

# **NATIONAL HILLS SHOPPING CENTER** 1,299-14,285 SF FOR LEASE 2701 Washington Road | Augusta, GA 30909

ZONE | B-2

9.88 AC

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### AUGUSTA, RICHMOND COUNTY APN | 013-3-097-00-0

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.

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- 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

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AXX		<b>1</b> <sub>MI</sub>	3м	5м	Vella.	600 VPD	
SOUTH CHANNE	MEDIAN AGE		41	41		1PD	
of of CHROLINS	TOTAL POPULATION		51,000	134,965	AS.		
GODDALE LANGING	TOTAL HOUSEHOLDS		23,808	59,578	12		
Beech	AVG. INCOME/HH		\$108,565	\$95,189		A Come	
32	AVG. VALUE/HH		\$323,276	\$271,250			No.

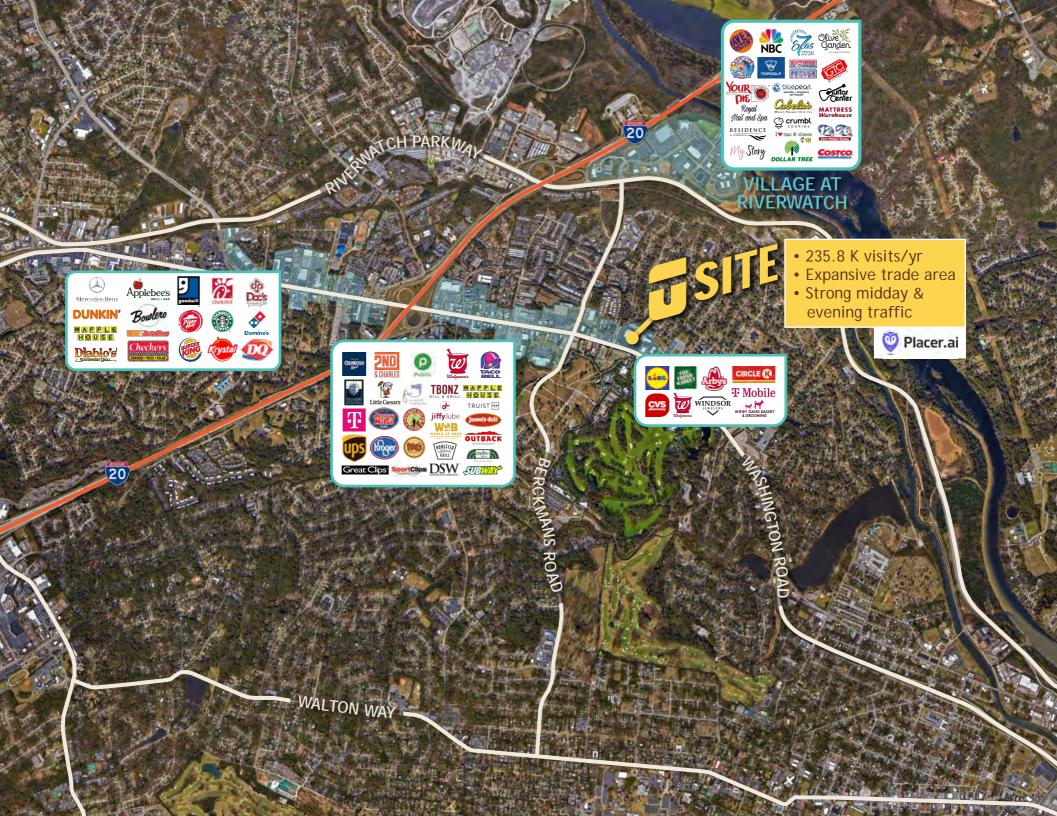
## TENANT

14,285 SF

Kid-to-Kid
Uptown Cheapskate
T-Mobile
Cosmo Prof
TL Nails
AVAILABLE7,210 SF
Fresh Market
AVAILABLE14,285 SF
AVAILABLE4,823 SF
AVAILABLE1,299 SF
Encanto Gardens
Merle Norman
AVAILABLE2,379 SF
AVAILABLE3,000 SF

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## **RIVER REGION STATISTICS**

**River Region Population:** An 767,478

Annual Growth Rate: 0.89%

Average Commute: 23.5 mins



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