



  
**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

# WINDSOR PLACE OUTPARCEL

2520 Tobacco Road | Augusta, GA 30906

FOR SALE	13.48 AC	1103225000
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This land is an outparcel of the Windsor Place Shopping Center. The center is anchored by KJ's and sits at the corner of Tobacco Road and Windsor Spring Road. The 13.48 Acre outparcel sits in front of the shopping center near the detention pond for the retail center. Nearby retail includes, Jiffy Lube, Advanced Auto Parts, Augusta South Family Y, KFC, McDonald's, KJ's, Pizza Hut, and Dollar General. Great location for casual dining or retail.

- 13.48 Acre Outparcel at Windsor Place
- Windsor Spring Road VPD - 21,100
- Located in fast growing part of South Augusta
- Sits near corner of Tobacco Road and Peach Orchard Road
- High traffic intersection with a lot of growth in the area



FORT GORDON

DEANS BRIDGE ROAD



WINDSOR SPRINGS ROAD 21,100 VPD

520



TOBACCO ROAD

**SITE**

PEACH ORCHARD ROAD

MIKE PADGETT HIGHWAY

DIAMOND LAKES REGIONAL PARK

## Population

	1 mi	3 mi	5 mi
Total Population	5,758	43,330	83,577
Median Age (m)	40.5	33.9	32.8
Median Age (f)	39.6	36.8	36.6

## Households & Income

	1 mi	3 mi	5 mi
Total Households	2,148	16,938	31,221
Persons per HH	2.7	2.7	2.7
Average Income	\$54,980	\$52,951	\$48,411
Average Value	\$110,332	\$120,857	\$104,882

