

SCAN THE
QR TO VIEW
OUR LISTING
ONLINE



WASHINGTON CROSSING SHOPPING CENTER

2907 Washington Road | Augusta, GA 30909

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12.91 AC

1,100 - 5,066 SF



JORDAN TROTTER
COMMERCIAL REAL ESTATE

This popular shopping center sits at the corner of Washington Road and I-20. It is centrally located between Downtown Augusta and Columbia County at I-20.

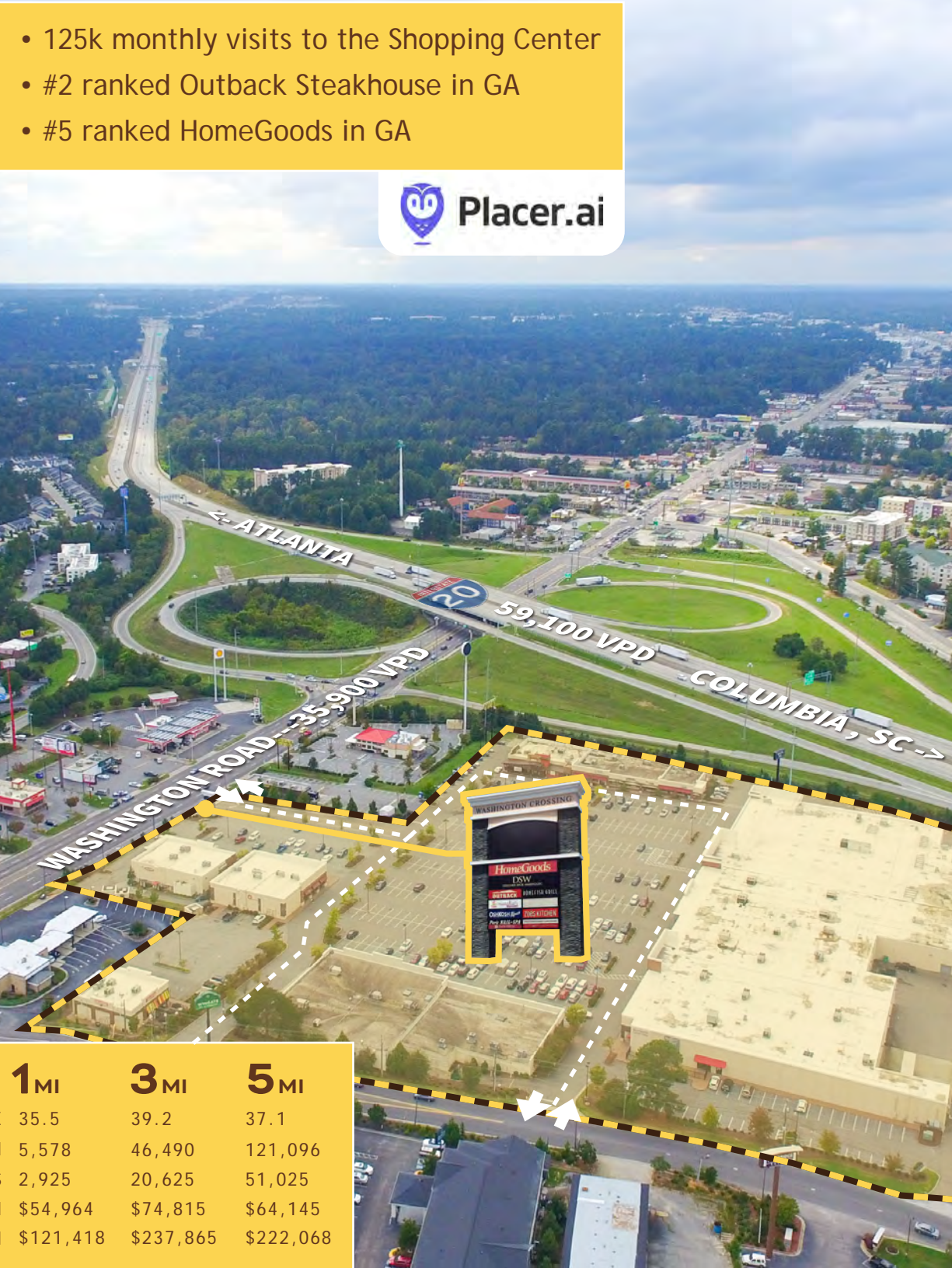
Washington Crossing Shopping Center is a commercial hub with more than 148,000 SF of space. Current tenants include: FreshTake, DSW, Bonefish Grill, HomeGoods, Half Moon Outfitters, Pure Barre, Heartland Vet, Carter's Oshkosh B'gosh, Zen Ramen & Bar, Surcheros, Brazilian Wax & Spa, Outback Steakhouse, Paris Nails & Spa, Mariner Finance, and The Joint Chiropractic.

- Prominent pylon signage
 - 3 full access points via Washington Road and Center West Parkway
 - Corner of Washington Road and I-20 (VPD 35,900)

STE 404....1,400 SF....\$28/SF.....	grease trap, walk-in cooler
STE 500....5,000 SF....\$35/SF....	can be subdivided, grease trap, walk-in cooler, drive-thru
STE 706....1,400 SF....\$26/SF	
STE 710....1,100 SF....\$26/SF	
STE 2903...5,066 SF....\$18/SF	



	1MI	3MI	5MI
AVERAGE AGE	35.5	39.2	37.1
TOTAL POPULATION	5,578	46,490	121,096
TOTAL HOUSEHOLDS	2,925	20,625	51,025
AVG. INCOME/HH	\$54,964	\$74,815	\$64,145
AVG. VALUE/HH	\$121,418	\$237,865	\$222,068



- 125k monthly visits to the Shopping Center
- #2 ranked Outback Steakhouse in GA
- #5 ranked HomeGoods in GA





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FreshTake
GROCERY

DSW
DISCOUNT SPORTSWEAR

BONEFISH
GRILL

HomeGoods

HALF MOON
OUTFITTERS

THE JOINT
chiropractic

Suite 710
1,100 sf

MARINER
FINANCE

Suite 706
1,400 sf

PARIS
NAILS & SPA

OUTBACK
STEAKHOUSE

SURCHEROS
FRESH MEX.

Suite 404
1,400 sf

Brazilian
WAX & SPA

drive thru

Suite 500
5,000 sf

pure barre
lift • tone • burn

Heartland
VETERINARY PARTNERS

EST. 1980
OSHKOSH
Bigosh

Suite 2903
5,066 sf

ZEN RAMEN
& BAR

CHIPOTLE
MEXICAN GRILL

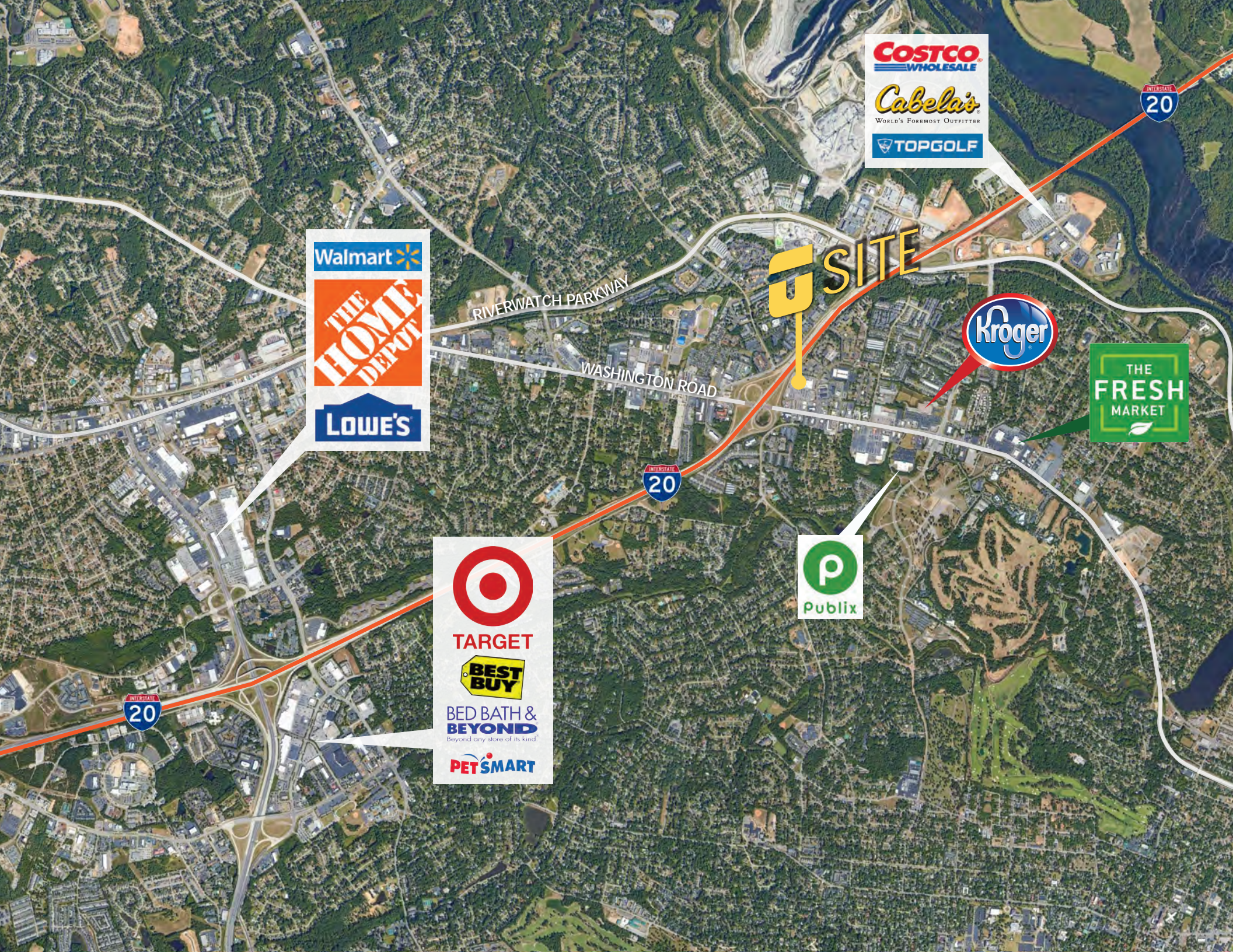
WAFFLE
HOUSE

TRUIST

WASHINGTON ROAD <35,000 VPD>

INTERSTATE 20 <59,100 VPD>

CENTER W. PKWY



Walmart

THE HOME DEPOT

LOWE'S

COSTCO
WHOLESALE

Cabela's
WORLD'S FOREMOST OUTFITTER

TOPGOLF

G SITE



THE
FRESH
MARKET



TARGET

BEST BUY

BED BATH & BEYOND
Beyond any store of its kind.

PETSMART

RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



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 Eisenhower

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 Eisenhower, 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

