

DANIEL VILLAGE

2803 WRIGHTSBORO RD, AUGUSTA, GA 30909

Property Name:	Daniel Village
Property Address:	2803 Wrightsboro Rd, Augusta, GA 30909
Property Type:	Retail
APN:	043-2-152-02-0
Lot Size:	16.06 AC
Building Size:	173,000 SF

PROPERTY OVERVIEW

Available spaces range from 1,052- 6,352 Sqft

LOCATION OVERVIEW

Located on Wrightsboro Road in Augusta, GA, Daniel Village is within walking distance of the highest income areas of Richmond County and only a few miles from the areas largest economic drivers. Those drivers include Georgia Regents University, Medical College of Georgia, Charlie Norwood VA Medical Center, Downtown Augusta, and the Augusta National Golf Club.

Retail Property For Lease



LEASE HIGHLIGHTS

- Convenient retail center to established population
- High visibility from Wrightsboro Road
- Multiple access points with entrances from Wrightsboro and Central Ave.
- Established and stable tenant mix

Jordan Dyche

Sales Associate

770.862.0726

John Mills

Vice President

706.854.6733

Jason Long

Vice President

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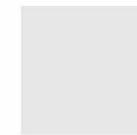
Retail Property For Lease



TENANT ROSTER

SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
4-5	Available	4,200	19	Ace Hardware	2,390	33	Acceptance Insurance	915
7	Osborn's Laundry & Cleaners	5,285	20A	Cantina Locale	2,095	34	Wells Fargo Bank	5,352
8	Merchants Credit	5,100	20B	World Finance Corp	2,000	35	Your CBD Store	1,751
10	Food Lion	45,971	20C	Ace Hardware	10,320	36	Available	1,717
11	Available	1,052	22	Available	1,950	37	Available	6,352
12	Affordable Insurance	1,052	23	China Garden	1,910	37-49	Planet Fitness	20,566
13	Great Clips	1,052	24-25	Academy of Women	6,769	50	Available	3,158
14A	She' Kinah	1,052	26	Available	2,020	51	Available	4,200
15	Available	1,962	27	Summerville Scoops	859	59-60	Richmond County Sheriff Dept	5,169
15B	Nail Garden	770	28	The Village Deli	3,347			
16	Rent-A- Center	4,200	29-30	Big Mama's Soul Food	2,666			
17	Walgreens	9,504	31	Wing Stop	1,464			
18	Available	2,500	32	Smoothie Shop	850			

LEGEND



Leased



Vacant

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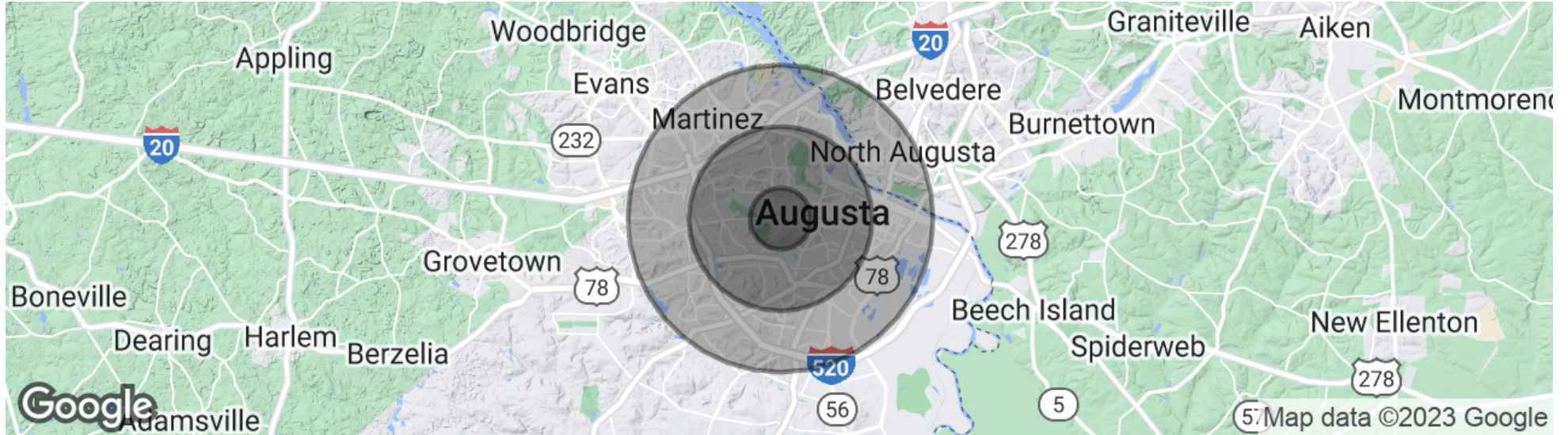
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,585	63,084	145,905
Median age	39.6	36.5	35.7
Median age (Male)	37.7	35.4	34.3
Median age (Female)	41.7	37.6	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,596	27,434	60,639
# of persons per HH	2.1	2.3	2.4
Average HH income	\$64,288	\$53,651	\$51,401
Average house value		\$88,904	\$126,304

* Demographic data derived from 2020 ACS - US Census

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