

PRIME RETAIL SPACE AVAILABLE NEAR FORT GORDON



PROPERTY DETAILS

Address	3942 Harper Franklin Avenue Augusta, GA
Estimated Completion Date	Q1 2024
Total Building Area	129,361 sq
Available Square Footage	10,800 sf
Asking Rent	Shops A&B: \$32/psf (NNN) Outlot 2: \$95,000 per year Outlot 3: \$90,000 per year
Anchor	Kroger
Availability	Pad Sites Available for Ground Lease & Retail Shop Space available for Lease. Two pad sites available for purchase.
Daily Traffic Counts (VPD)	Jimmie Dyess Pkwy: 22,800 Gordon Hwy: 29,800

DEMOGRAPHICS

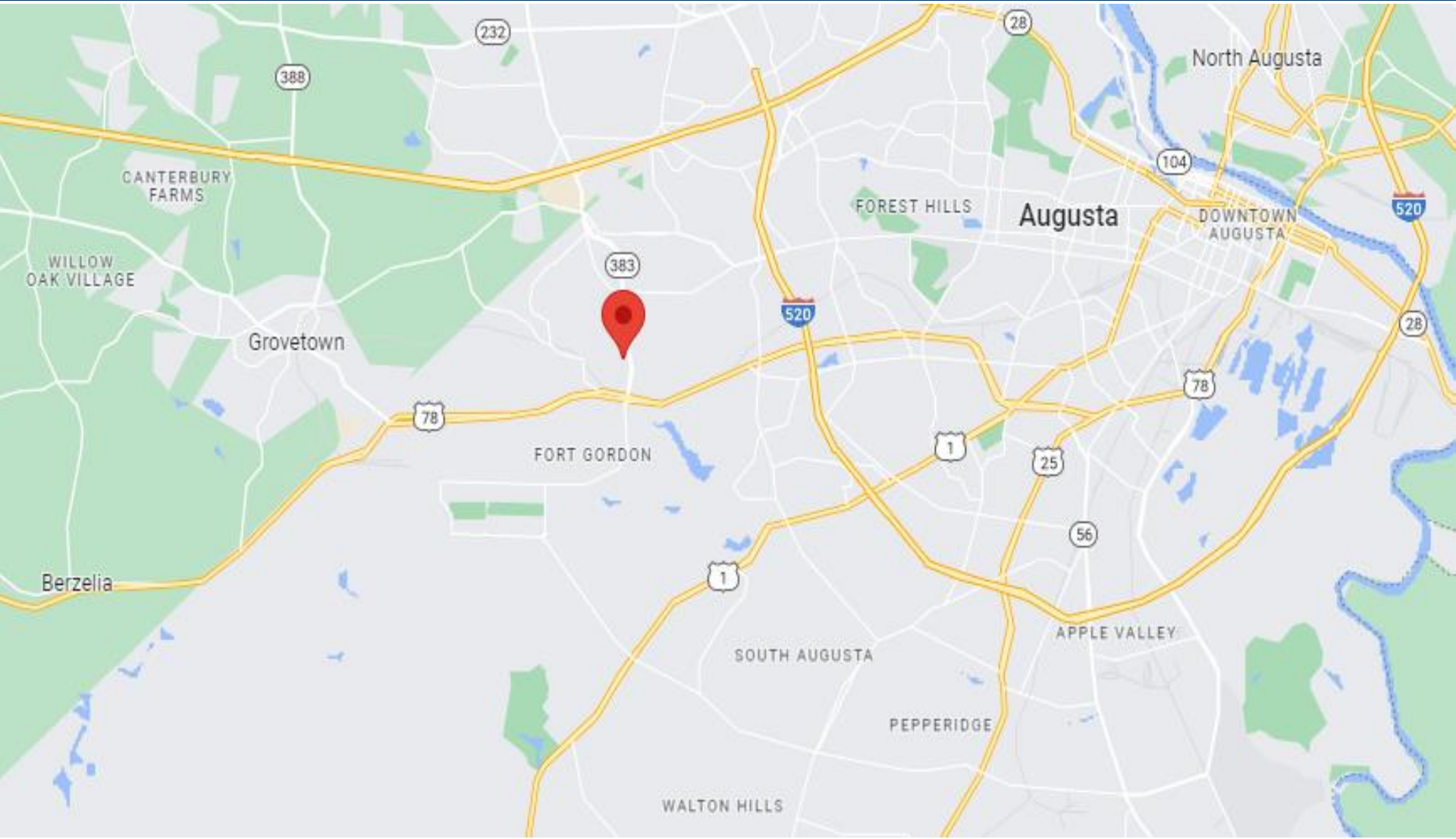
Demographics	HHI	Population
3 miles	\$77,123	35,189
5 miles	\$80,388	118,365
10 miles	\$92,575	342,073



PROPERTY SUMMARY

Eisenhower Crossing is a Kroger-anchored center located near a major Augusta thoroughfare intersection of Jimmie Dyess Parkway and Gordon Highway. This center is also minutes from Fort Gordon, one of the Southeast's premiere military bases. Set to open in Q1 of 2024, there is 10,800 square feet available for retail shop space lease. Ground leases available as well (Outlot 2 and Outlot 3). Outlot 1 and Outlot 4 available for purchase (slide 6).





Chris Senn

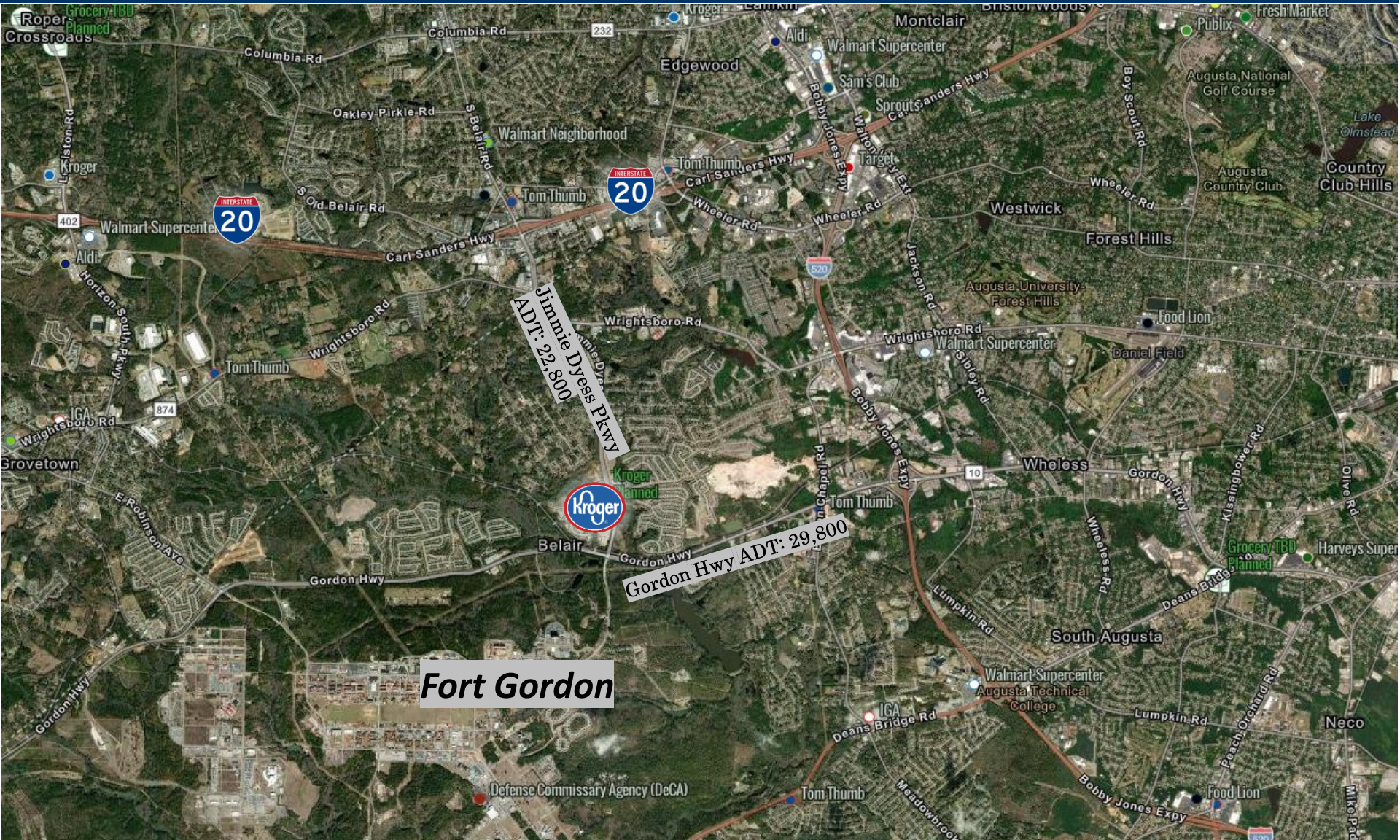
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Retail Space Available 10,800 sf
3942 Harper Franklin Avenue
Augusta, GA 30909

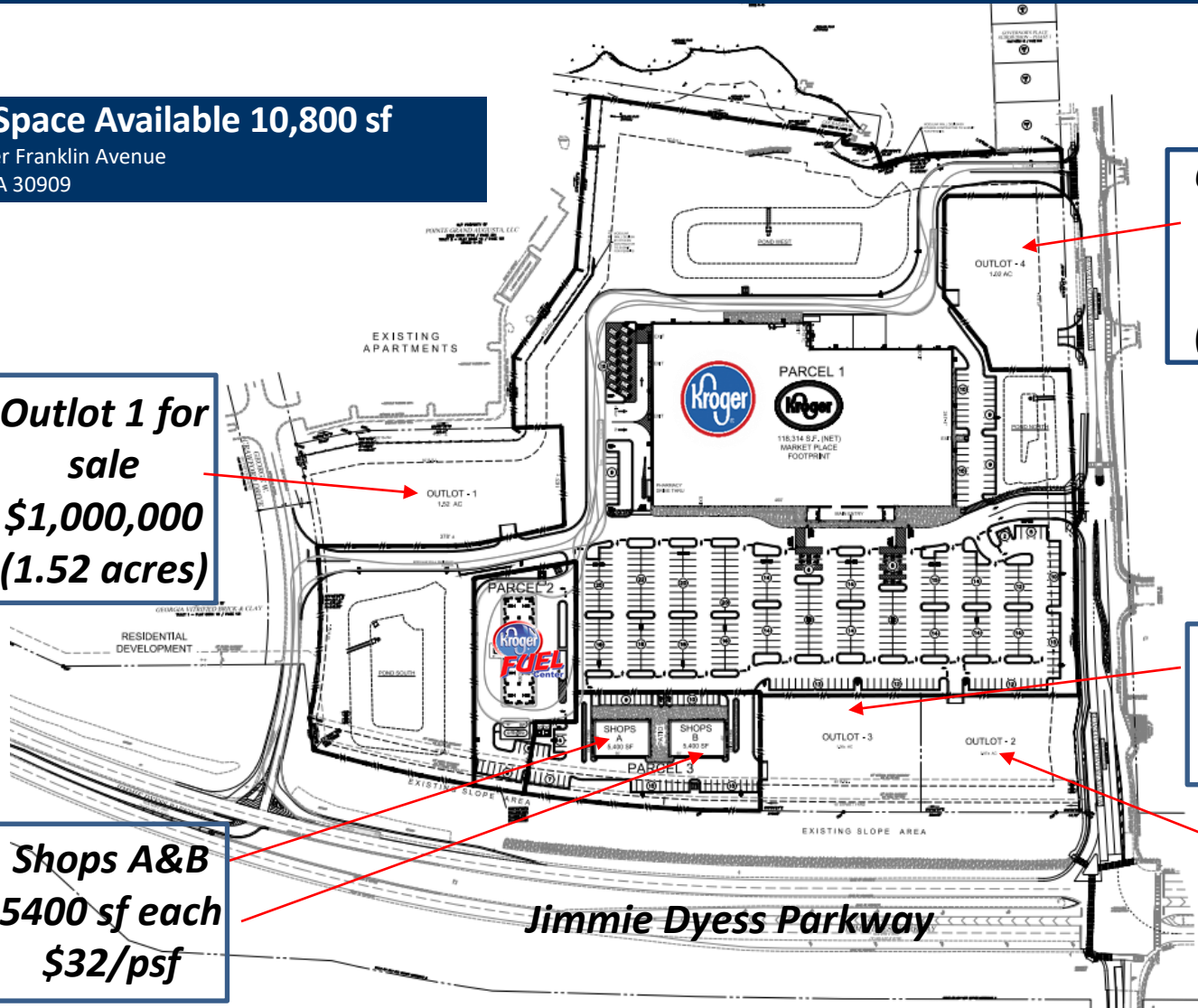
Outlot 1 for sale
\$1,000,000
(1.52 acres)

Outlot 4 for sale
\$1,200,000
(1.02 acres)

Outlot 3
\$90,000 per year

Outlot 2
\$95,000 per year

Shops A&B
5400 sf each
\$32/psf



FORT GORDON FACTS

- **Total Population: 115,687**
- **Average Daily Population: 109,334**
- **Gate 1 of Fort Gordon is 1.4 Miles from Eisenhower Crossing.**
- **Home of the U.S. Army Cyber Center of Excellence.**
- **Net growth expected on the base and the surrounding area in jobs, population growth through 2030.**
- **Growth on the base has far-reaching effects across the region and surrounding communities.**
- **Most personnel on Fort Gordon find their housing off base.**



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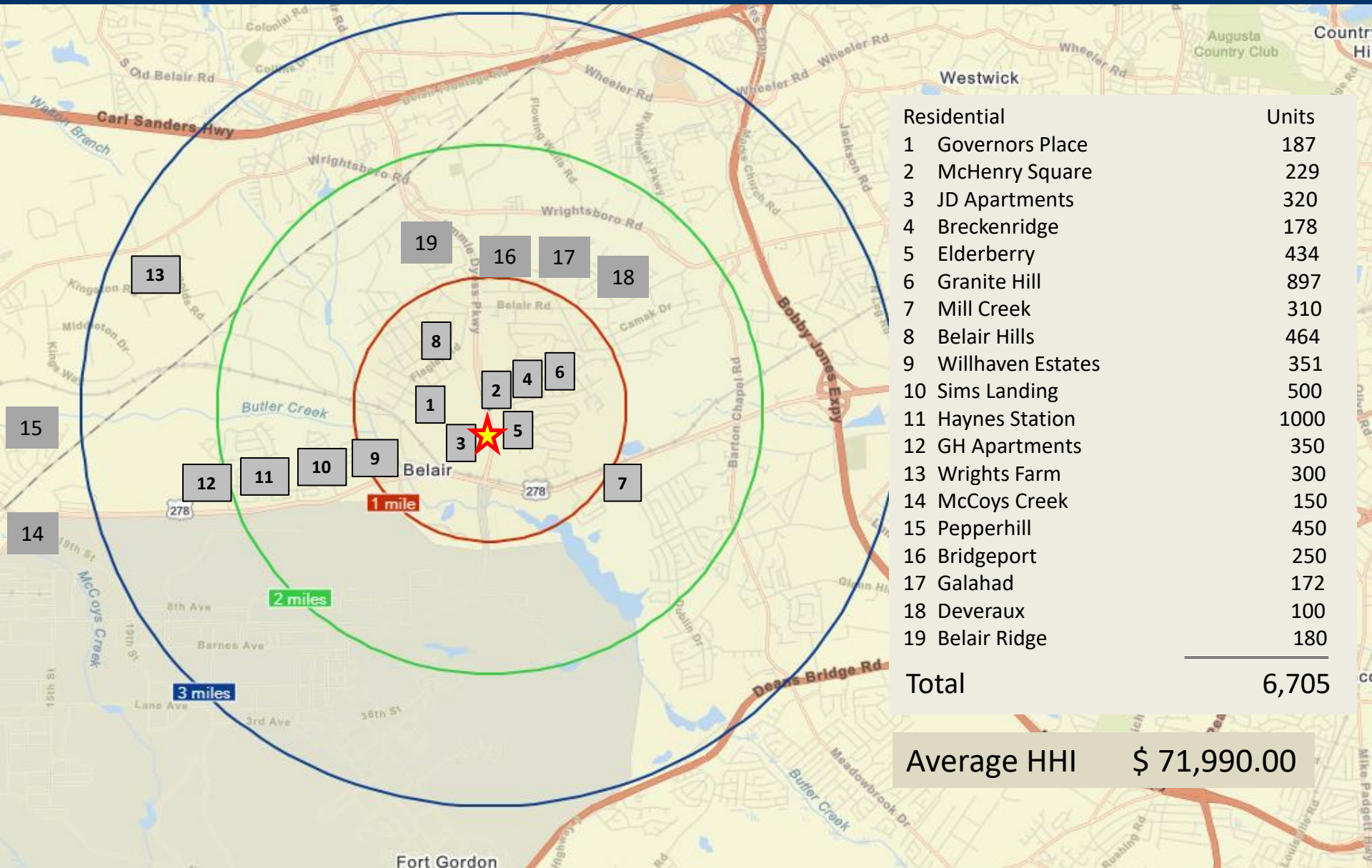
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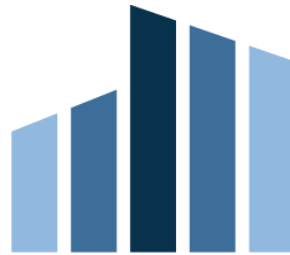
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Residential Developments



Residential	Units	
1	Governors Place	187
2	McHenry Square	229
3	JD Apartments	320
4	Breckenridge	178
5	Elderberry	434
6	Granite Hill	897
7	Mill Creek	310
8	Belair Hills	464
9	Willhaven Estates	351
10	Sims Landing	500
11	Haynes Station	1000
12	GH Apartments	350
13	Wrights Farm	300
14	McCoys Creek	150
15	Pepperhill	450
16	Bridgeport	250
17	Galahad	172
18	Deveraux	100
19	Belair Ridge	180
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Total	6,705	

Average HHI \$ 71,990.00



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