



at home

**FOR LEASE**

# Augusta West Plaza

1323 Augusta West Parkway | Augusta, GA



# Augusta West Plaza

1323 Augusta West Parkway | Augusta, GA 30909



1,200-37,187 SF

Available

1.56 AC

Outparcel Opportunity

207,868 SF

GLA

## ABOUT THE PROPERTY

- Excellent Demographics & Population Density: 155,786 residents live within a 5-mile radius with an average household income exceeding \$87,000.
- 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.
- 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.

## DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	7,448	51,932	155,786
Average HH Income	\$62,658	\$83,997	\$87,226
Total Daytime Population	11,164	60,563	161,813

Year: 2023 | Source: ESRI

## NEARBY RETAILERS



## TRAFFIC COUNTS

I-520	95,200 VPD
Wrightsboro Rd	30,200 VPD

Year: 2022 | Source: GDOT

## CONTACT

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**Merchants Village**

Kroger UPS PIZZA HUT

HONDA VW SUBARU VOLVO

WALGREENS

ALDI

golden corral

ROOMS TO GO

Walmart Supercenter

Cona's HomePlus CATO TRACTOR SUPPLY CO

Waffle House

SPROUTS FIVE GUYS FIRST WATCH

BEST BUY Office DEPOT DAVID'S BRIDAL

**Belair Village**

Walmart Supercenter O'Reilly

FOOD LION FAMILY DOLLAR Great Clips

Wendy's WAFFLE HOUSE

TACO BELL BURGER KING STARBUCKS

COOK-OUT McDonald's

DQ Hardee's

**SITE:**  
**Augusta West Plaza**

95,200 AADT '23

**Augusta Exchange**

HOBBY LOBBY buybuy BABY Chick-fil-A

SHOE CARNIVAL Orangetheory FITNESS tropical CAFE

REGAL CINEMAS MATTRESS FIRM Massage Envy SPA Tanora

STAPLES Charleys McALISTER'S DELICIOUS STARBUCKS

HOME 2 COLD STONE

**Augusta Mall**

DICK'S SPORTING GOODS macy's H&M SHOE DEPT. ENCORE

JCPenney VANS AMERICAN EAGLE OUTFITTERS

Dillard's FOREVER 21 APPLE EXPRESS

CHAMPS SPORTS LANE BRYANT chico's VICTORIA'S SECRET rue21

BARNES & NOBLE Buckle SEPHORA LOFT JARED

**Augusta Square**

TJ-maxx ROSS DRESS FOR LESS

Aaron's Rainbow PAPA JOHN'S CULLIES OUTLET

**North Leg Plaza**

Walmart Supercenter metro Wendy's Domino's

home OUTLET Kitchens, Baths, Floors & More

SHERWIN WILLIAMS FAMILY DOLLAR

**LAKE FOREST HILLS ELEMENTARY SCHOOL**

FOOD LION planet fitness ACE Hardware R&B Walgreens

**Forest Hills Golf Course**

AUGUSTA UNIVERSITY

DOLLAR GENERAL TRUIST

**SUE REYNOLDS ELEMENTARY SCHOOL**

23,300 AADT '23

**Augusta Municipal Golf Course**

30,200 AADT '23

# Augusta West Plaza

Augusta, GA



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

Augusta W Pkwy





# Augusta West Plaza

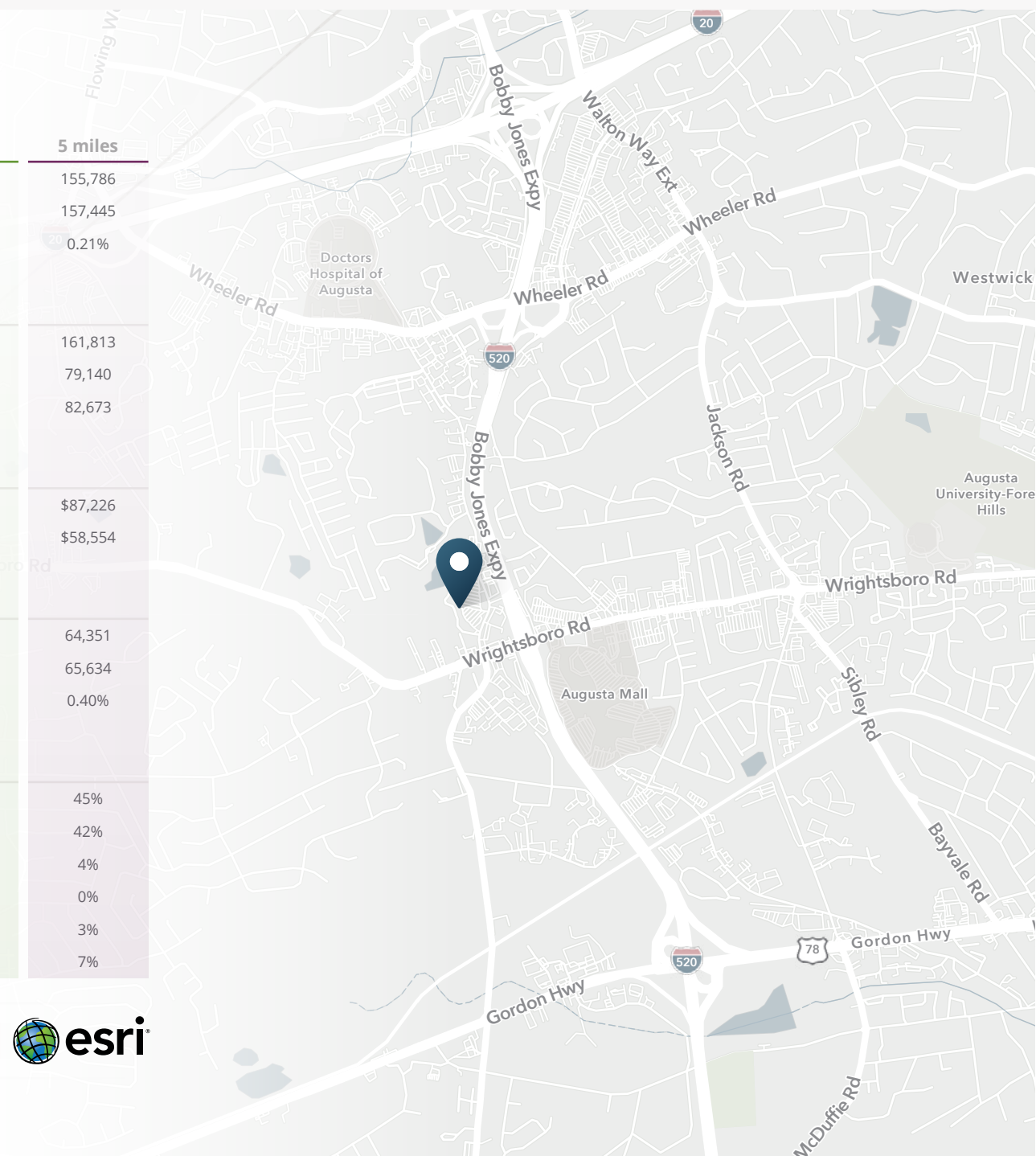
1323 Augusta West Parkway | Augusta, GA 30909



## DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2023 Estimated Population	7,448	51,932	155,786
2028 Projected Population	7,565	53,192	157,445
Projected Annual Growth Rate 2023 to 2028	0.31%	0.48%	0.21%
<b>Daytime Population</b>			
2023 Daytime Population	11,164	60,563	161,813
Workers	7,160	31,476	79,140
Residents	4,004	29,087	82,673
<b>Income</b>			
2023 Est. Average Household Income	\$62,658	\$83,997	\$87,226
2023 Est. Median Household Income	\$53,196	\$58,110	\$58,554
<b>Households &amp; Growth</b>			
2023 Estimated Households	3,632	22,911	64,351
2028 Estimated Households	3,724	23,721	65,634
Projected Annual Growth Rate 2023 to 2028	0.50%	0.70%	0.40%
<b>Race &amp; Ethnicity</b>			
2023 Est. White	35%	39%	45%
2023 Est. Black or African American	50%	48%	42%
2023 Est. Asian or Pacific Islander	5%	3%	4%
2023 Est. American Indian or Native Alaskan	0%	0%	0%
2023 Est. Other Races	2%	3%	3%
2023 Est. Hispanic	6%	7%	7%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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