

Shoppes @ North Augusta

1215 Knox Avenue, North Augusta, SC 29841



PROPERTY SUMMARY

Dark Space:	2,800 sf inline
Lease Rate:	\$24.00 (NNN)
Lot Size:	9.65 Acres
Building Size:	45,160 SF
Year Built:	2003
Zoning:	Planned Development
Market:	Greater Augusta
Sub Market:	North Augusta
Cross Streets:	Knox Avenue
Traffic Count:	14,228

PROPERTY OVERVIEW

The Shoppes @ North Augusta is a very strong Walmart shadow center in the heart of North Augusta, SC. The center boasts 218 feet of road frontage on busy Knox Avenue. Our tenants benefit from our superb location and exposure given the excellent visibility from Knox Avenue and surrounding major retailers such as Walmart, Lowes, Kroger, and Publix. The center is easily accessible given the signalized intersection as our main entrance, large parking lot, and multiple ingress / egress points. The Shoppes @ North Augusta is home to many strong national retailers such as Dollar Tree, Cato, Gamestop, Cold Stone Creamery, and has a Chick-fil-a out parcel.

PROPERTY HIGHLIGHTS

- Surrounded by national big box retailers
- Signalized intersection as entrance
- 218 feet of road frontage
- Tall lighted pylon sign
- 4.87 / 1,000 parking ratio. 420 parking spaces.
- Located next to Walmart and Chick-fil-a

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Lease Rate: \$24.00 (NNN) **Total Space:** 2,800 SF
Lease Type: NNN **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
90 - 100	Inline Strip Center	\$24.00	NNN	2,800 SF	Negotiable	Located between Gamestop and Cold Stone Creamery this inline space consists of 2,800 square feet of prime retail space. The space was formerly used by a national physical therapy business

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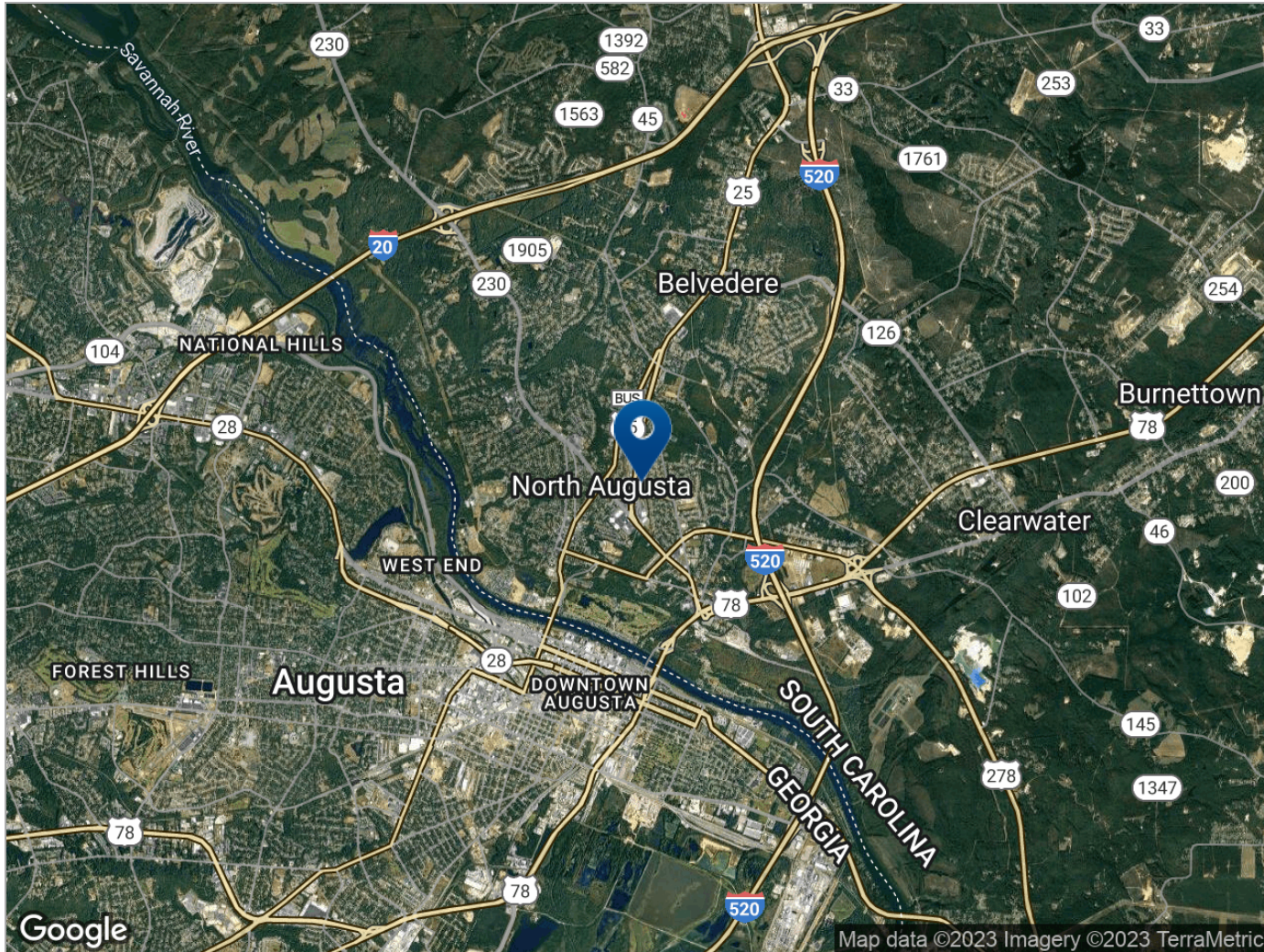
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LOCATION DESCRIPTION

This Walmart Shadow center is located in the heart of the North Augusta, SC retail district along busy Knox Avenue. The immediate area is home to many large national retailers such as Walmart, Lowes, Kroger, and Publix. The center is only a 2.2 mile drive from downtown Augusta, GA which is experiencing exponential growth in hotel, restaurant, and urban living development. The new 650,000 square foot Augusta University cyber center in downtown Augusta is expected to commence construction in the near future.

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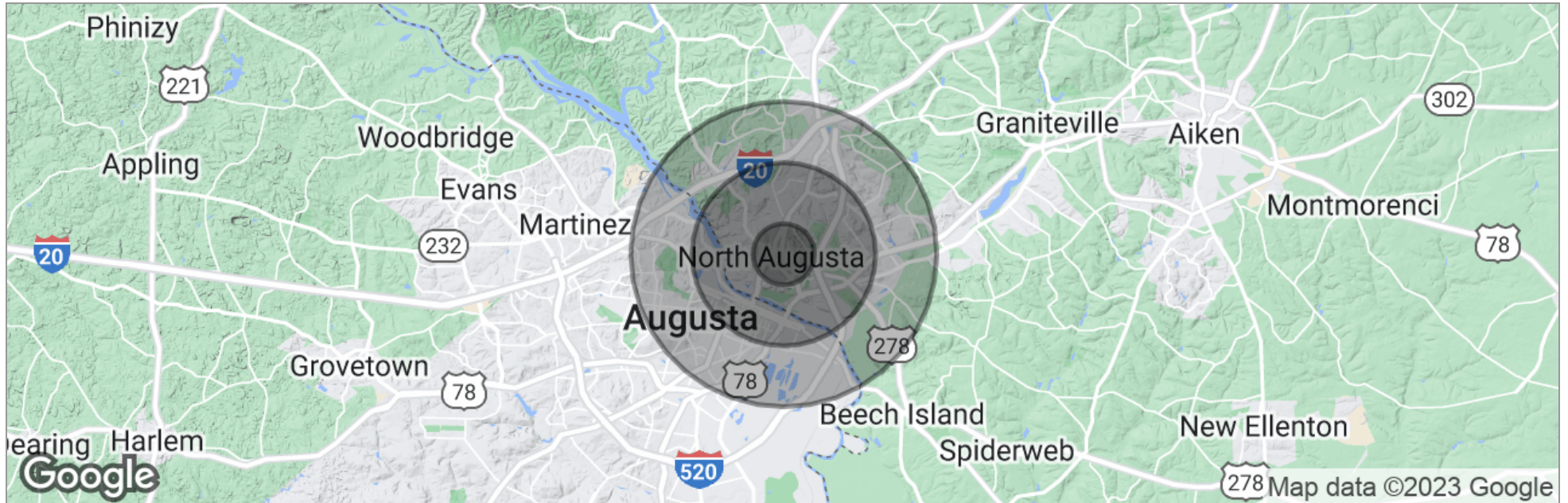
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	1 Mile	3 Miles	5 Miles
Total Population	4,804	36,873	83,172
Population Density	1,529	1,304	1,059
Median Age	37.7	38.3	36.9
Median Age (Male)	33.4	35.8	35.2
Median Age (Female)	42.5	40.6	38.6
Total Households	2,207	15,681	34,967
# of Persons Per HH	2.2	2.4	2.4
Average HH Income	\$43,877	\$47,775	\$48,656
Average House Value	\$163,292	\$152,887	\$142,557

* Demographic data derived from 2020 ACS - US Census

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