

# Kroger Anchored Retail Space Available For Lease





## PROPERTY DETAILS

<b>Address</b>	2801 Washington Road Augusta, GA
<b>Year Built</b>	2007
<b>Square Footage</b>	16,800 SF
<b>Occupancy</b>	100%
<b>Anchor</b>	Located next to Augusta's Highest Performing Kroger Grocery Store
<b>Co-Tenants</b>	Kroger, Miyako Japanese Steakhouse, Classic Nails, Great Clips, Little Caesars, Hawaiian Style BBQ, The UPS Store, Tropical Smoothie Café, Another Broken Egg, Rockin' Crab, Chase Bank, World of Beer, Chicken Salad Chick and Kroger Fuel.
<b>Space Available</b>	1,400 SF, Suite 108
<b>Asking Rent</b>	\$30/SF NNN



## Shopping Center Summary

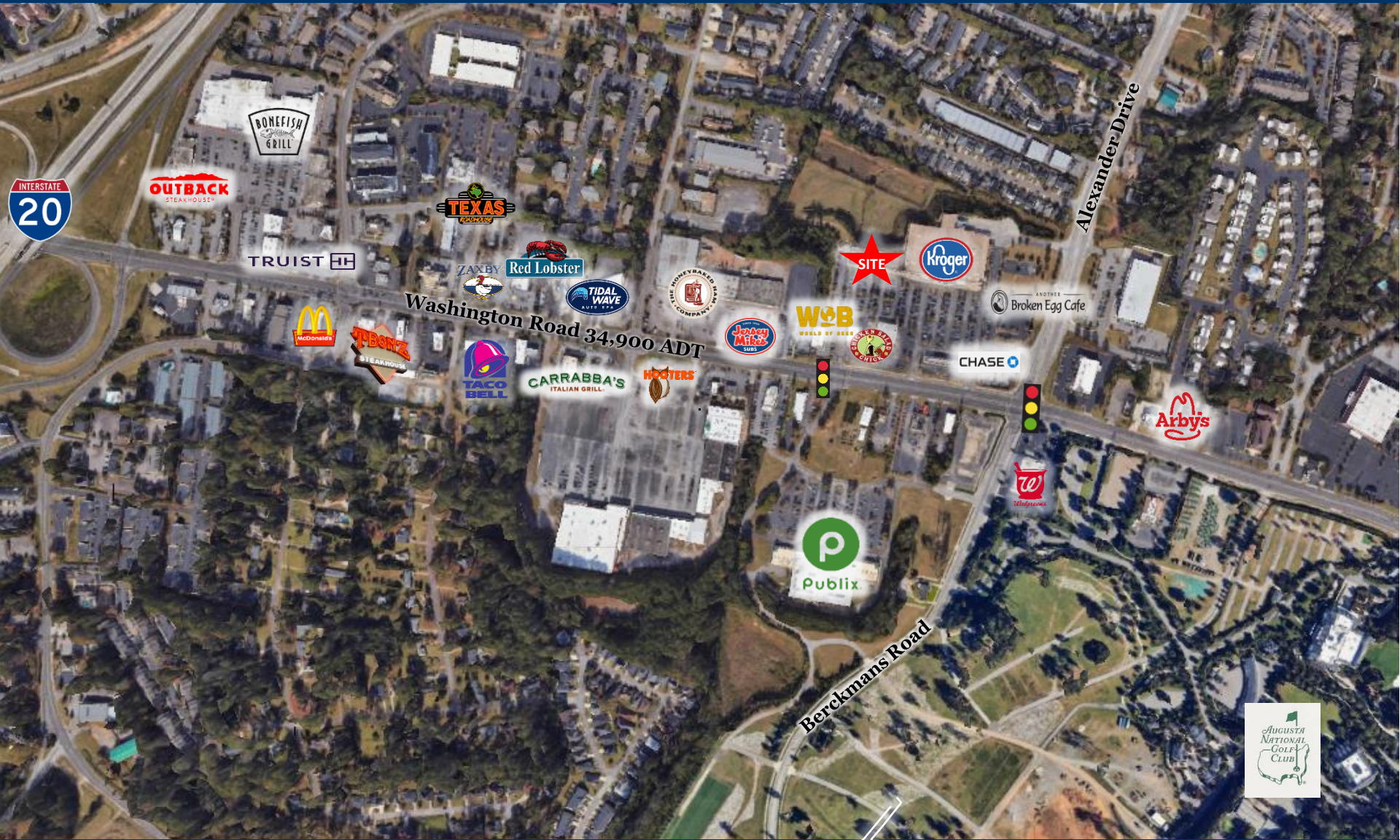
Washington Walk is a Kroger-anchored center centrally located on a major Augusta thoroughfare, Washington Road. This center offers a convenient destination for daily shopping needs and services. In addition to the main grocery store, the center includes various other retail options, dining establishments, and service providers, making it a popular stop for residents.

This center benefits from its proximity to both residential areas and major roadways, providing easy access for shoppers. The design of the shopping center includes ample parking and a well-maintained layout, enhancing the overall shopping experience. Whether for grocery shopping, dining out, or running errands, Washington Walk serves as a vital commercial hub in the Augusta area.

Demographics	HHI	Population
3 miles	\$114,660	48,357
5 miles	\$99,437	137,159
10 miles	\$97,164	324,887







**Leasing Contacts:**

**Rhodes Seeger**  
rhodes.seeger@southeastern.company  
706-825-4457

**Dykes Harbin**  
dykes.harbin@southeastern.company  
706-830-4497



**Kroger Shop Space Available**

2801 Washington Road  
Augusta, GA 30909

**Location Overview**

- ❖ Washington Walk Shopping Center, located in the heart of Augusta on Washington Road, a 25-mile-long major road traveling through the northeastern part of Columbia and Richmond counties, which is home to more than 589,000 residents. It also serves as one of the main entry points to Augusta National Golf Club.
- ❖ Washington Walk Shopping Center is anchored by one of Augusta's Largest and highest performing grocery stores (Kroger).



**Rhodes Seeger**

rhodes.seeger@southeastern.company  
706-825-4457

**Dykes Harbin**

dykes.harbin@southeastern.company  
706-830-4497

© 2016 BAT AERQ, LLC



## THE AUGUSTA MARKET

**Diverse Industry Set:** The MSA is home to a diverse set of industries ranging from tech, advanced manufacturing, military, higher education, and healthcare.

**Technology:** Augusta, GA, has become a significant hub for cybersecurity, largely due to its strategic focus on technology, innovation, and national security. The city is home to Fort Eisenhower, a key U.S. Army installation that houses the U.S. Army Cyber Command (ARCYBER) and the National Security Agency (NSA) Georgia. This has driven the growth of a cybersecurity ecosystem in the region, attracting businesses, educational institutions, and government agencies focused on cybersecurity research, training, and development.

**Military:** Fort Eisenhower employs more than 25,000 and serves a population of over 100,000 - it is estimated to have a total annual economic impact of \$2.1 billion to Augusta.

**Higher Education:** Augusta is home to three systems of higher education and a total enrollment of over 16,000 students

**Healthcare:** Augusta is recognized as a regional healthcare provider with more than 8 hospitals in the region and boasts one of the lowest doctor to patient ratios in the US (640:1).

**Location Advantage:** Strategically located at the epicenter of Atlanta, Columbia, Charlotte, and Jacksonville. Augusta has direct access to Atlanta and Columbia via I-20 and is proximate to I-16, I-26, I-77, & I-95.

**Affordability:** Augusta attracts many to the area due to the area's economic opportunity, temperate climate, and affordability. The overall cost of living in Augusta is nearly 20% lower than the national average.

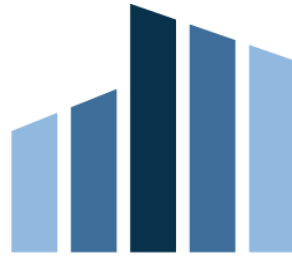


**Rhodes Seeger**

rhodes.seeger@southeastern.company  
706-825-4457

**Dykes Harbin**

dykes.harbin@southeastern.company  
706-830-4497



# SOUTHEASTERN

---

DEVELOPMENT • BROKERAGE • CONSULTING