

# Dollar Tree Anchored Center

2416 Windsor Spring Road, Augusta, GA 30906



## OFFERING SUMMARY

Available SF:	1,200 - 12,087 SF
Lease Rate:	\$9.00 - 14.00 SF/yr (NNN)
National Tenants:	Marcos Pizza Dollar Tree
Lot Size:	6.16 Acres
Building Size:	44,280
Zoning:	B-2
Market:	Augusta
Traffic Count:	23,991

## PROPERTY OVERVIEW

This Dollar Tree anchored 44,280 square foot retail center is located at the signalized corner of Windsor Spring Road and Rosier road in Augusta, GA. Available spaces range from 1,200 square feet to a 12,087 square foot co-anchor space that is located adjacent to brand new Dollar Tree. Marcos Pizza is currently under construction in the endcap space. This Shopping center was recently updated with fresh exterior paint, upgraded LED parking lot lighting, and a new pylon sign.

## PROPERTY HIGHLIGHTS

- National tenants include Dollar Tree and Marcos Pizza
- Large parking lot with 6.77 / 1,000 parking ratio
- Freshly painted exterior with upgraded LED parking lot lighting
- Four points of ingress / egress
- 470 feet of frontage on Windsor Spring Road
- Low NNN expenses

## SHERMAN & HEMSTREET REAL ESTATE COMPANY

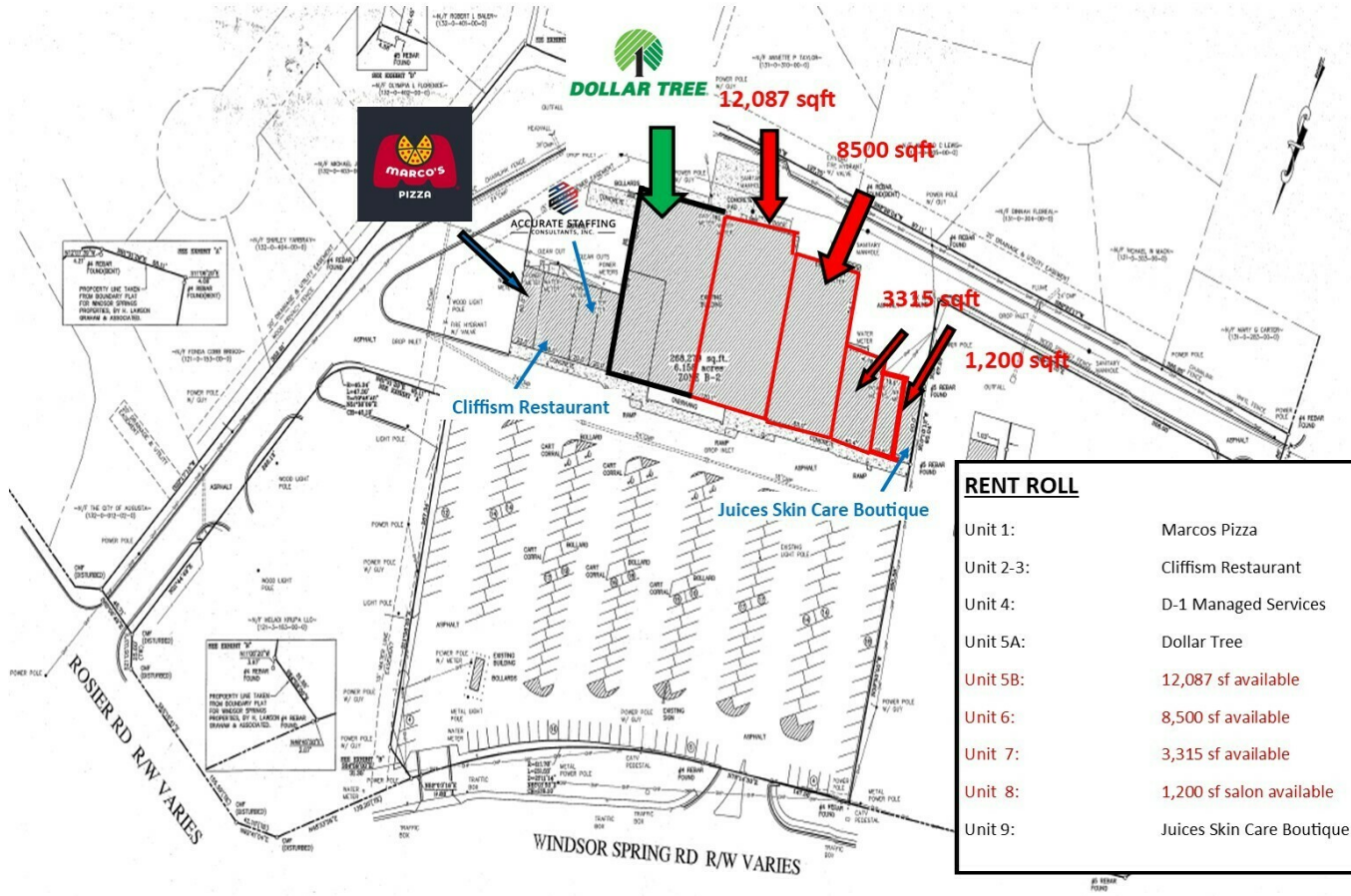
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RENT ROLL	
Unit 1:	Marcos Pizza
Unit 2-3:	Cliffism Restaurant
Unit 4:	D-1 Managed Services
Unit 5A:	Dollar Tree
Unit 5B:	12,087 sf available
Unit 6:	8,500 sf available
Unit 7:	3,315 sf available
Unit 8:	1,200 sf salon available
Unit 9:	Juices Skin Care Boutique



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12,087 sf co- anchor space available



6.77 / 1000 parking ratio on 6.16 acres



Co-anchor Tenant may combine up to four sign panels



8,500 square foot inline space with open floorplan available



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National tenants include a newly opened Dollar Tree and Marcos Pizza which is currently under construction



New LED parking lot lighting



Co-anchor space adjacent to Dollar Tree.

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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200- 12,087 SF	Lease Rate:	\$9.00 - \$14.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Co-anchor	Available	12,087 SF	NNN	\$9.00 SF/yr	Co - Anchor Space located adjacent to Dollar Tree. Large open floor plan with large showroom and ample storage.
7A	Available	3,315 SF	NNN	\$13.00 SF/yr	Great inline space on the right side of the shopping center
6	Available	8,500 SF	NNN	\$12.00 SF/yr	Wide open floorplan with large showroom and storage room in the rear.
8	Available	1,200 SF	NNN	\$14.00 SF/yr	Great inline space with great visibility

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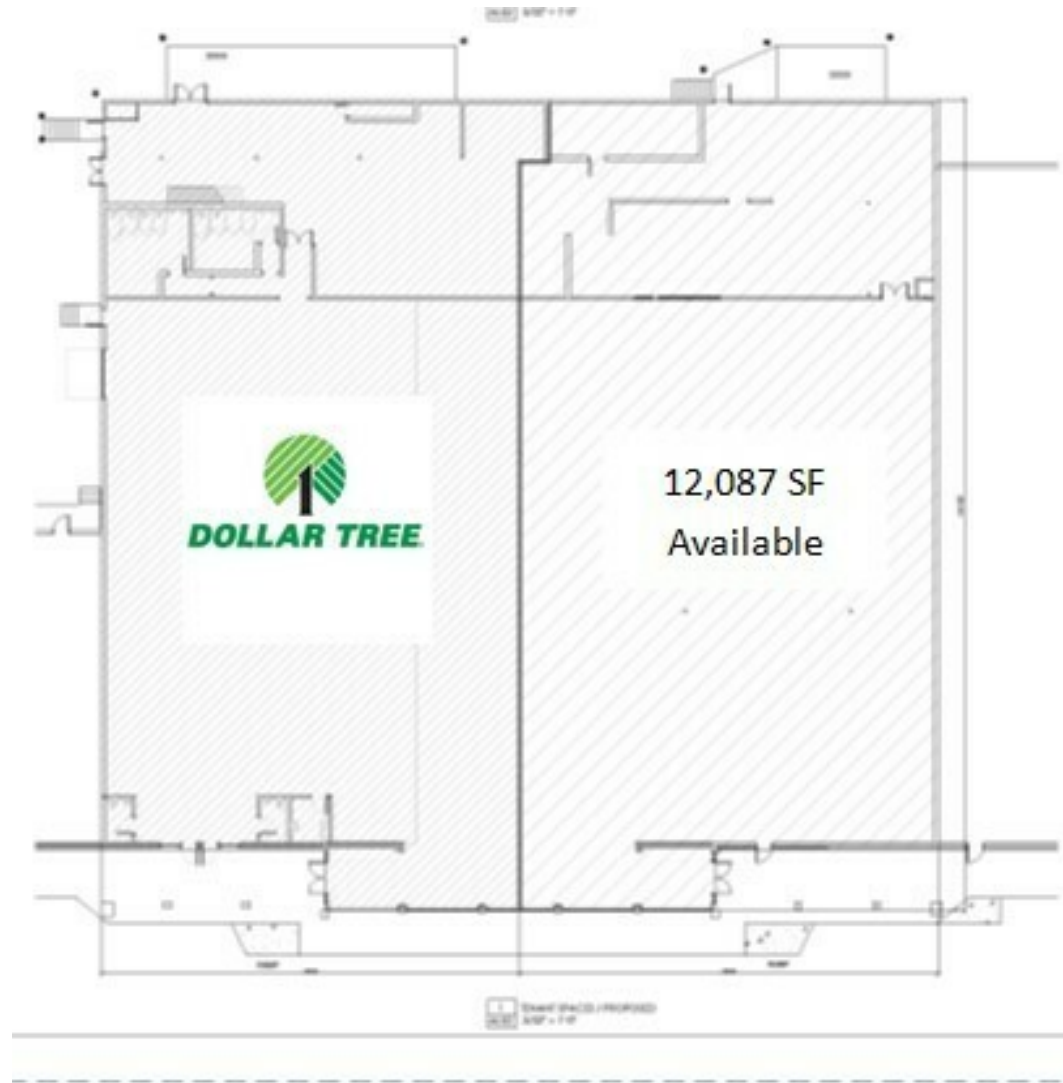
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Lease Rate

**\$9.00 - 14.00 SF/YR**

## BUILDING INFORMATION

Year Built

1981

## LOCATION INFORMATION

Building Name

Windsor Spring Shopping Center

Street Address

2416 Windsor Spring Road

City, State, Zip

Augusta, GA 30906

County

Richmond

Market

Augusta

Signal Intersection

Yes

## PARKING & TRANSPORTATION

Street Parking

Yes

Parking Type

Surface

Parking Ratio

6.77

Number of Parking Spaces

240

## PROPERTY INFORMATION

Property Type

Retail

Property Subtype

Street Retail

APN #

630-240-8019

Lot Frontage

470 ft

Lot Depth

500 ft

Corner Property

Yes

Traffic Count

23,991

Traffic Count Street

Windsor Spring

Traffic Count Frontage

470

Waterfront

Yes

Power

Yes

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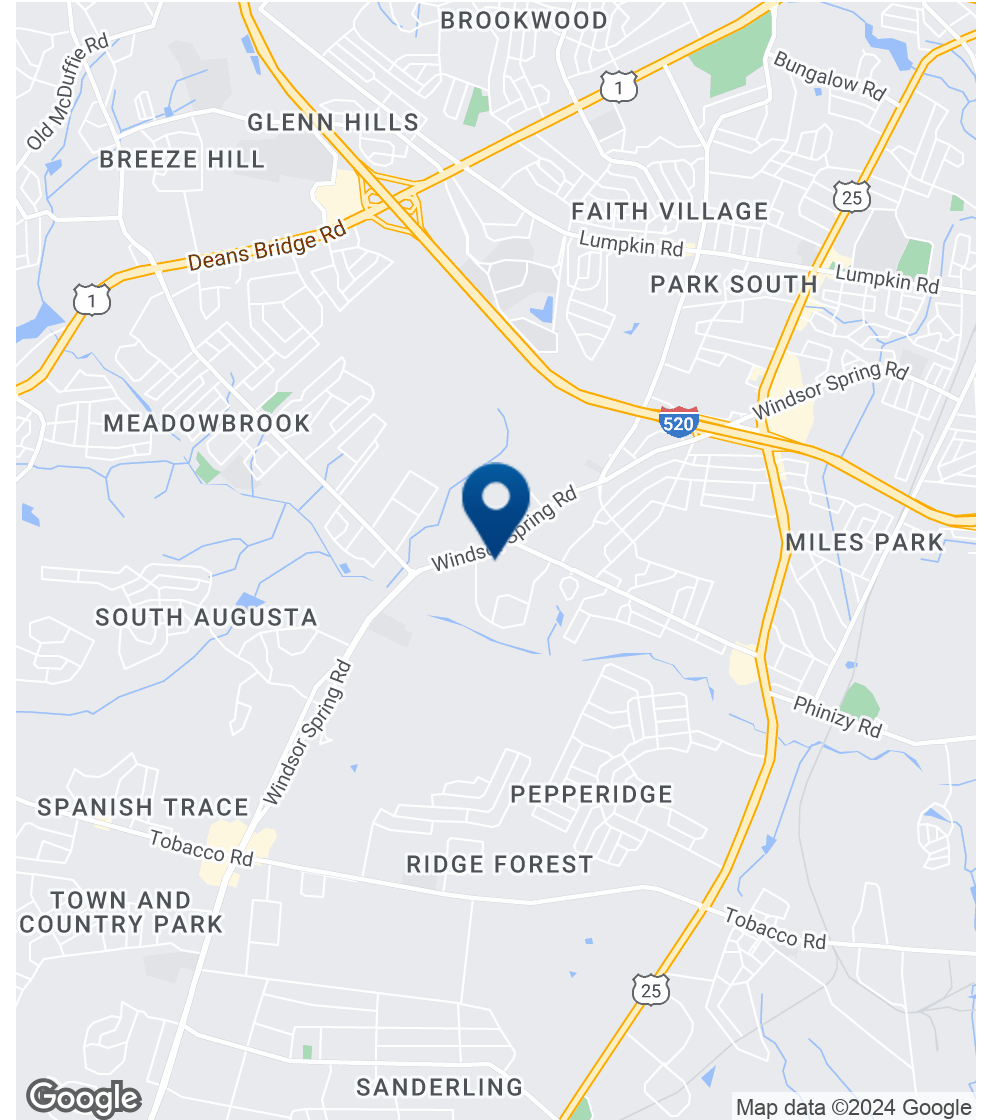
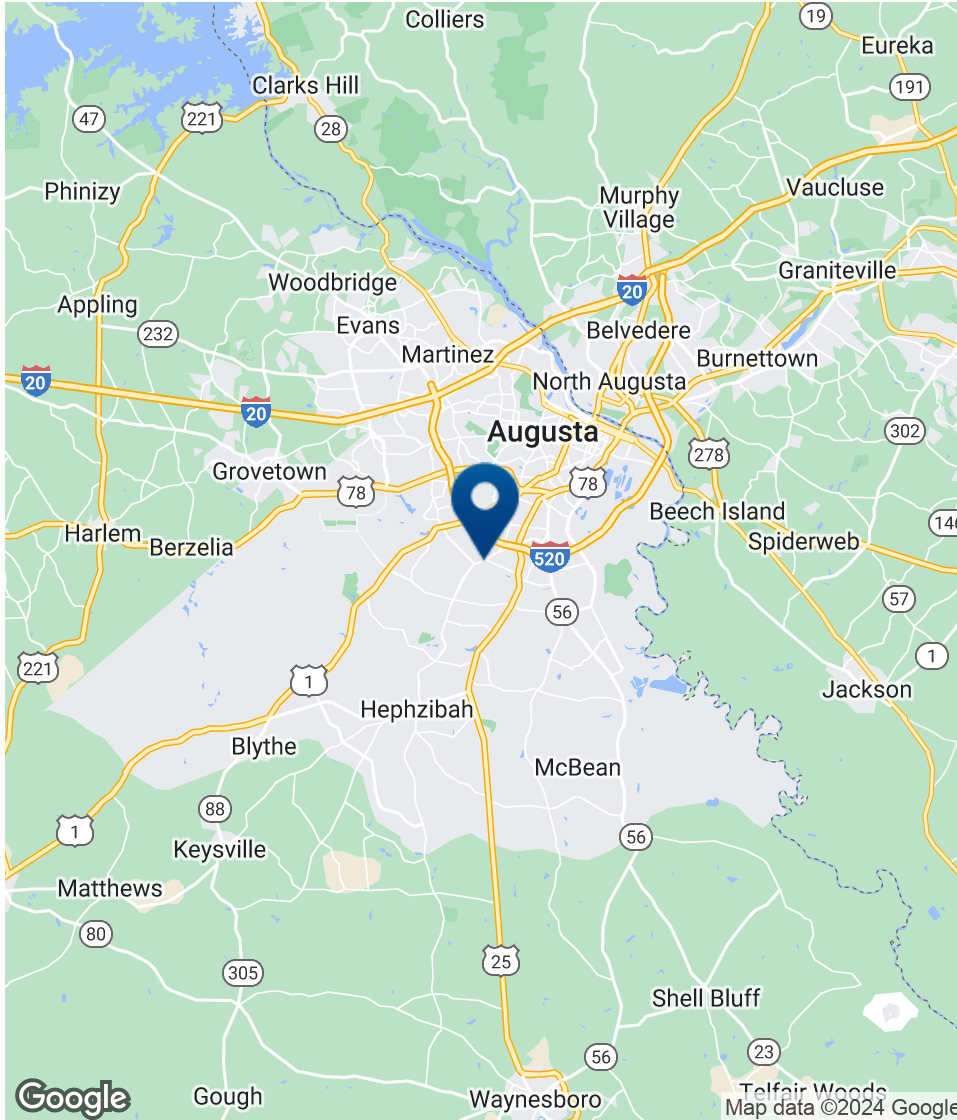
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,189	103,370	269,252
Average age	33.4	34.4	36.6
Average age (Male)	29.4	32.8	35.5
Average age (Female)	35.0	36.6	38.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,711	40,836	118,440
# of persons per HH	2.7	2.5	2.3
Average HH income	\$44,923	\$44,580	\$53,652
Average house value	\$102,696	\$96,199	\$135,235

\* Demographic data derived from 2020 ACS - US Census

