

An aerial photograph of a shopping center with a large parking lot, several cars, and a building with multiple storefronts. A sign on the left reads 'Windsor Crossing' and a sign on the right lists 'MARTIAL ARTS' and 'DANCE D.D.P.'. The image has a blue tint.

FOR SALE

WINDSOR CROSSING SHOPPING CENTER

3558 Windsor Spring Rd, Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

CHRIS FARROW
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Property Summary



PROPERTY DESCRIPTION

Windsor Crossing Shopping Center is 100% occupied and located on the busy thoroughfare of Windsor Spring Road in Augusta, GA. Windsor Spring Road is an arterial road that connects the Hephzibah area to I-520 and downtown Augusta. Our traffic count boasts over 19,000 cars per day. The center is about a half a mile from the busy intersection of Tobacco Road and Windsor Spring where there is a bustling Neighborhood Walmart. Windsor Crossing is currently home to 5 great local tenants with great rental history. The center has proven to be easy to manage and has had very low vacancy over the past several years. Rental increases on renewals have been obtained on recent renewals. Our adjacent neighboring retailers include Checkers, Sparkle Express Car Wash, and Sprint Gas Station.

OFFERING SUMMARY

Sale Price:	\$1,095,000
Sale Type:	Investment
Lot Size:	1.28 Acres
Building Size:	6,000 SF
NOI:	\$66,727.18
Cap Rate:	6.09%
Number of units:	5
Occupancy:	100%
County:	Richmond County, GA
APN:	142-0-002-01-0



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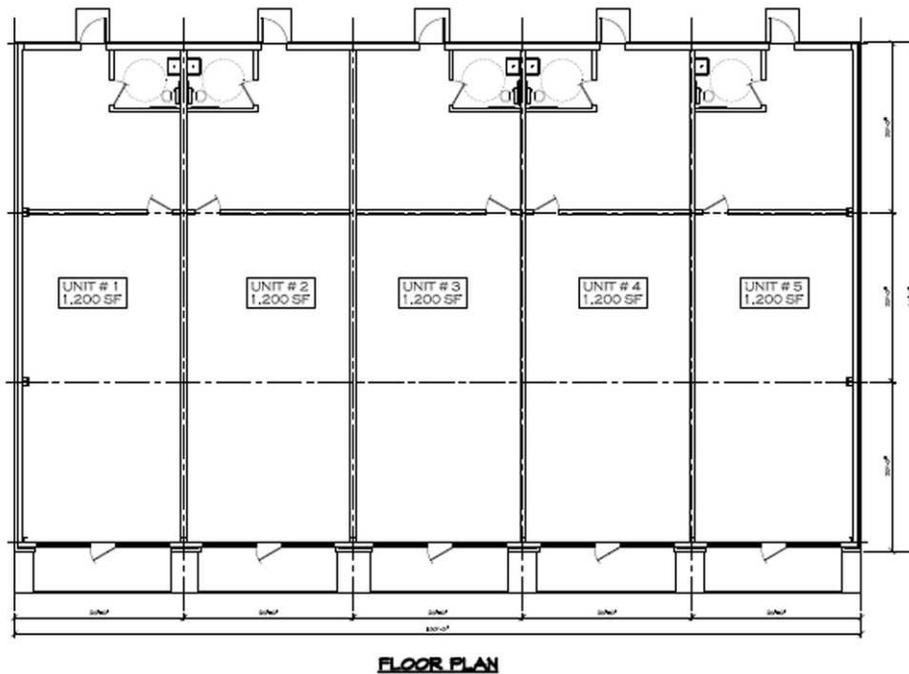
Complete Highlights



PROPERTY HIGHLIGHTS

- 100% occupancy. All leases are current with remaining term.
- Low historical vacancy
- Great local tenant mix
- Over 19,000 cars per day
- Great visibility from Windsor Spring Road
- 2 points of ingress / egress
- 2 monument signs
- Parking lot is in good condition (recently sealed and striped)
- Strong national brands as neighbors
- 3 leases renewed in 2025
- 53 parking spaces (8.83 / 1000 parking ratio)

Tenant Mix



TENANT	UNIT	SQUARE FEET	START DATE
Herr Hair Salon	1	1200	June 2020
Crown Gold Photography	2	1200	March 2022
Urzo Jui Jitsu	3	1200	April 2022
Loc Loves Barber	4	1200	Oct 2020
DDP Dance School	5	1200	June 2024

FINANCIALS



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ANNUAL PROFIT AND LOSS

Proforma

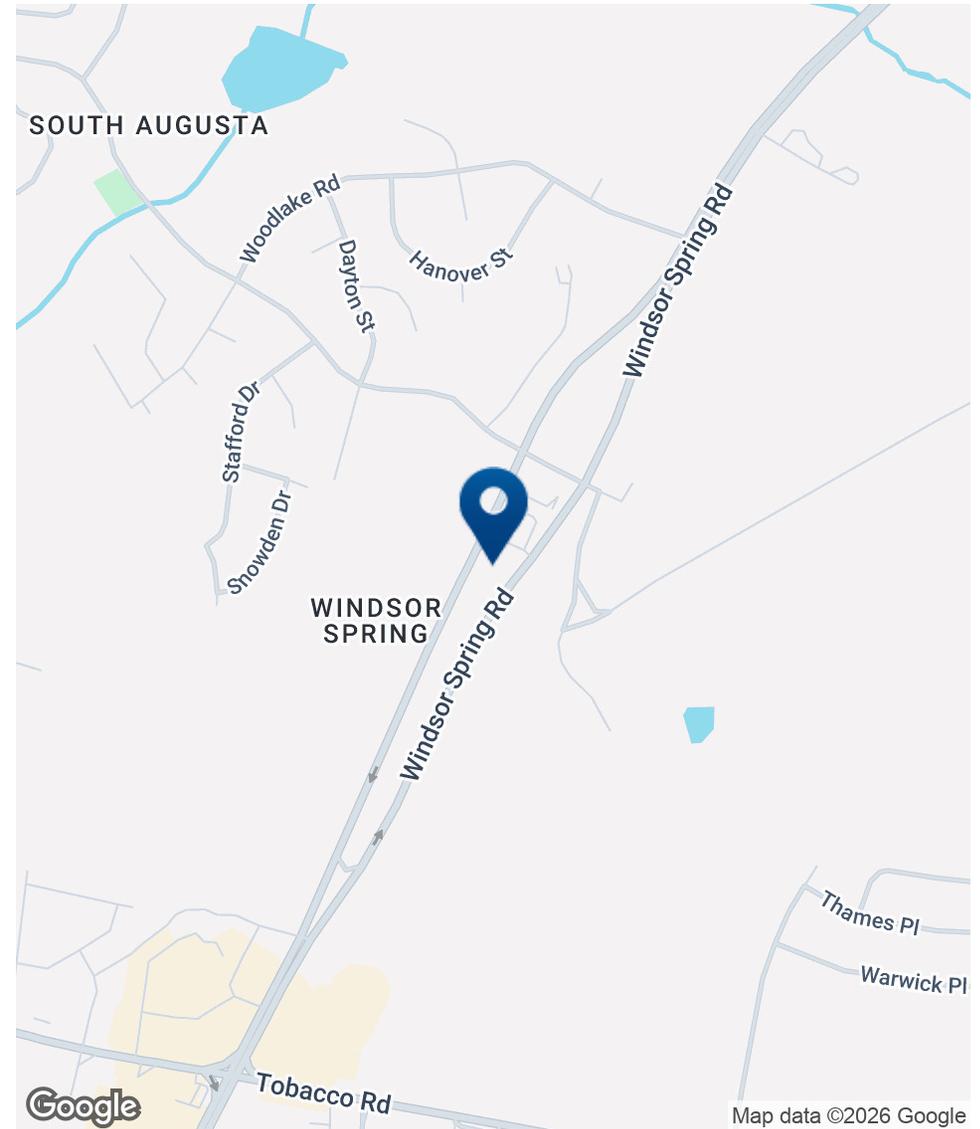
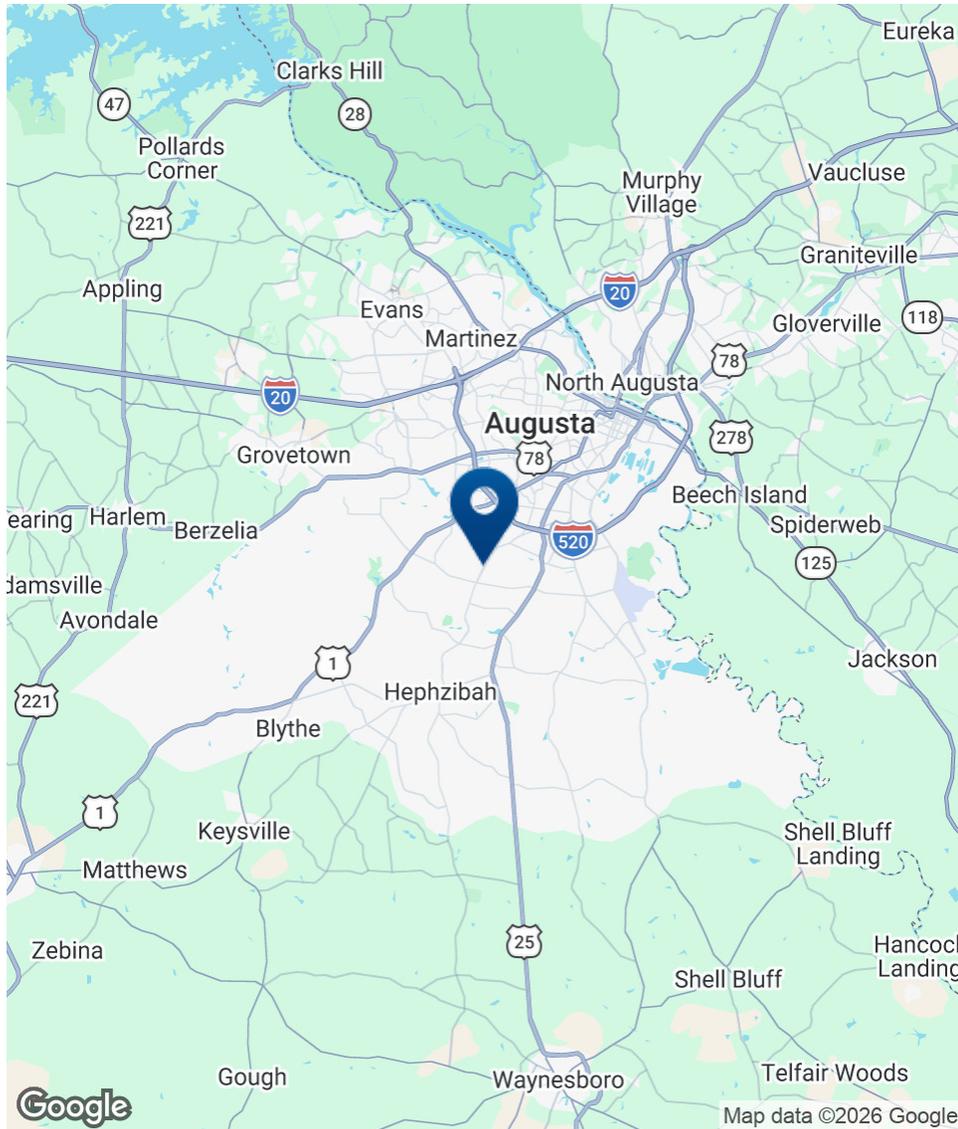
INCOME

Rents:	\$87,600.00
TOTAL INCOME:	\$87,600.00

EXPENSES

Taxes:	\$11,185.82
Insurance:	\$3,371.00
Operating:	\$6,316.00
TOTAL EXPENSE:	\$20,872.82
NET OPERATING INCOME:	\$66,727.18

Location Map



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