

SCAN THE
QR TO VIEW
OUR LISTING
ONLINE

1,400 SF FOR LEASE

3697 Windsor Spring Road, STE 108 | Hephzibah, GA 30815

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ZONE | B-2

1.75 AC

FOR LEASE



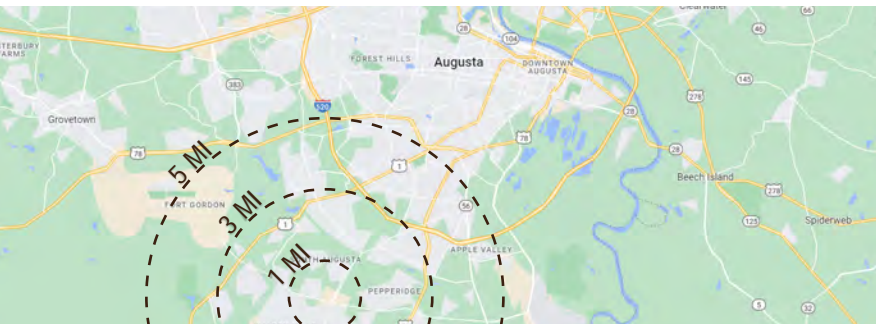
JORDAN TROTTER
COMMERCIAL REAL ESTATE

Windsor Spring Shops is located at one of the major intersections in South Augusta. The Tobacco Road/Windsor Spring corridor is experiencing high growth, with new retail and residential developments in the immediate area. These retail shops have great visibility to the 1.5 million visitors a year to the Neighborhood Walmart.

This 1,400 SF space is a blank canvas for a wide range of retail users. This unit can be easily converted to office or restaurant space. The unit is wide open with a restroom in the rear of the premises.



- Placer.ai ranked #1 visited Neighborhood Walmart in Georgia with 1.5 million yearly visits
- High traffic corridor (22,200 VPD along Windsor Spring Road)
- Limited available retail space
- High residential growth area



| | 1 MI | 3 MI | 5 MI |
|------------------|-----------|-----------|-----------|
| AVERAGE AGE | 40 | 39 | 38 |
| TOTAL POPULATION | 5,689 | 45,621 | 86,882 |
| TOTAL HOUSEHOLDS | 2,129 | 16,898 | 31,536 |
| AVG. INCOME/HH | \$76,614 | \$75,058 | \$70,068 |
| AVG. VALUE/HH | \$184,863 | \$193,712 | \$170,480 |

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TENANT

- LITTLE CAESARS
- ASIAN WOK
- METRO PCS
- AVAILABLE.....1,400 SF
- LIBERTY TAX
- BTJ WINGS

FORT EISENHOWER

DEANS BRIDGE ROAD

GATE #5

WINDSOR SPRINGS ROAD

520



SITE

TOBACCO ROAD

PEACH ORCHARD ROAD

DIAMOND LAKES REGIONAL PARK



1,400 SF
AVAILABLE



TOBACCO ROAD---17,500 VPD

WINDSOR SPRING ROAD---22,200 VPD

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

