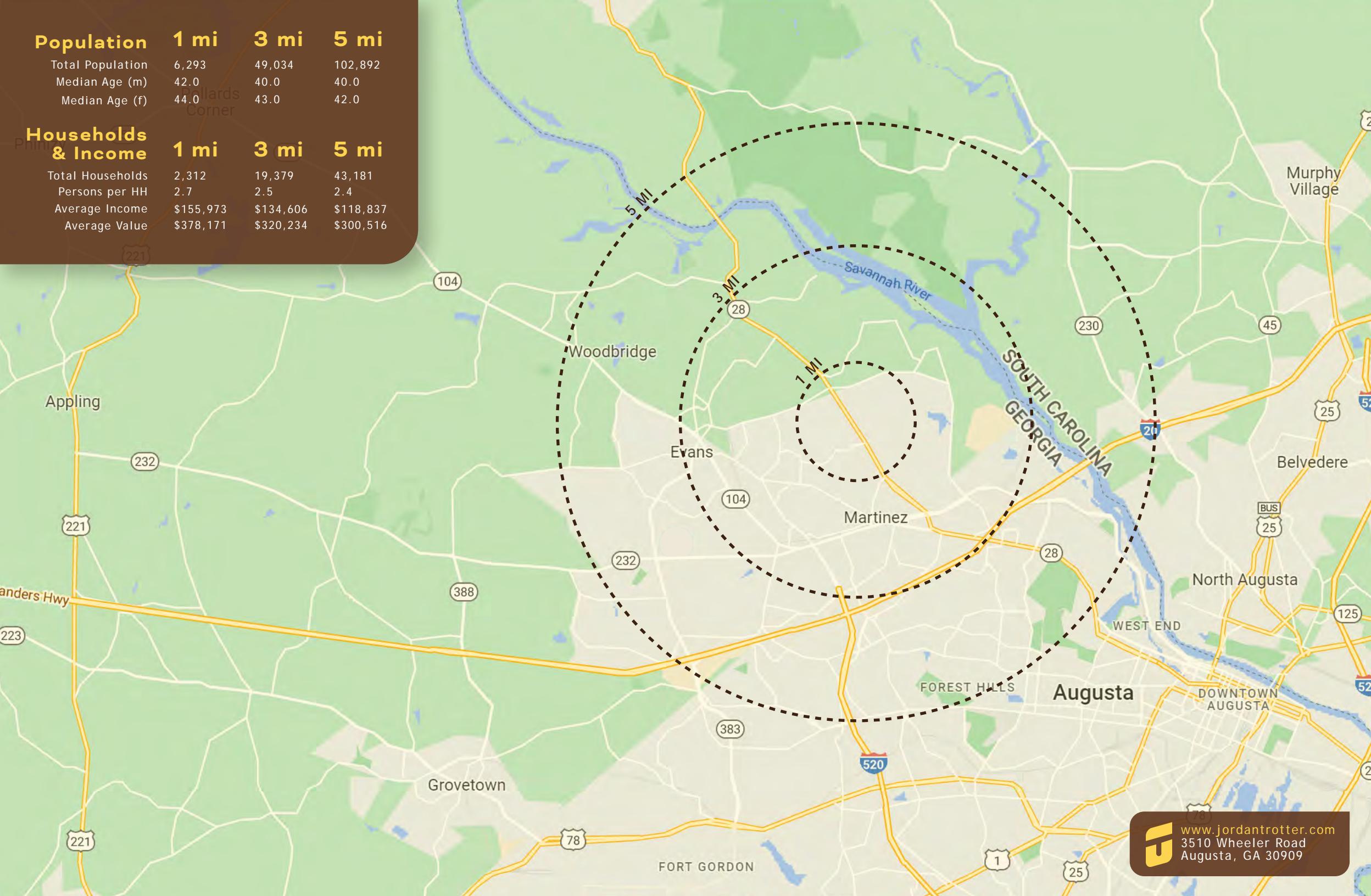
I-20

REGAL CINEMAS



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

