

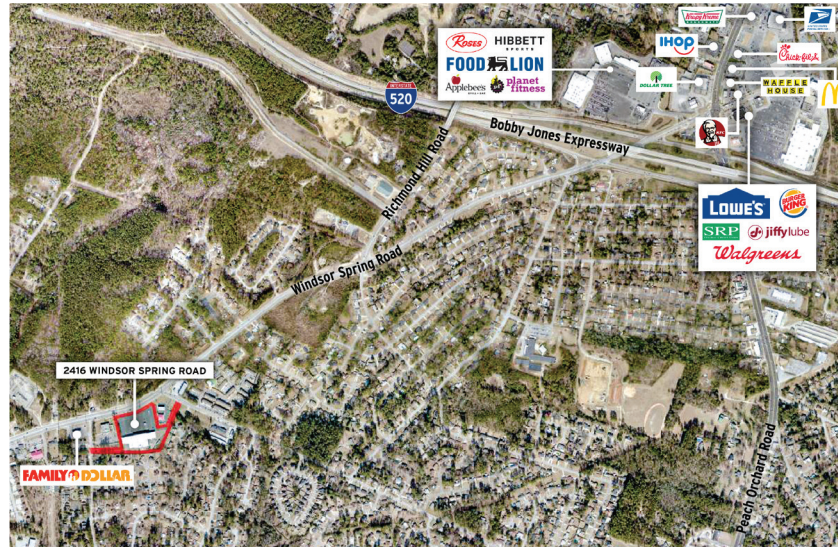


FOR LEASE

**2416 Windsor Spring Road
Windsor Spring Shopping Center**

**BLANCHARD
AND
CALHOUN
REAL ESTATE CO.
COMMERCIAL**





Highlights

Lease Rate	\$12.00 per Square Foot Modified Gross + \$1.25 CAM
Property Type	Neighborhood Center
Land Size	6.16 Acres
Property Size	42,820 Square Foot
Available Sizes	3 Units ranging 1,200 to 3,100 Square Feet

The Windsor Spring Shopping Center was recently purchased by an investor who is in the process of renovating the center. The 20,000 sf space was formerly a Fred's anchored neighborhood center. Owner will consider improvement value for credit worthy Tenants. Close to Ft. Gordon (4,600 Civilians & 12,000+ military) - NSA & Cyber Command Center (8,000+ civilians/military). 4 Points of Ingress/Egress. Improvements include installation of brand new roof/gutters over entire building. Will subdivide. The Shopping Center is located in the heart of South Augusta within 1 mile of I-520 (Bobby Jones), allowing excellent access to all parts of the Metro Augusta. Surrounding industries include Fort Gordon, our Medical Centers, and local industrial manufacturers.



BEMAN GROUP



DAVIS BEMAN
VP • DIRECTOR OF CRE
706.833.0759 DIRECT
706.823.6740 OFFICE
DBEMAN@BLANCHARDANDCALHOUN.COM



ALEX GRIFFIN
INVESTMENT ASSOCIATE
706.823.6740 OFFICE
AGRIFFIN@BLANCHARDANDCALHOUN.COM



C. SCOTT BRANTLEY
COMMERCIAL AGENT
706.825.6197 DIRECT
706.823.6740 OFFICE
SBRANTLEY@BLANCHARDANDCALHOUN.COM



CHRIS CAWLEY JR
COMMERCIAL AGENT
706.829.2704 DIRECT
706.823.6740 OFFICE
CCAWLEY@BLANCHARDANDCALHOUN.COM

**BLANCHARD
AND
CALHOUN**
REAL ESTATE CO.
COMMERCIAL

