

SCAN THE
QR TO VIEW
THIS LISTING
ONLINE



1,400-2,443 SF FOR LEASE

4263 Washington Road | Evans, GA 30809

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RETAIL SUITES AVAILABLE IMMEDIATELY

LEASE | \$28-30/SF/YR



JORDAN TROTTER
COMMERCIAL REAL ESTATE



belk
MODERN. SOUTHERN. STYLE.

Diablo's
SOUTHWEST GRILL

CAVA



MATTRESS FIRM



FIREHOUSE
SUBS
SERVED BY FIREMEN

WASHINGTON ROAD (38,000 VPD)

Located on Washington Road in bustling Columbia County where the population has grown more than 14% in the last 7 years.

This center has two suites available.

Current tenants include: Belk, Beverage Outlet, Larson Chiropractic, Palm Beach Tan, Diablo's Southwest Grill, Medi Weightloss, V's Barbershop, Stretch Lab, Edible Arrangements, Primp and Blow, Cold Stone, Brazilian Wax and Spa, Paris Natural Nail Bar, Crumbl Cookie, Teaspoon, Club Pilates, Tropical Smoothie Cafe, McAlister's Deli, Firehouse Subs, Panda Express, Cava, Mattress Firm, and Chipotle.

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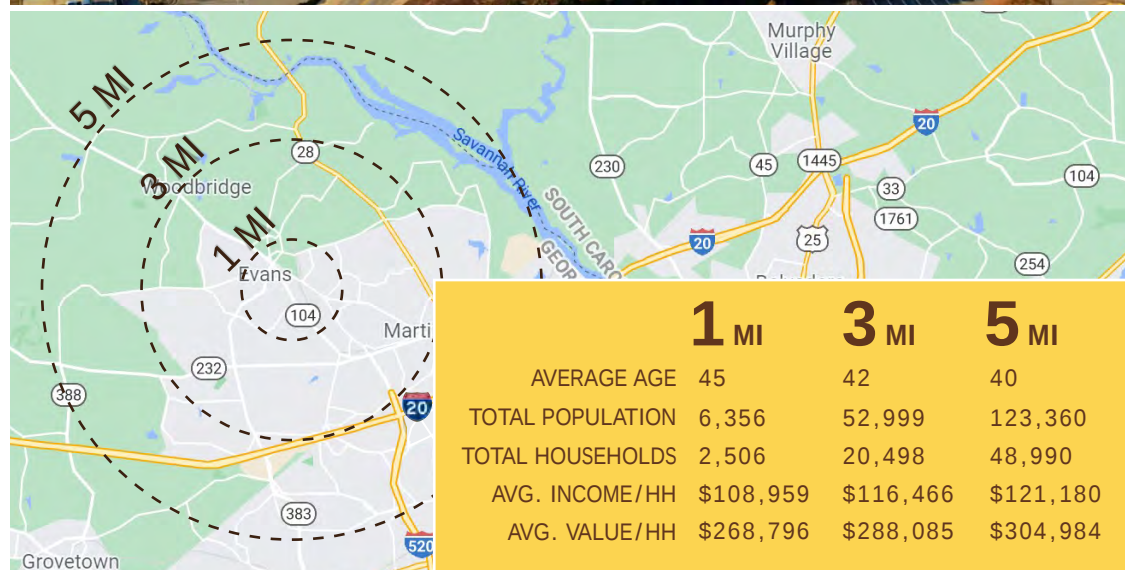
• Suites available:

Building D Suite 618, Building E Suite 619

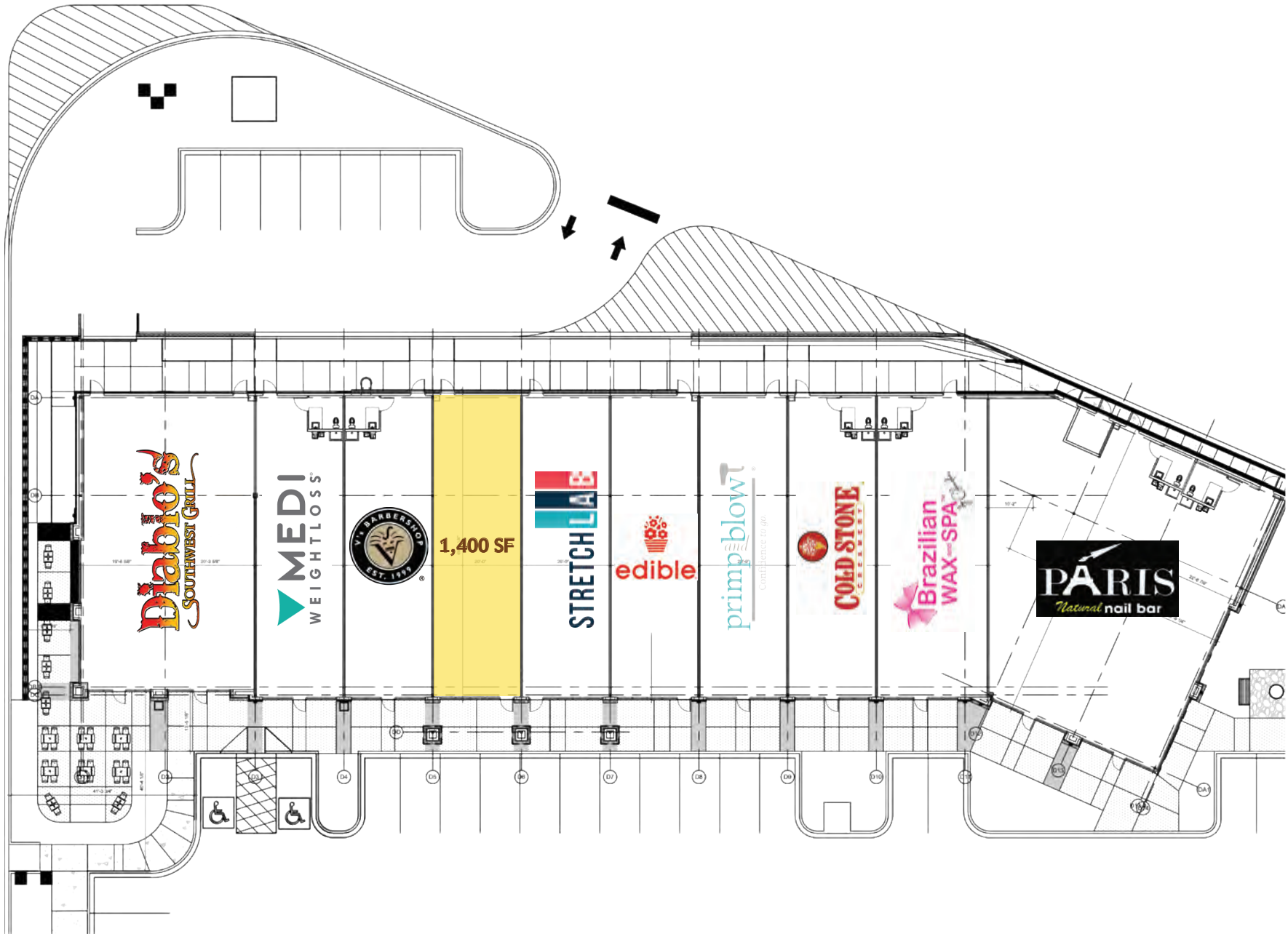
• Signalized intersection • Designated parking

• Anchored by 86,000 SF Belk Department Store

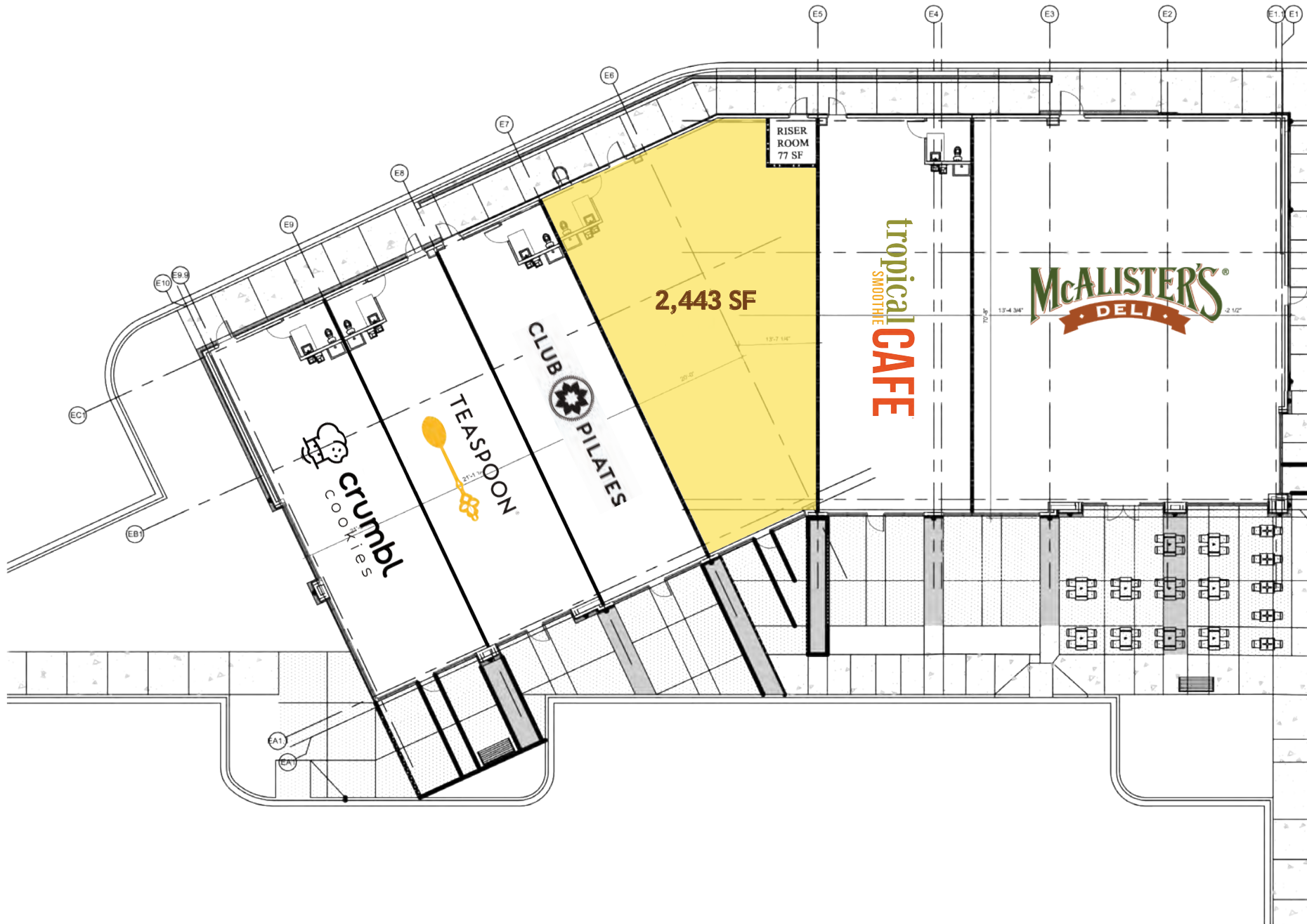
• Washington Road VPD = 38,000



SITE PLAN



SITE PLAN





NORTH ROAD

EVANS TO LOCKS ROAD

EVANS TOWN CENTER PARK

WASHINGTON ROAD

RIVERWATCH PARKWAY

MULLINS COLONY
MULLINS CROSSING

U SITE

ZAXBY'S
DOLLAR TREE
Arby's
AspenDental
GameStop
Walmart

SLIM CHICKENS
TBONZ
GILL & GRILL
CORK & FLAME

LOWE'S
Pizza Hut
WAFFLE HOUSE

STARBUCKS COFFEE
WING STOP
Kroger
TIRE PLUS
Hardee's
IHOP
Domino's
DUNKIN'
DOLLAR GENERAL
mellow MUSHROOM

Papa JOHN'S
BURGER KING
Taco Bell
TIDAL WAVE
KFC
BIG LOTS
CVS
WALGREENS
FIVE GUYS
verizon wireless

HAMASTE
LAZIZA
TACO BELL
McDonald's
Applebee's
CIRCLE K
Publix
GTC
PALM BEACH TAN

COLD STONE
primp blowt
MEDI WEIGHTLOSS
SOUTHERN
crumbl cookies
McALISTER'S
belk
STRETCH LAB
tropical CAFE
comcast
FIREHOUSE SUBS
PARIS NAIL BAR
club PILATES
Diablo's
RUBY Tuesday
TEASPOON
OLD NAVY
ROSS
DRESS FOR LESS
HIBBET SPORTS
Pancera
ULTA
five BELOW
Moe's
FedEx
at&t
TARGET
Kohl's
LA BOY
Great Clips
TRUIST
OfficeMax
Academy
Marshall's
petco

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 Gordon

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 Gordon, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

