



FOR SALE

SHOPPES @ EVANS

4431 Washington Rd, Evans, GA 30809

**SHERMAN &
HEMSTREET**
Real Estate Company

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Property Summary



PROPERTY DESCRIPTION

Great retail space in a Walmart anchored development for lease in the heart of thriving Evans, GA with superb visibility. The center has several national brands including Pizza Hut, T-Mobile, Great Clips, Batteries & Bulbs, and Game Stop. Retail spaces in Evans are scarce which makes this a great opportunity to be in the middle of a heavily weighted retail area with great synergy. Immediate area retailers include Wal Mart, Aspen Dental, Chicken Salad Chick, Cato and many more.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	2015 SF
Lot Size:	0.95 Acres
Building Size:	11,165 SF
Zoning:	C-2
Property Type:	Walmart anchored strip center
NNN's:	\$5.50 PSF
NOI:	\$159,547.46
Cap Rate:	5.33%



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Complete Highlights



PROPERTY HIGHLIGHTS

- Area retailers include Walmart, Kroger, Lowes, Home Depot, and much more.
- Aspen Dental and Chicken Salad Chick are adjacent to this development.
- Unmatched visibility and exposure on Washington Road.
- In the heart the thriving Evans, GA
- High traffic count of over 29,000 cars per day
- Great tenant mix including Pizza Hut, GameStop, and Batteries Plus.
- Two points of Ingress / Egress.
- Monument sign.
- Very busy area with a long stable history.
- Available retail in Evans, GA where available retail spaces are scarce.
- Great synergy with surrounding retailers.
- Great Tenant mix.
- Very strong retail trade area.
- Superb visibility from busy Washington Road.
- Over 29,000 cars per day.
- Trade area anchored by Walmart Supercenter
- High income demographics

Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	5 -10 years
Total Space:	2,015 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 2	Available	2,015 SF	NNN	\$18.00 SF/yr	Currently Batteries Plus which will be moving out 9/30/2025

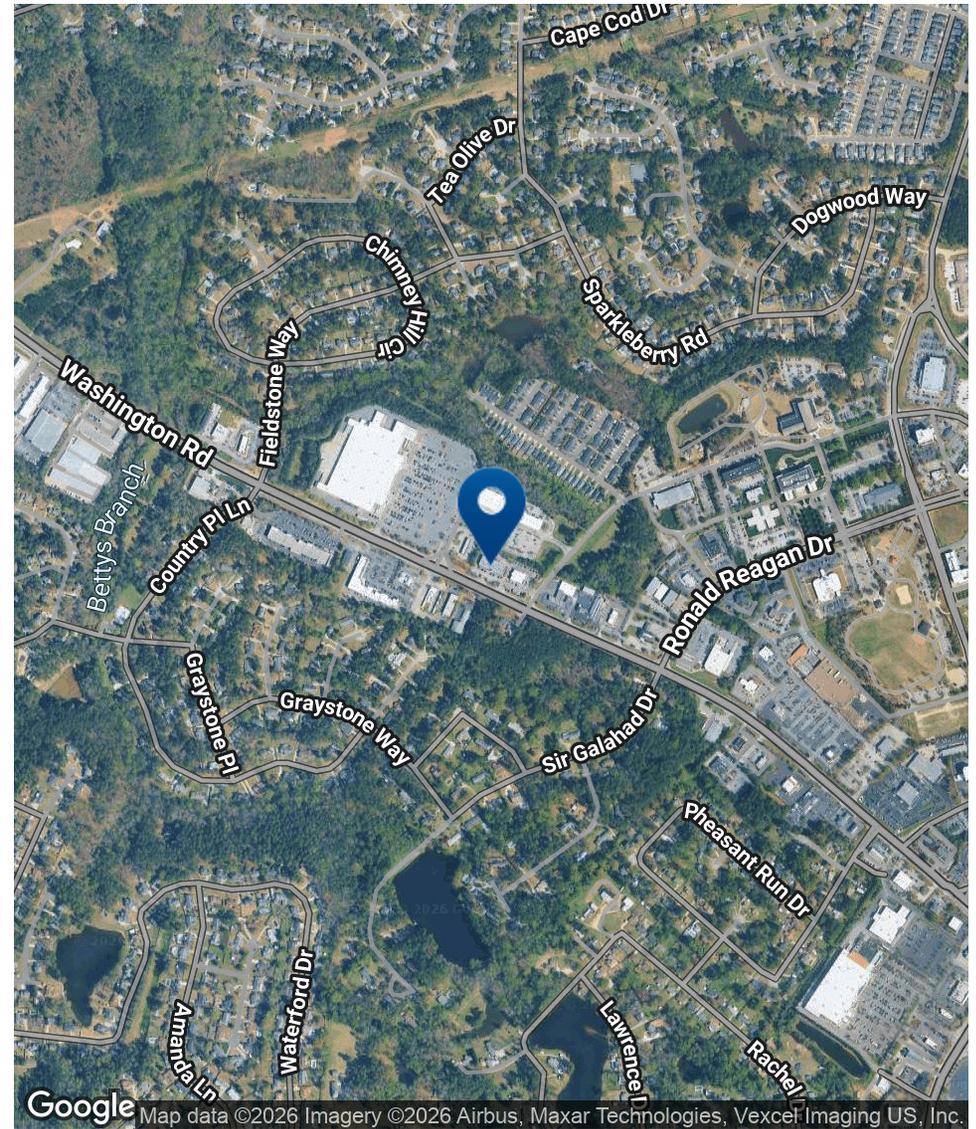
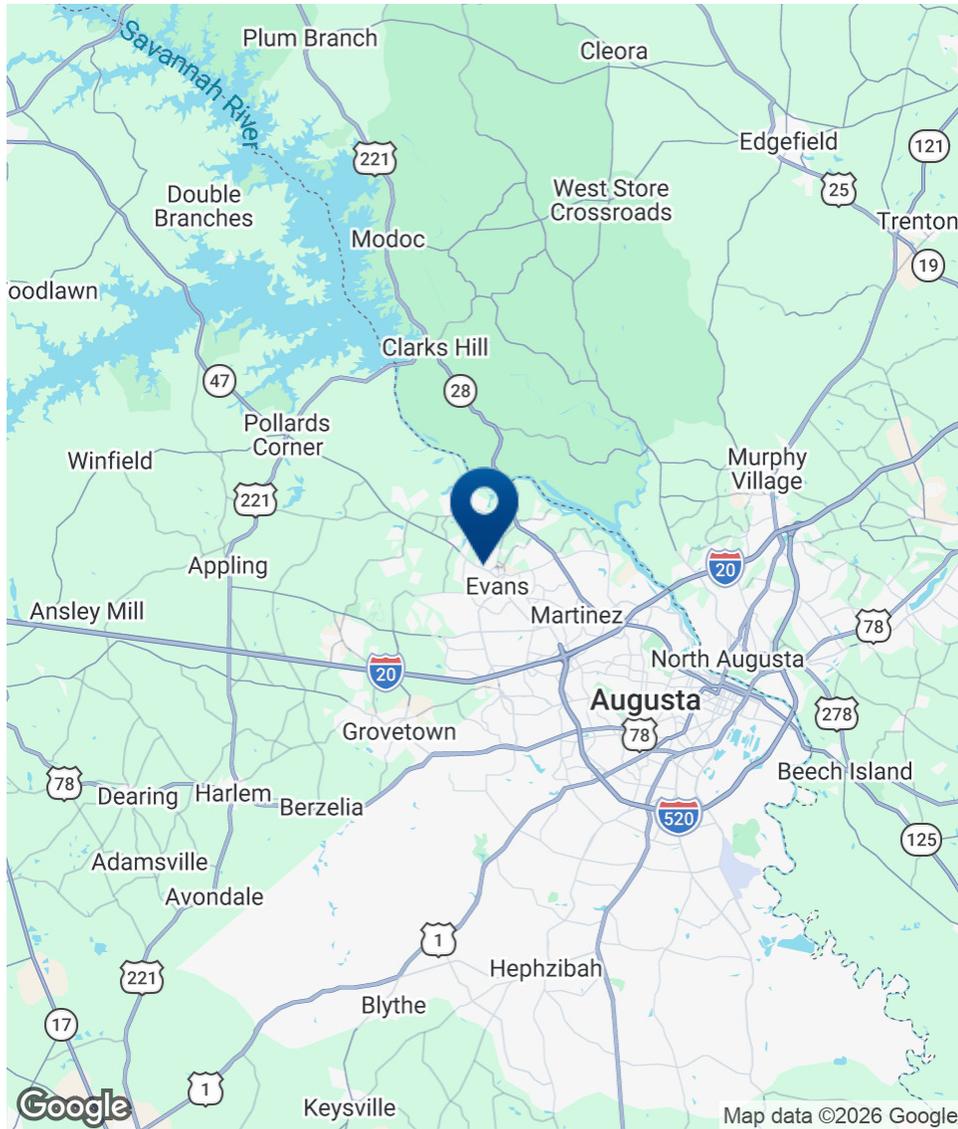


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Retailer Map



Location Map



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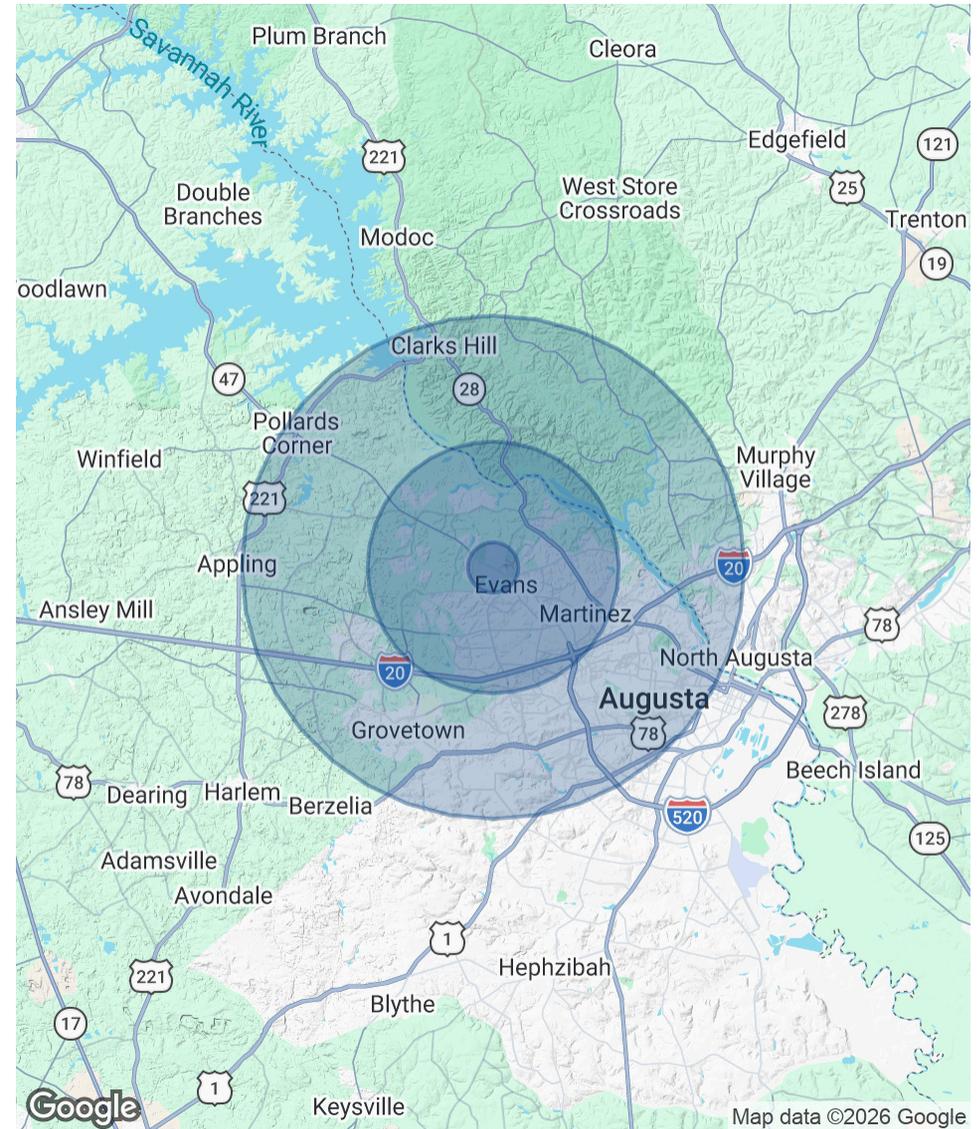
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,740	106,706	252,761
Average Age	39.0	39.5	37.3
Average Age (Male)	37.2	38.4	36.3
Average Age (Female)	40.4	41.0	39.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,058	41,786	108,047
# of Persons per HH	3.3	2.6	2.3
Average HH Income	\$104,383	\$89,597	\$71,232
Average House Value	\$252,023	\$233,101	\$185,579

2020 American Community Survey (ACS)



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