



WASHINGTON ROAD

NATIONAL PLAZA

2816 Washington Road | Augusta, GA 30909

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JORDAN TROTTER
COMMERCIAL REAL ESTATE



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Located on Washington Road (33,000 VPD) with direct access to Berckmans Road (9,410 VPD) which connects to Alexander Drive (14,200 VPD). National Plaza Shopping center is within close proximity of I-20 and Riverwatch Parkway.

National Plaza retail center offers 69,146 SF. Current tenants include Publix Super Market, Build Yo Poke, Edward Jones, Richmond County's Sheriff's Department, Security Land & Development Corporation, China Restaurant, and the Richmond County West Augusta Tag Office. The center has two 1,300 SF suites available. It is a great location for boutique office/retail users.

- Summerville Neighborhood trade area
- Strong anchor tenant in Publix
- High traffic counts:
Washington Road - 33,000 VPD
- Washington Road access at lighted intersection
- Berckmans Road access
- Pylon signage
- 305 dedicated parking spaces

TENANTS

.....Publix
.....Build Yo Poke
.....Edward Jones
.....Richmond County's Sheriff's Dept.
.....Security Land & Development Corp.
1,300 SF.....AVAILABLE
.....China Restaurant
1,300 SF.....AVAILABLE
.....West Augusta Tag Office



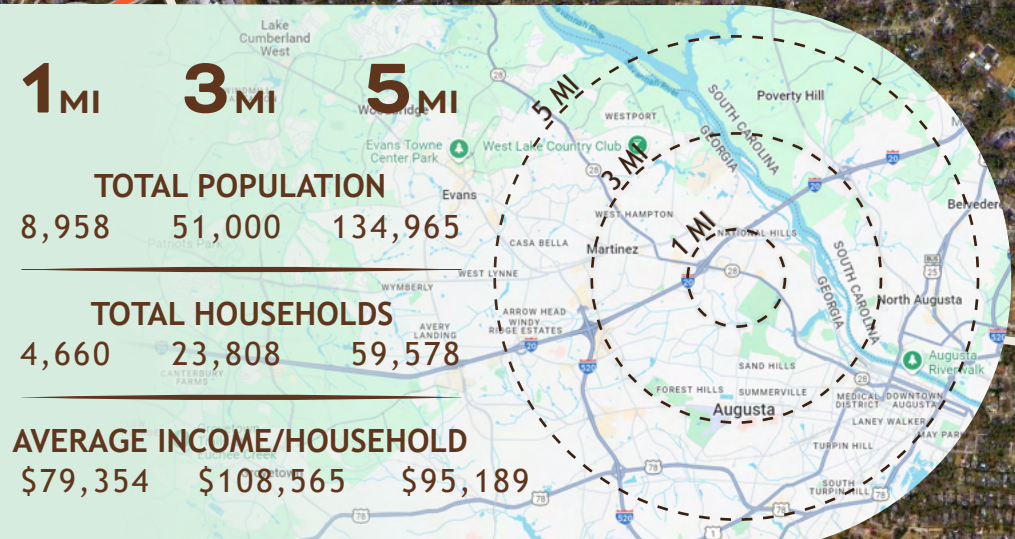
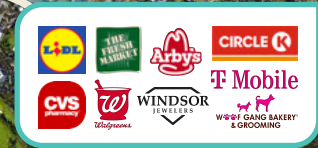


VILLAGE AT RIVERWATCH



- 771.8 K visits/yr
- Strong midday & evening traffic

SITE



RIVER REGION STATISTICS



River Region
Population:
767,478



Annual
Growth Rate:
0.89%



Trade Area
Population:
767,478



Medium
Income:
\$55,049



Average
Commute:
23.5 mins



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 Gordon

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 Gordon, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

