

Meadowwood Shopping Center

2416 Windsor Springs Rd | Augusta, GA 30906

For Lease



PROPERTY SUMMARY

- Newly Renovated including new roof with 20 year warranties, monument signage and all exterior lights converted to LED
- Four access points: Two along Windsor Springs Road (± 27 K VPD), One from Windsor Way, One from Rozier Road

Lease Rate(s):	\$8.00-\$16.00 SF/YR (NNN)
Available SF:	1,200 - 23,917 SF
Building SF:	44,295 SF
Parks:	300
Parking Ratio:	6.77/1,000 SF

MARKET SUMMARY

- Recent Macro-Economic Investments Include:
 - \$3.2 billion investment in Augusta Corporate Park along Mike Padgett Highway, including the expansion of the Starbucks plant, construction of the Aurubis facility for metal recycling
 - GF Casting Solutions (Swiss company) planning a \$184 million aluminum casting facility in Augusta
- To support the growing population and workforce in South Augusta, new residential developments are underway, including a 200+ home neighborhood off Windsor Springs Road
- The US Economic Development Administration has named Augusta a Tech Hub, aiming to drive innovation and job creation to the region

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Market Summary



2024
Average
Household
Income

1 Mile	\$52,277
3 Miles	\$48,261
5 Miles	\$48,319



2024
Employed
Population

1 Mile	2,805
3 Miles	22,595
5 Miles	42,948



2024
Households

1 Mile	2,141
3 Miles	20,140
5 Miles	38,772



2024 Total
Population

1 Mile	5,960
3 Miles	54,177
5 Miles	101,602



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Unit #	Tenant	SF
1	Marcos Pizza	1,320
2/3	Cliffisms Grill	3,600
4	Available	1,200
4A	Dollar Tree	11,858
5	Available	12,087
6	Available	8,515
7A	Available	3,315
8	C&N Medical	1,200
9	Available	1,200
Total		44,295



Meybohm

COMMERCIAL



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