



# ±1,500 SF RETAIL SPACE NEW CONSTRUCTION

4505 WINDSOR SPRING RD, HEPHZIBAH, GA



## LEASING DETAILS

Space Size	±1,500 SF	Condition	Vanilla Shell Space
Lease Rate	\$33/SF	Zoning	B-1   Commercial Business
Lease Type	NNN	Property Type	Retail
Location	Signalized Corner	3 Mile Population	19,407
Traffic Counts	7,870 VPD	3 Mile Median Household Income	\$69,510

## OFFERING MEMORANDUM

±1,500 SF RETAIL SPACE  
LEASE RATE: \$33/SF | LEASE TYPE: NNN  
7,870 VPD | SIGNALIZED CORNER





# OFFERING MEMORANDUM TABLE OF CONTENTS

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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Lease Rate
- Lease Period
- Lease Guarantor
- Intended Use

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# EXECUTIVE SUMMARY





# RETAIL SPACE

## WHY THIS SPACE?



**SPACE SIZE**  
1,500 Square Feet



**LOCATION**  
Signalized Corner



**UNIT TYPE**  
End Cap



**BUILDING CONDITION**  
New Construction



**ANCHOR TENANT**  
OnTrack Fuel



**COMBINED TRAFFIC**  
10,710 VPD

### LEASING SUMMARY

Address	4505 Windsor Spring Rd, Augusta, GA, 30815
Tax Parcel ID	194-0-001-06-0
Space Size	±1,500 SF
Daily Traffic Counts	7,870 VPD
Condition	Vanilla Shell Space

### OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present Windsor Spring Retail at the corner of Windsor Spring Road and Willis Foreman Road for lease. This high-visibility corner retail suite offers direct frontage along two busy corridors with a combined traffic count of over 10,700 vehicles per day.

The site features a clean storefront, modern exterior branding, and ample surface parking, making it ideal for quick-serve restaurants or service-based retail. Positioned for immediate lease-up, the suite provides strong street presence within a growing residential and commuter submarket.

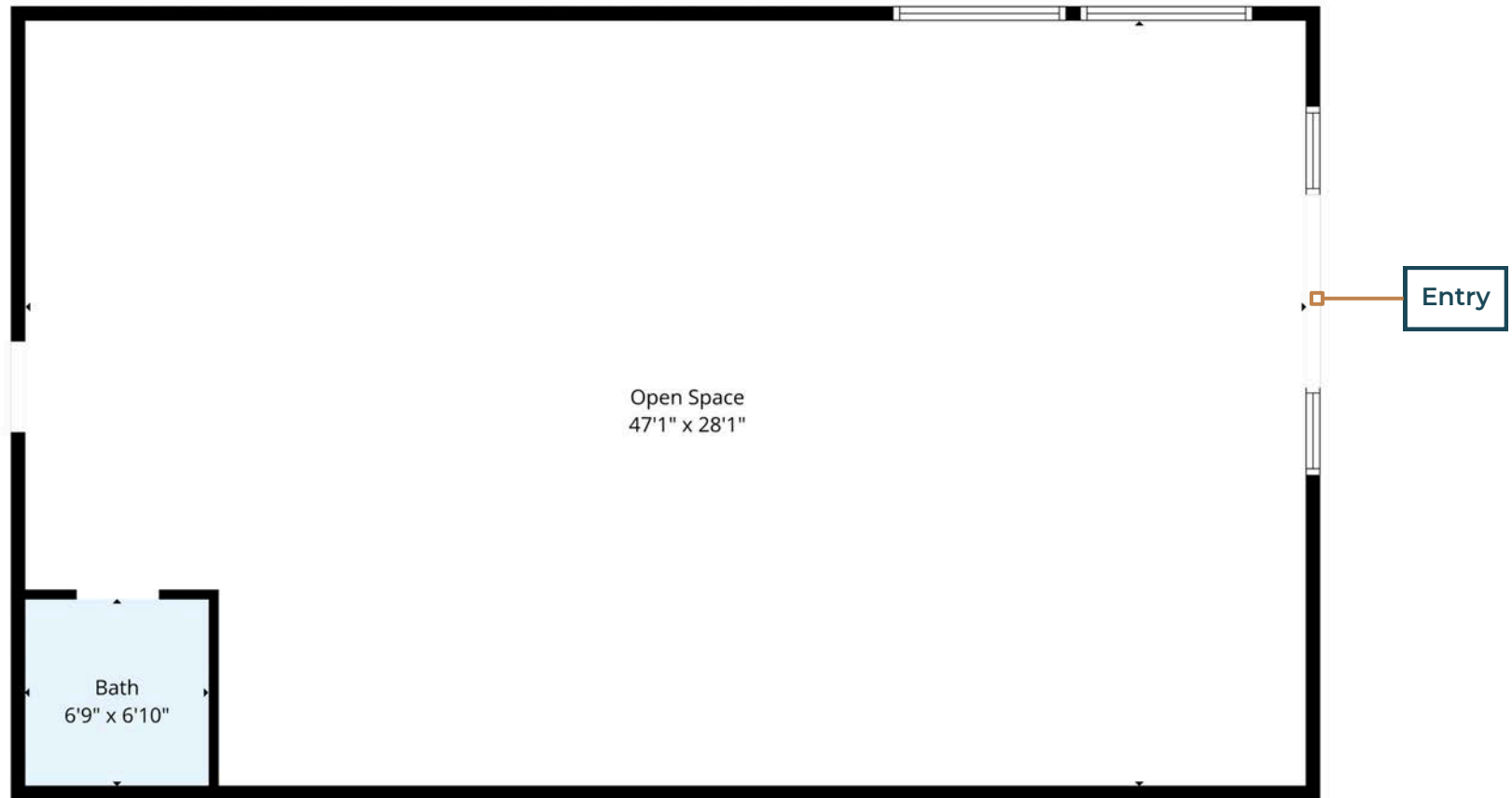
Located at the signalized intersection of Windsor Spring Road (7,870 VPD) and Willis Foreman Road (2,840 VPD), this retail corner enjoys consistent drive-by exposure and easy ingress/egress. The property is surrounded by a growing base of residential neighborhoods and is just minutes from Fort Eisenhower and Augusta Regional Airport. With direct access to Peach Orchard Road and proximity to I-520, this location serves both local consumers and regional traffic, offering ideal positioning for service-oriented or destination retail users.



# ±1,500 SF RETAIL SPACE

## FLOORPLAN

4505 B Windsor Spring Rd, Hephzibah, Ga



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



# LOCATION OVERVIEW

## SIGNALIZED CORNER RETAIL



### NOTABLE FEATURES

#### DRIVE TIMES TO KEY DRIVERS

Diamond Lakes Park	1.5 Miles
Walmart Shopping Center	2.7 Miles
Walton Hills Neighborhood	3.2 Miles
Population	19K People
Median Household Income	\$69,510
Fort Gordon	6.6 Miles
Augusta Regional Airport	7.6 Miles
Pinetucky Gun Club	7.8 Miles



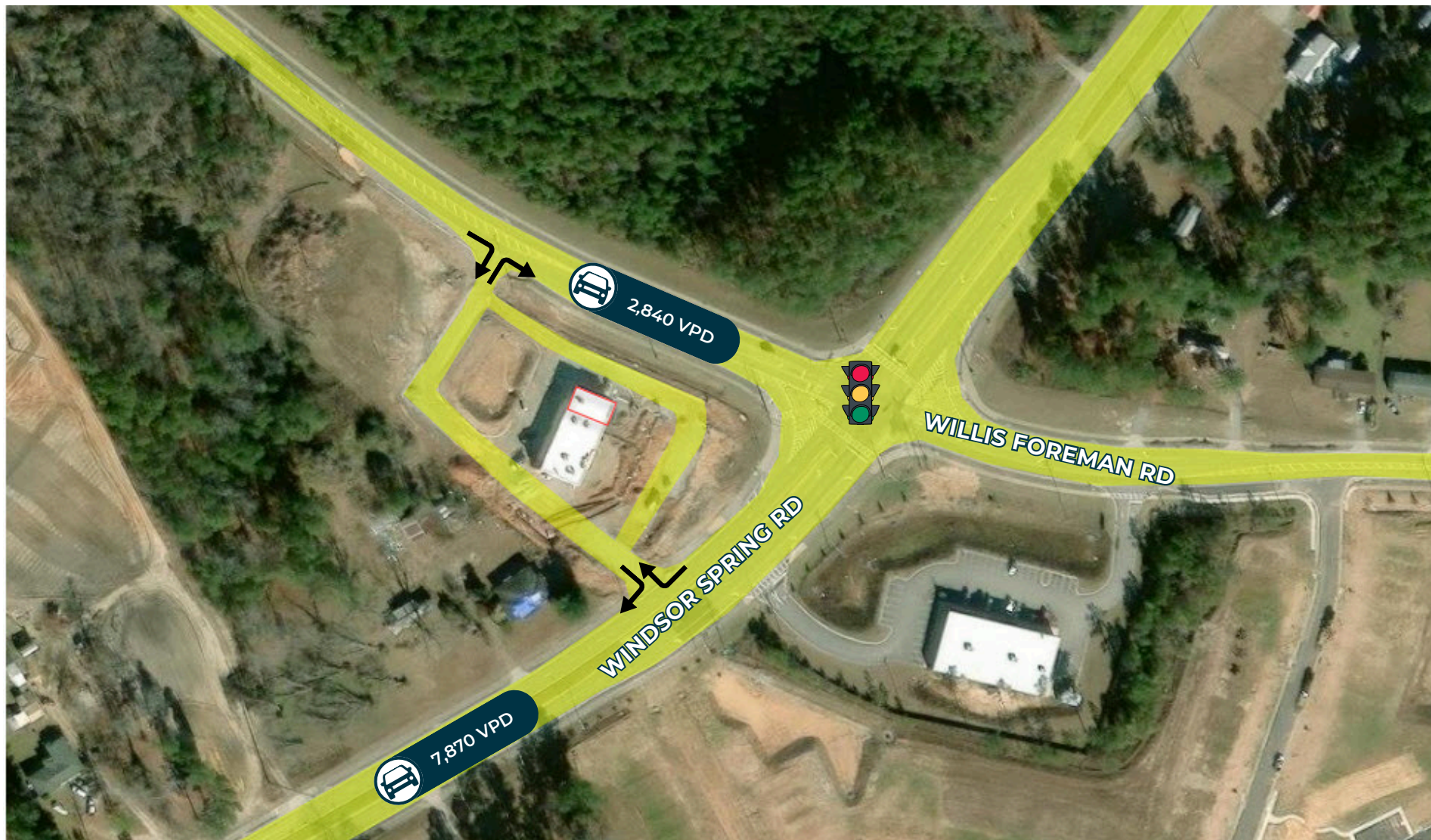
Demographics	1 Mile	3 Mile	5 Mile
Daytime Population	1,335	19,407	52,257
Total Households	485	7,375	19,796
Median Household Income	\$76,584	\$69,510	\$65,342





# ±1,500 SF RETAIL SPACE

## ACCESS MAP







**PROPERTY  
PHOTOS**



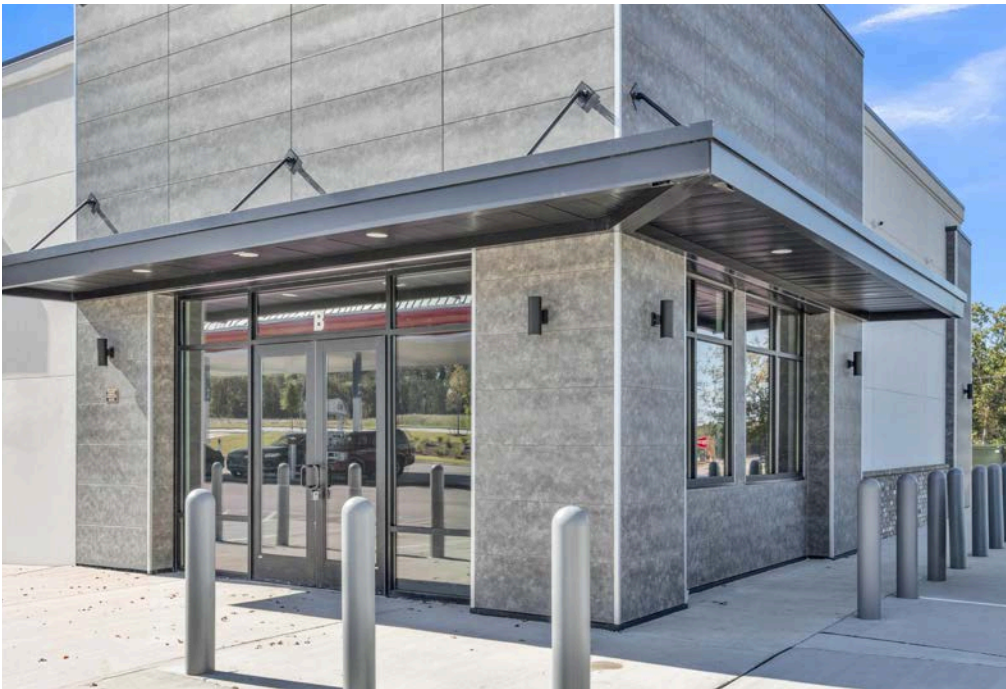




















# AREA OVERVIEW





# WHY? GEORGIA

## KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastructure which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation



Annual Georgia Freight Tonnage will increase 91% by 2050



Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050



Manufacturing is expected to grow by 77% by 2050



Agriculture is expected to grow by 43% by 2050



Distribution freight flows are expected to more than triple from 2019 to 2050

## TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

*Per Site Selection*

Site Selection Magazine's most annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:

- Top State Business Climate: GA#3
- Best Manufacturing Workforce States: GA#4
- Best States for Manufacturing: GA#3

Other items of interest:

- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life



## ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

**By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.**

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.



## ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

**The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.**

Georgia ranks 8th for change in capital invested over the last 5 years indication the attraction of investment and innovation.



## FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

**Georgia continues to be a leader in job growth.**

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base



## INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

**Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.**

**11M**

Total State Population

**61%**

Labor Force Participation

**268K**

Jobs Created Last 5 Years

**134B**

Invested in GA in Last 5 Years

**13M**

2050 Projected State Pop.

**90%**

Growth in Trade at Port of Savannah Over the Last Decade



# WHY? CSRA

## OVERVIEW

Augusta is in a perfect phase for business. Right-sized, ideally strategically located, with a backbone of education, medical, and military pumping out a solid labor force, the city has become a beacon for companies to set up shop. **Infrastructure, labor force, cost of living, location, education, industry- they are all leading companies large and small to Augusta.**



## HOME OF THE AUGUSTA NATIONAL

Year after year during the first full week of April, golf fans descend on Augusta by the thousands. The annual event marks a boom for the local economy with over 200,000 average attendees. Augusta is known as the golf capital of the universe for good reason, and the love of golf extends well beyond the confines of Augusta National. It attracts politicians, athletes, musicians, Corporate CEOs, and many more which brings some of the world's most powerful people all in the same week to Augusta, GA.



## A WELL CONNECTED CITY

Few places are as ideally located as Augusta. The city sits on I-20 between Atlanta (eastbound) and Columbia (westbound), with every major artery of Southeastern Interstate within easy reach, especially I-95 and I-77.

**Augusta is less than 150 miles from the Ports of Savannah and Charleston.**

Augusta's regional airport has direct flights to Atlanta, Charlotte, Washington DC, and Dallas.



## CYBER CITY

The Augusta Region has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States.

**U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command.**



## HEALTHCARE

Augusta University is Georgia's health sciences university, offering resources and services for those throughout the state and beyond. It features the Medical College of Georgia, the Dental College of Georgia, and a highly sought-after nursing program.

**There are 12 total Hospitals in the area with a brand new one being constructed.**

Doctor's Hospital in Augusta is the largest burn center in the United States and the third largest in the world.



## LOW HOUSING COSTS

One of the biggest jewels in Augusta's crown is our low housing cost. Here, a broad variety of options are available, encompassing everything from new TND neighborhoods to established communities of antebellum and craftsman style homes.

**Our market is more than 50% less than the national average, complimenting the low cost of living and doing business in Augusta.**

**2<sup>nd</sup>**

Most  
Populated  
MSA in GA

**611K**

CSRA  
Population

**270K**

CSRA  
Labor Force

**5.7%**

Percentage  
Unemployed

**13K**

Projected Job  
Growth in Next  
5 Years

**27K**

Projected Population  
Growth in Next the  
5 Years



**For inquiries,  
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