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NATIONAL HILLS SHOPPING CENTER

1,299-14,285 SF FOR LEASE

2701 Washington Road | Augusta, GA 30909

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9.88 AC



JORDAN TROTTER

COMMERCIAL REAL ESTATE

Located on Washington Road at a lighted intersection, National Hills Shopping Center offers excellent visibility to Washington Road which has an average daily traffic counts of over 33,600 vehicles per day. The center is approximately one mile from I-20. Washington Road offers a direct link to Downtown Augusta, encompassing the central business district, medical district, and colleges. It also connects to Evans, GA, a locality with a significant number of commuters heading to the downtown area for employment.

National Hills Shopping Center offers 75,000 SF of space. Current tenants include: Kid to Kid, Uptown Cheapskate, T-Mobile, Cosmo Prof, TL Nails, Encanto Garden, Merle Norman, Woof Gang Bakery, and Fresh Market as the anchor tenant. There are 6 available retail spaces ranging from 1,299 - 14,285 SF. This is the perfect location any small retail/office users.



- Strong anchor tenant in Fresh Market
- Consistent growth in frequency of consumer visits year over year
- 33,000 vehicles per day on Washington Road
 - Flexible square footage offered
 - 270 dedicated parking spaces



	1 MI	3 MI	5 MI
MEDIAN AGE	38	41	41
TOTAL POPULATION	8,958	51,000	134,965
TOTAL HOUSEHOLDS	4,660	23,808	59,578
AVG. INCOME/HH	\$79,354	\$108,565	\$95,189
AVG. VALUE/HH	\$239,115	\$323,276	\$271,250



TENANT	
Kid-to-Kid	
Uptown Cheapskate	
T-Mobile	
Cosmo Prof	
TL Nails	
AVAILABLE.....	7,210 SF
Fresh Market	
AVAILABLE.....	14,285 SF
AVAILABLE.....	4,823 SF
AVAILABLE.....	1,299 SF
Encanto Gardens	
Merle Norman	
AVAILABLE.....	2,379 SF
AVAILABLE.....	3,000 SF



AVAILABLE
7,210 SF



AVAILABLE
2,379 SF



AVAILABLE
4,823 SF



AVAILABLE
3,000 SF



AVAILABLE
1,299 SF



AVAILABLE
14,285 SF





Logos for various businesses and services in the top right quadrant:

- NBC, Olive Garden, Your Pit, bluepearl, Guitar Center, Royal Nail and Spa, Cabela's, MATTRESS Warehouse, RESIDENCE, crumbl, I love mac & cheese, My Story, DOLLAR TREE, Costco

VILLAGE AT RIVERWATCH

SITE

- 235.8 K visits/yr
- Expansive trade area
- Strong midday & evening traffic



Logos for various businesses in the middle left quadrant:

- Mercedes-Benz, Applebee's, goodwill, DUNKIN', Bowlero, Pizza Hut, Starbucks, Domino's, Diablo's, Checkers, BURGER KING, Krystal, DQ

Logos for various businesses in the middle bottom quadrant:

- OSHKOSH, 2ND & CHARLES, Publix, telegrams, TACO BELL, Little Caesars, TBONZ GILL & GRILL, Waffle House, TRUIST, jiffy lube, Jason's Deli, UPS, Kroger, World of Beer, OUTBACK STEAKHOUSE, Great Clips, Sport Clips, DSW, SUBWAY

Logos for various businesses in the middle right quadrant:

- CVS, THE TRENCH LIGHT T, Arby's, CIRCLE K, F Mobile, WINDSOR JEWELERS, WOOF GANG BAKERY & GROOMING

WALTON WAY

BERCKMANS ROAD

WASHINGTON ROAD

RIVERWATCH PARKWAY



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 Eisenhower

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 Eisenhower, Savannah River Site, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, East Central Regional, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

