

Walmart Anchored Strip Center

4435 Washington Road, Evans, GA 30809



PROPERTY DESCRIPTION

Fully built out hair salon available! Centre @ Evans is a 38,360 square foot Super Walmart Shadow Center in the heart of the Evans, GA retail district along busy Washington Road. The property provides great retail exposure with ease of ingress and egress given the signalized entrance. The tall lighted pylon sign along Washington Road adds to the already superb exposure of this center. The center's large parking lot ensures ample and easy parking for your customers. We are currently home to many strong national tenants such as Dollar Tree, Alta Paints, Cato, GNC, and Sally Beauty Supply.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Available SF:	1,200 SF
Lot Size:	8.14 Acres
Building Size:	38,428 SF
Zoning:	C-2
Market:	Augusta, GA
Sub Market:	Evans, GA
Cross Street:	Washington Road signalized intersection
Anchor Tenant:	Super Walmart

SHERMAN & HEMSTREET REAL ESTATE COMPANY

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Surrounded by National Retail

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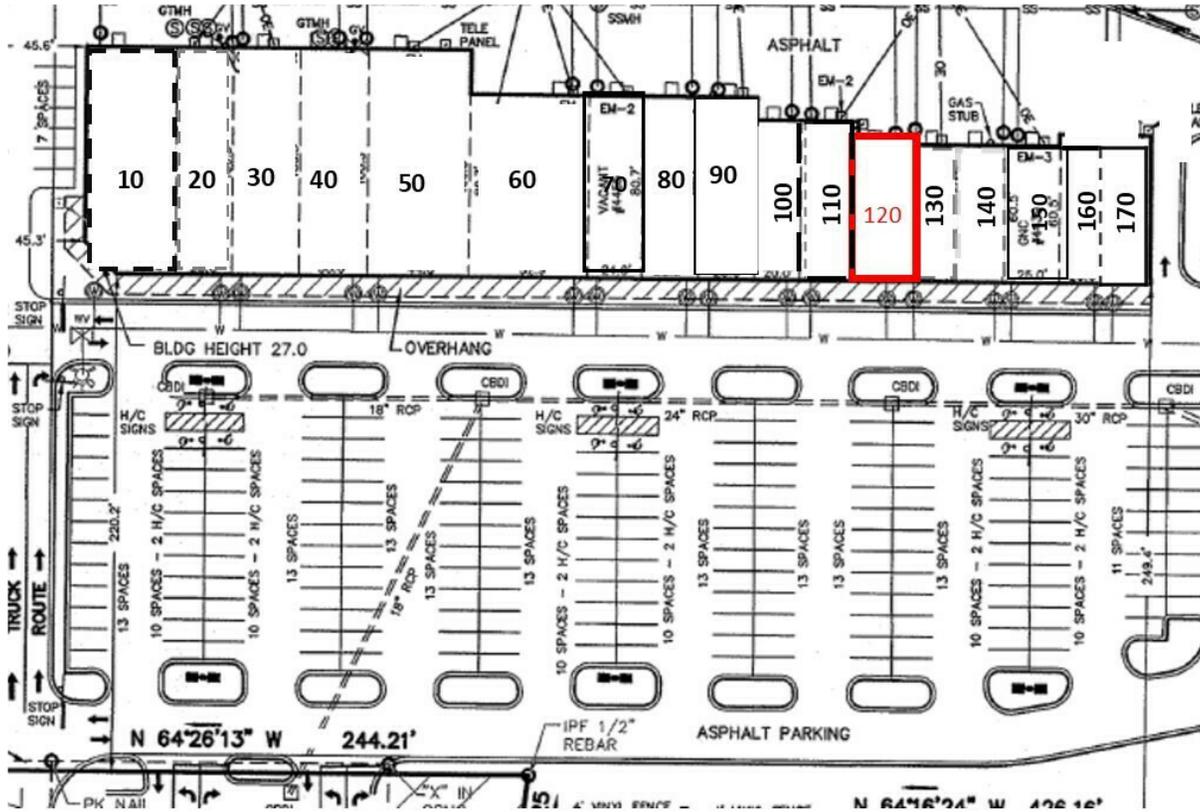


SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 120	Street Retail	\$20.00 SF/YR	NNN	1,200 SF	Negotiable	Fully built out hair salon

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MAC Electronics	80	2,000
Available	90	2,000
Sally Beauty Supply	100	1,400
Available	110	1,800
Georgia Cuts	120	1,200



Tenant name	Unit	Square feet
Alta Paints	10	4,000
Southern boy	20	2,500
Dollar Tree	30 – 50	10,500
Cato	60	4,160
Happy Beauty	70	2,000
MAC Electronics	80	2,000
UPS Store	90	2,000
Sally Beauty Supply	100	1,400
Valley Vape	110	1,800
SALON AVAILABLE	120	1,200
State Farm	130	1,200
Nail Salon	140	1,500
GNC	150	1,200
Chef JK	160	1,300
Spirits	170	1,300

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PROPERTY HIGHLIGHTS

- Walmart anchored strip center
- Heart of thriving Evans, GA retail district
- Great visibility from Washington Road
- 217 surface parking spaces (5.01 / 1,000 ratio)
- 31,543 cars per day on Washington Road
- Signalized Washington Road intersection
- Exponential population growth
- Fully built out hair salon available
- Tall lighted pylon signage available
- Home to many national retailers

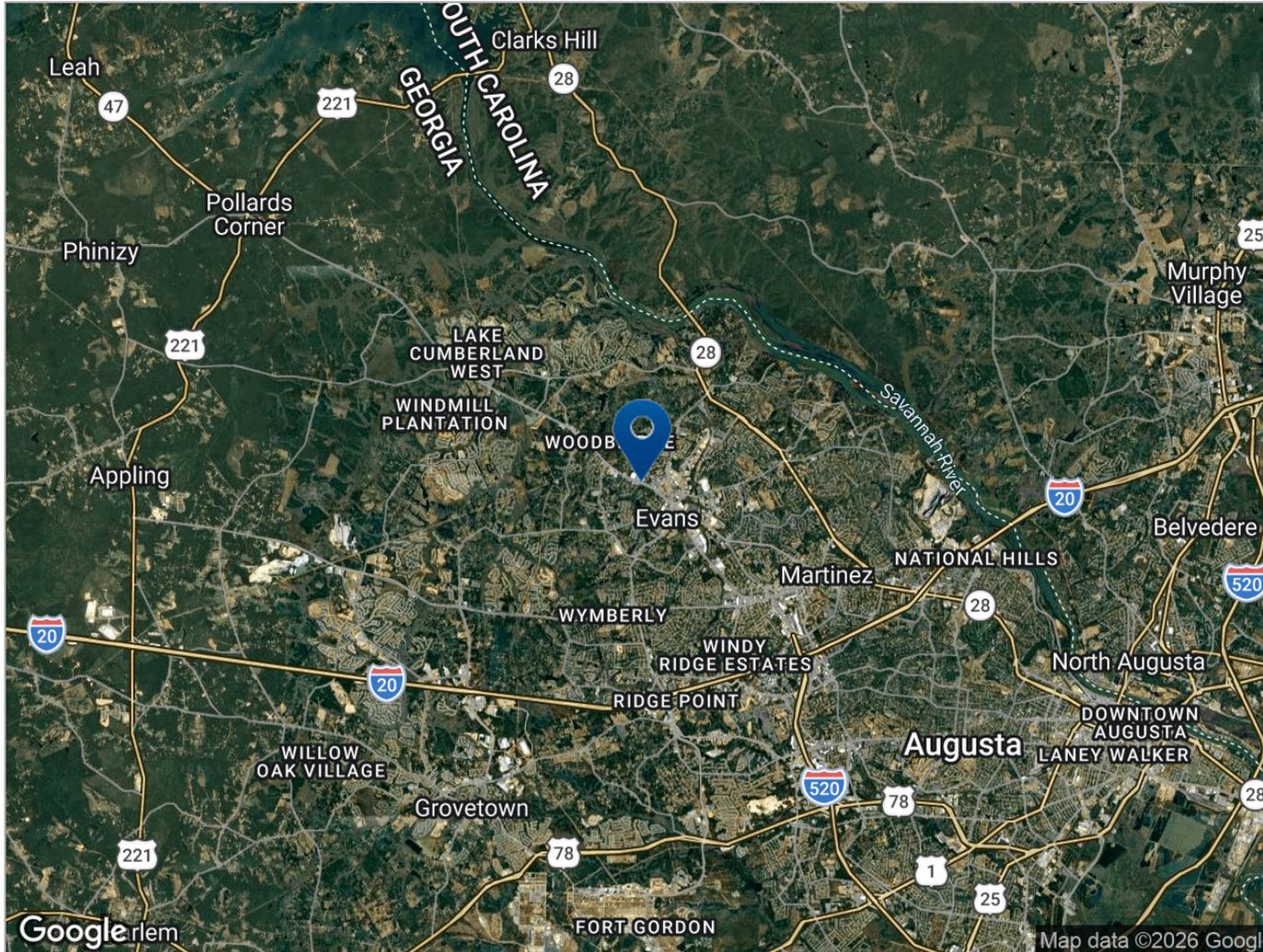
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LOCATION DESCRIPTION

Evans, GA is an affluent suburb of Augusta, GA (home of the Augusta National Golf Club) that is characterized with national retail, local government complexes, a large outdoor amphitheater that hosts national acts, movie theater, professional offices, and the new performing arts theater. Evans has seen exponential population and income growth in the past several years derived from the relocation of many national security assets to Fort Gordon. This trend will continue as national security assets continue to relocate to the Augusta, GA area.

