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**JT**  
**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

# KING MILL RETAIL

1693 Broad Street | Augusta, GA 30904

FOR LEASE

1,000 SF - 4,000 SF SPACES AVAILABLE,  
11,400 SF TOTAL RETAIL SPACE

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Jordan Trotter is proud to present the King Mill Apartment redevelopment. This multifamily development will consist of 246 residential apartment units, approximately 11,400 square feet of retail, a pool and lounge area, and an outdoor courtyard leisure space. Jordan Trotter is leasing the retail space in this development, and it is expected to be delivered in Q4 of 2024. The site is located in an easily accessible location near the Summerville District, the Medical district downtown, and downtown North Augusta, SC.

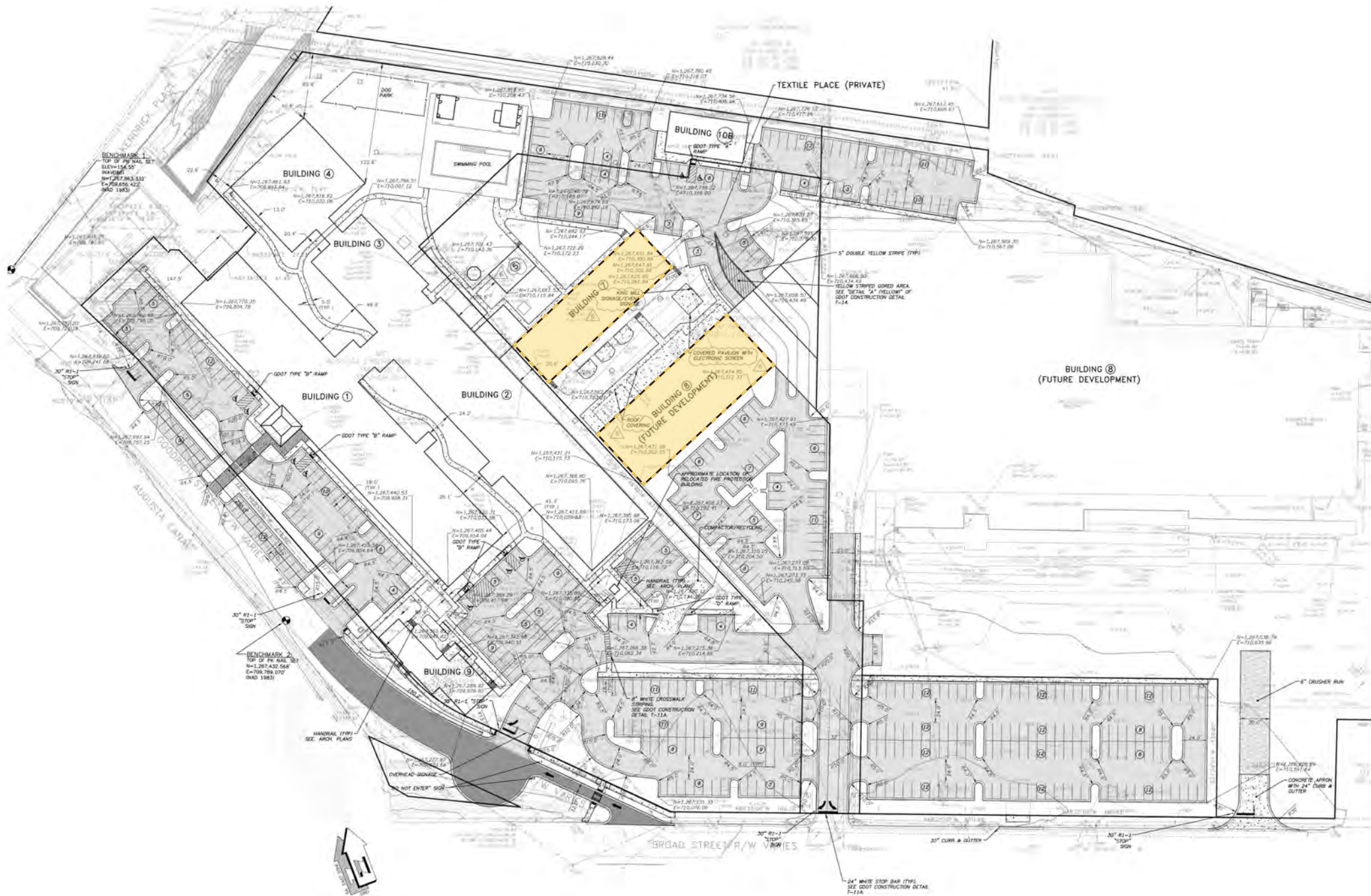
King Mill Retail is an excellent location for dine-in restaurants, coffee shops, boutique fitness users, and high-end retail. The retail is directly supported by a captive audience in the 246 residential units. The retail will also have visibility from Broad Street (5,570 VPD) that supports morning and afternoon Downtown Augusta work-traffic and from River Watch Parkway (14,000 VPD). There is a large parking lot off of Broad Street for the retail customers to access.





7,300 SF RETAIL SPACE  
will demise as needed

4,100 SF RESTAURANT/CAFE  
SPACE AVAILABLE





# SITE



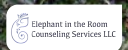
THE LOFTS AT  
**KING MILL**  
AUGUSTA, GA



NORTH AUGUSTA



Piedmont Health Charlie Norwood VA Medical Center



Academy of Richmond County

Tubman Education Center

Dr. Marian-Ebron

Paine College



DR. A. DENT BOULEVARD

15TH STREET

13TH STREET

WALTON WAY

WE STREET

BROAD STREET

GORDON HIGHWAY

**JORDAN TROTTER**  
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**Population**    **1 mi**    **3 mi**    **5 mi**

Total Population	6,558	53,203	117,391
Median Age (m)	40	40	39
Median Age (f)	40	43	42

**Households & Income**    **1 mi**    **3 mi**    **5 mi**

Total Households	2,972	24,180	52,304
Persons per HH	2.2	2.2	2.2
Average Income	\$59,644	\$72,475	\$78,782
Average Value	\$249,487	\$244,205	\$236,646

