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VIDEO



NATIONAL PLAZA

1,300 SF FOR LEASE

2816 Washington Road | Augusta, GA 30909

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ZONE | B-2 & B-2

14.39 AC



WASHINGTON ROAD



JORDAN TROTTER
COMMERCIAL REAL ESTATE

Located on Washington Road (33,000 VPD) with direct access to Berckmans Road (9,410 VPD) which connects to Alexander Drive (14,200 VPD). National Plaza Shopping center is within close proximity of I-20 and Riverwatch Parkway.

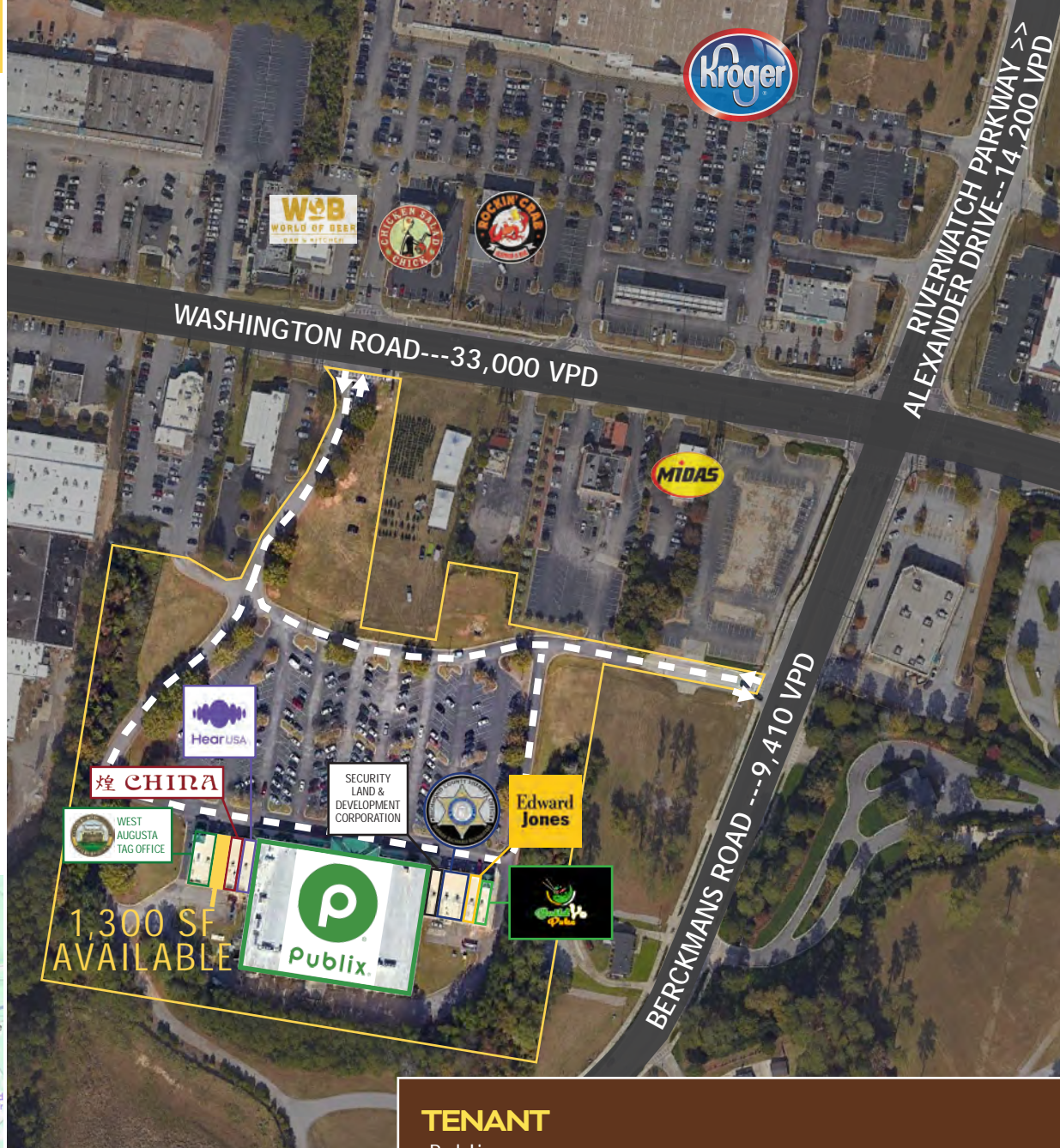
National Plaza retail center offers 69,146 SF. Current tenants include Publix Super Market, Build Yo Poke, Edward Jones, China Restaurant, a nail salon, Lifestyle Hearing Corporation, Richmond County Tag Office, Security Land & Development Corporation, and Richmond County Sheriff's Department. There is one 1,300 SF suite available. It is a great location for boutique office/retail users.



- High traffic counts, Washington Road VPD, 33,000
 - Pylon signage
 - 305 dedicated parking spaces
- Washington Road access at lighted intersection
 - Berckmans Road access
 - Strong anchor tenant in Publix
- Summerville Neighborhood trade area



	1MI	3MI	5MI
MEDIAN AGE	38	41	41
TOTAL POPULATION	8,958	51,000	134,965
TOTAL HOUSEHOLDS	4,660	23,808	59,578
AVG. INCOME/HH	\$79,354	\$108,565	\$95,189
AVG. VALUE/HH	\$239,115	\$323,276	\$271,250



TENANT

- Publix
- Build Yo Poke
- Edward Jones
- Richmond County's Sheriff's Dept.
- Security Land & Development Corp.
- Hear USA
- China Restaurant
- AVAILABLE**.....1,300 SF
- West Augusta Tag Office



Logos for various businesses including NBC, Olive Garden, Your Pit, Royal Nail and Spa, Cabela's, crumbl, bluepearl, Guitar Center, MATTRESS Warehouse, My Story, DOLLAR TREE, and Costco.

VILLAGE AT RIVERWATCH

Placer.ai

- 771.8 K visits/yr
- Strong midday & evening traffic

SITE

Logos for Mercedes-Benz, Applebee's, Dunkin', Bowlero, Domino's, and other businesses.

Logos for 2ND & CHARLES, TACO BELL, TBONZ, Waffle House, Little Caesars, jiffy lube, Jason's Deli, and other businesses.

Logos for CVS, Arby's, Circle K, F Mobile, and other businesses.

RIVERWATCH PARKWAY

BERCKMANS ROAD

WASHINGTON ROAD

WALTON WAY

20

20



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, Savannah River Site, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, East Central Regional, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

