

ANDERSON PLAZA

266 Bobby Jones Expy | Augusta, GA 30907



2.2 MILLION
ANNUAL VISITORS
TOP 16 WALMART
IN GA (OUT OF 154)

HIGHEST GROCER FOOT TRAFFIC IN ALL OF AUGUSTA!



1.8+ MILLION
ANNUAL VISITORS

#3 RANKED SAM'S CLUB
IN GA (OUT OF 24)

SUBJECT
PROPERTY

BOBBY JONES EXPY
± 42,000 VPD

Retail Space Available (3,000 - 6,000 SF)



TARGET

theVitamin Shoppe

pepsi
Bottling Company
of Havre De Grace

DOCTORS HOSPITAL

INTERSTATE
20

± 75,200 VPD

Sam's CLUB

BOBBY JONES EXPY
± 42,000 VPD

Starbucks

THE HOME DEPOT

SUBJECT PROPERTY

ROOMS TO GO

Walmart
Save money. Live better.

Krystal

NTB
TIRE & SERVICE CENTERS

HIGHLIGHTS:

- 3,000 - 6,000 SF Suites Available
- Street front visibility to Bobby Jones Expressway (42,000 VPD)
- Interstate Access to I20 (72,000+ VPD)
- Full Access to Two Lighted Intersections on Bobby Jones Expressway
- Foot traffic of 92,000+ per week (per Placer.AI)
- Outparcel to the most trafficked grocers in all of Augusta, Walmart Supercenter & Sam's Club (per Placer.AI)

FOOT TRAFFIC COMPARISON

107,000 VISITORS/MO



target

61,900 VISITORS/MO



Publix

116,000 VISITORS/MO



Kroger

168,000 VISITORS/MO



Kroger

ANDERSON PLAZA SHOPPING CENTER

Walmart Supercenter



364,000 VISITORS/MO



Sam's CLUB

19,200 VISITORS/MO



ALDI

SPROUTS FARMERS MARKET



27,000 VISITORS/MO

71,400 VISITORS/MO



Publix



FOOD LION

28,700 VISITORS/MO

130,000 VISITORS/MO



target

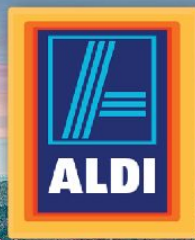


± 75,200 VPD



BOBBY JONES EXPY
± 42,000 VPD





BOBBY JONES EXPY
± 42,000 VPD



**SUBJECT
PROPERTY**





- **Suite 9-10 (6,000 SF) | Available**

- **Suite 18 (3,000 SF) | Available**

- **Suite 19 (3,000 SF) | Available**

***Suites 18 & 19 can be combined for 6,000 SF Total*

- **Suite 21 (6,000 SF) | End Cap | Available**

- **Suite 14 (3,000 SF) | Potentially Available November 2023**

Highlights

The Anderson Plaza retail strip center is located on Bobby Jones Expressway. It is an outparcel of the heavily trafficked Village Plaza that includes Walmart, Sam's Club, Conn's HomePlus, Tractor Supply, and Great Deals on Furniture.

This 69,000 SF retail strip center is located on Bobby Jones Expressway. It is highly visible to the 47,800 cars daily on Bobby Jones Expressway. It offers 14 retail spaces total with 3 (3,000 - 6,000 SF) available. Each space has docks in rear of all spaces and ADA restrooms. The center sits in front of Conn's Home Furnishings, Walmart, Sam's Club and Tractor Supply.

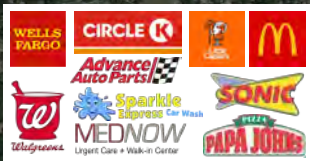
- Anderson Plaza is under new ownership and management
- Highly visible to the 47,800 daily cars on Bobby Jones Expressway
- Easy access to I-20 (78,600+ VPD)
- 3 (3,000-6,000 SF) spaces available for lease
- Parking on all four sides of retail center (240 total)
- Full access to two lighted intersections on Bobby Jones Expressway
- Foot traffic of 92,000+ per week (per Placer.AI)
- Outparcel to the most trafficked grocers in all of Augusta, Walmart, Supercenter & Sam's Club (per Placer.AI)



Mullins Crossing



Augusta Exchange



JORDAN TROTTER
COMMERCIAL REAL ESTATE

Demographics

Population 1 mi | 3 mi | 5 mi

Total Population	6,817	67,645	145,699
Median Age (m)	37.0	36.1	36.2
Median Age (f)	39.9	37.9	38.4

Households & Income 1 mi | 3 mi | 5 mi

Total Households	3,034	29,741	61,792
Persons per HH	2.5	2.6	2.5
Average Income	\$53,999	\$71,996	\$74,340
Average Value	\$126,672	\$186,997	\$216,773

