#### 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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1 Mile \$52,277 3 Miles \$48,261

5 Miles \$48,319

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



3 Miles 20,140 5 Miles 38,772

1 Mile 2,141

2024 Total Population

3 Miles 54,177

1 Mile 5,960

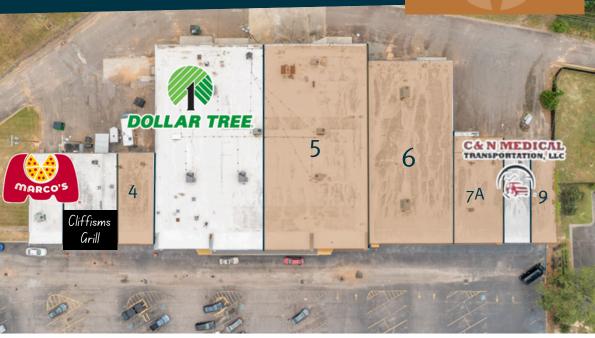
5 Miles 101,602



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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







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