

SCAN THE  
QR TO VIEW  
OUR LISTING  
ONLINE



# 1,400 SF FOR LEASE

3697 Windsor Spring Road, STE 108 | Hephzibah, GA 30815

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ZONE | B-2

1.75 AC

FOR LEASE



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

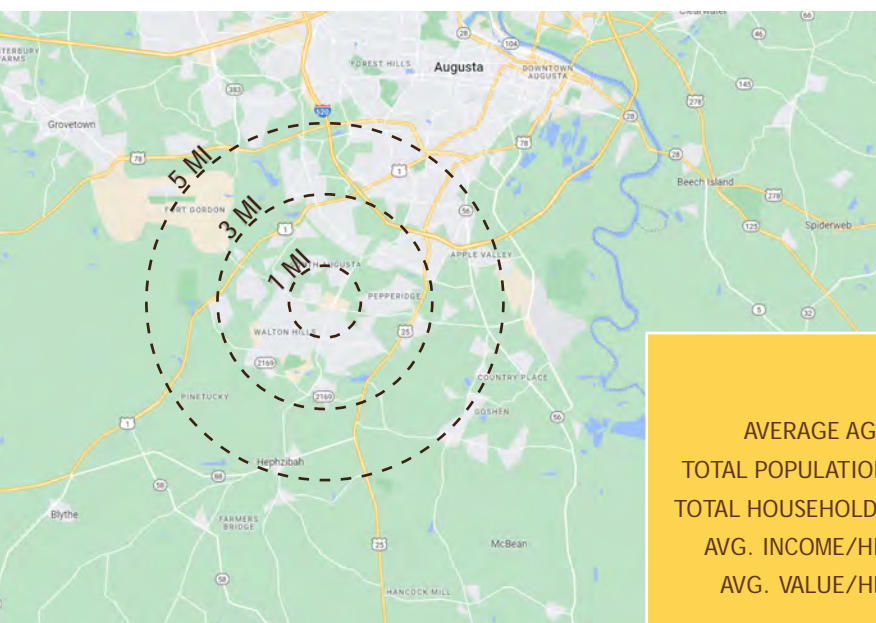


Windsor Spring Shops is located at one of the major intersections in South Augusta. The Tobacco Road/Windsor Spring corridor is experiencing high growth, with new retail and residential developments in the immediate area. These retail shops have great visibility to the 1.5 million visitors a year to the Neighborhood Walmart.

This 1,400 SF space is a blank canvas for a wide range of retail users. This unit can be easily converted to office or restaurant space. The unit is wide open with a restroom in the rear of the premises.



- Placer.ai ranked #1 visited Neighborhood Walmart in Georgia with 1.5 million yearly visits
- High traffic corridor (22,200 VPD along Windsor Spring Road)
- Limited available retail space
- High residential growth area



	1 <sub>MI</sub>	3 <sub>MI</sub>	5 <sub>MI</sub>
AVERAGE AGE	40	39	38
TOTAL POPULATION	5,689	45,621	86,882
TOTAL HOUSEHOLDS	2,129	16,898	31,536
AVG. INCOME/HH	\$76,614	\$75,058	\$70,068
AVG. VALUE/HH	\$184,863	\$193,712	\$170,480

## TENANT

LITTLE CAESARS  
ASIAN WOK  
METRO PCS  
AVAILABLE.....  
LIBERTY TAX  
BTJ WINGS

AVAILABLE.....1,400 SF





# FORT EISENHOWER

## GATE #5

An aerial photograph of a residential neighborhood. A road, labeled 'DEANS BRIDGE ROAD' in white text, runs diagonally across the frame. The area is characterized by green lawns, trees, and several houses. The road appears to be a cul-de-sac or a dead-end street.



**E SITE**

# DIAMOND LAKES REGIONAL PARK

TOBACCO ROAD





# SITE PLAN

1,400 SF  
AVAILABLE

TOBACCO ROAD---17,500 VPD



WINDSOR SPRING ROAD---22,200 VPD

# 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, Savannah River Site, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, East Central Regional, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

