

The main image shows the exterior of a Food Lion store. The building features a prominent brick gable end with the "FOOD LION" sign in large, white, three-dimensional letters. The sign includes a logo of a lion in a square. Below the sign is a large window display with several promotional signs, including one for "London Roll" for \$3.99. The rest of the building is finished with white horizontal siding. The sky is blue with some light clouds.

FOOD LION

Colony Plaza

2115 Windsor Spring Rd

Augusta, GA

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Colony Plaza

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Property Details

Available Space(s):

- » Suite 1300: 1,600 SF
- » Suite 1400: 1,600 SF
- » Suite 2000: 1,200 SF
- » Suite 2200: 1,500 SF

- 216,693 SF grocery-anchored community center located in South Augusta at the corner of Windsor Spring Road & Peach Orchard Rd
- Finalizing LOIs with 3 national box retailers
- Highly visible from I-520 (Bobby Jones Expressway) & Windsor Spring Road
- Strong mix of retailers including Food Lion, Planet Fitness, Applebee's, and more
- Pylon signage available
- 1,087 parking spaces

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,142	47,940	110,455
Total Households	2,501	17,990	43,571
Average HH Income	\$56,543	\$55,840	\$68,477
Daytime Population	7,370	54,202	140,788

TRAFFIC COUNT



66,900 VPD

I-520

34,200 VPD

PEACH ORCHARD RD



Colony Plaza

2115 Windsor Spring Rd

Site Plan

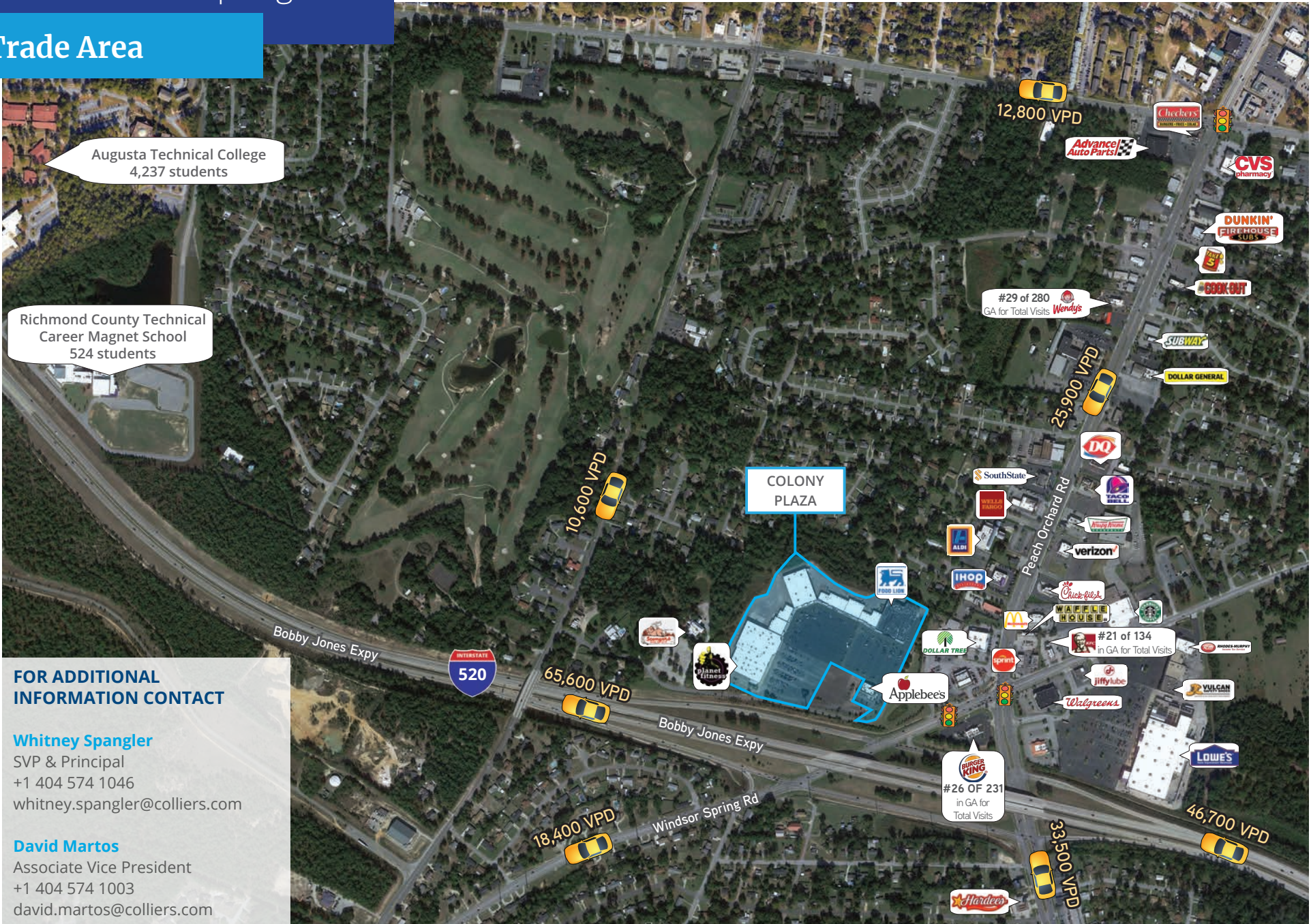


SUITE	TENANT	SIZE/SF
100	AT LEASE WITH NATIONAL TENANT	22,794
110	AT LEASE WITH NATIONAL TENANT	30,547
120	AT LEASE WITH NATIONAL TENANT	9,130
150	PLANET FITNESS	19,253
200	IT'S FASHION METRO	9,700
500	BEAUTY EXPO	7,000
900	ROSES DISCOUNT	35,200
1000	THOMSON TOBACCO	1,200
1100	CREDIT CENTER	1,200
1200	YOSHI EXPRESS	1,200
1300	AVAILABLE	1,600
1400	AVAILABLE 2ND GEN RESTAURANT	1,600
1500	A 2 Z NAILS	1,600
1600	HELPING HANDS	5,400
1700	CITY GEAR	3,181
1800	SOUTH AUGUSTA DIALYSIS	8,500
1900	COMCAST	8,500
2000	AVAILABLE	1,200
2100	EDIBLE ARRANGEMENTS	1,200
2200	AVAILABLE	1,500
2300	EVANS REHABILITATION SERVICES	3,000
2500	FOOD LION	47,990

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Trade Area



FOR ADDITIONAL INFORMATION CONTACT

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