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NATIONAL HILLS SHOPPING CENTER

1,299-14,285 SF FOR LEASE

2701 Washington Road | Augusta, GA 30909

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9.88 AC



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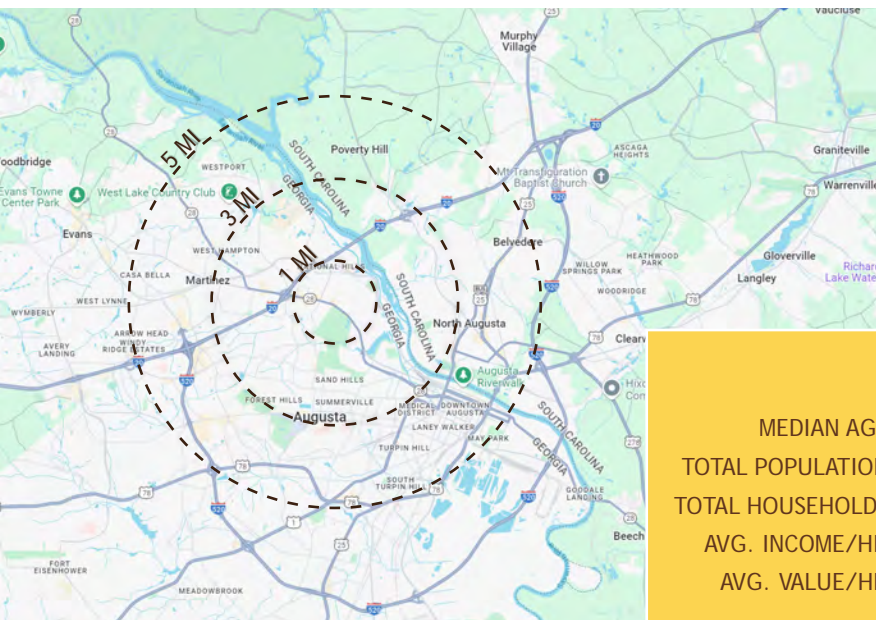
COMMERCIAL REAL ESTATE

Located on Washington Road at a lighted intersection, National Hills Shopping Center offers excellent visibility to Washington Road which has an average daily traffic counts of over 33,600 vehicles per day. The center is approximately one mile from I-20. Washington Road offers a direct link to Downtown Augusta, encompassing the central business district, medical district, and colleges. It also connects to Evans, GA, a locality with a significant number of commuters heading to the downtown area for employment.

National Hills Shopping Center offers 75,000 SF of space. Current tenants include: Kid to Kid, Uptown Cheapskate, T-Mobile, Cosmo Prof, TL Nails, Top Dog Comics, Encanto Garden, Merle Norman, Woof Gang Bakery, and Fresh Market as the anchor tenant. There are 5 available retail spaces ranging from 1,299 - 14,285 SF. This is the perfect location any small retail/office users.



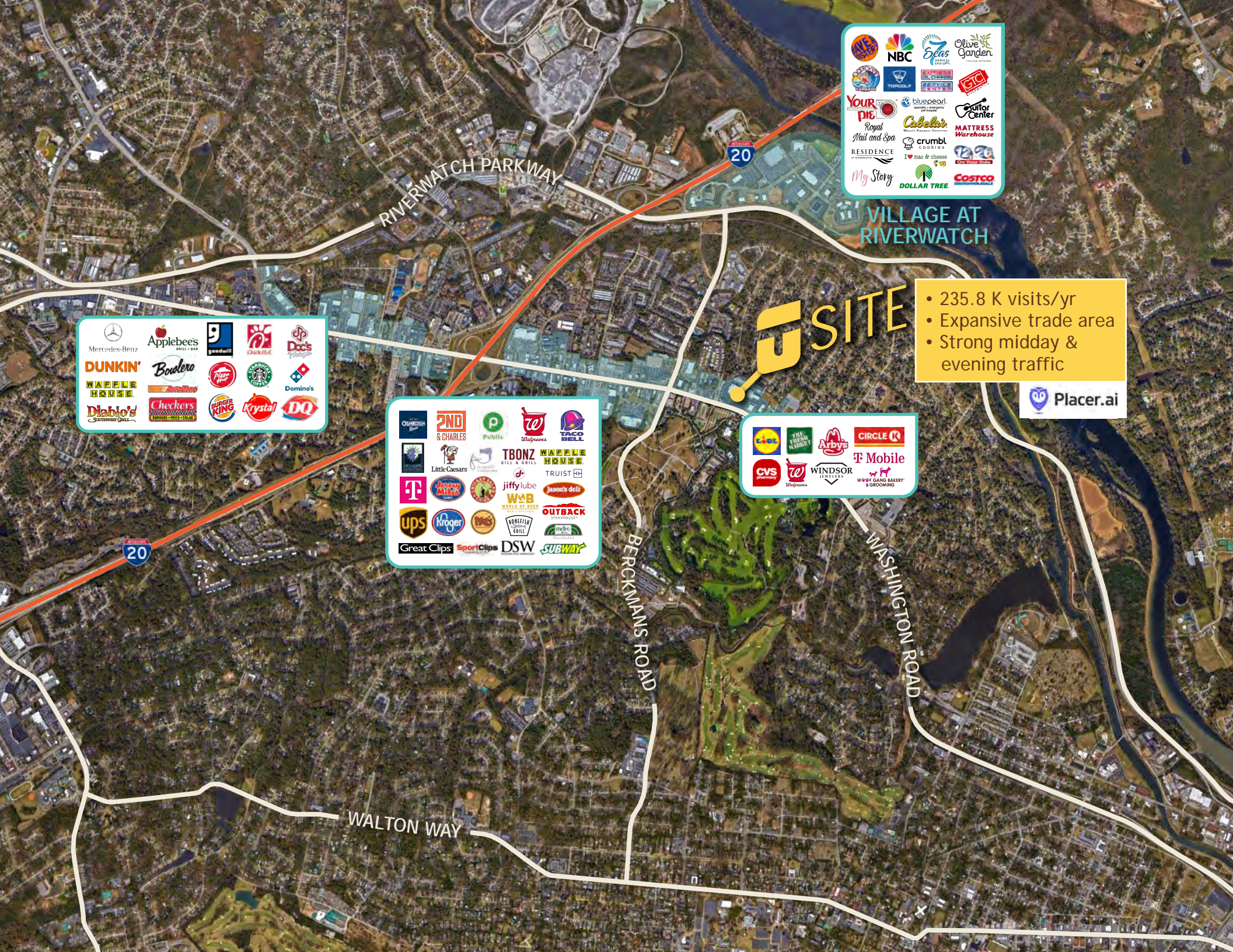
- Strong anchor tenant in Fresh Market
- Consistent growth in frequency of consumer visits year over year
- 33,000 vehicles per day on Washington Road
 - Flexible square footage offered
 - 270 dedicated parking spaces



	1 MI	3 MI	5 MI
MEDIAN AGE	38	41	41
TOTAL POPULATION	8,958	51,000	134,965
TOTAL HOUSEHOLDS	4,660	23,808	59,578
AVG. INCOME/HH	\$79,354	\$108,565	\$95,189
AVG. VALUE/HH	\$239,115	\$323,276	\$271,250



- TENANT**
- Kid-to-Kid
 - Uptown Cheapskate
 - T-Mobile
 - Cosmo Prof
 - TL Nails
 - Top Dog Comics
 - Fresh Market
 - AVAILABLE.....14,285 SF
 - AVAILABLE.....4,823 SF
 - AVAILABLE.....1,299 SF
 - Encanto Gardens
 - Merle Norman
 - AVAILABLE.....2,379 SF
 - AVAILABLE.....3,000 SF



Logos for various businesses and services in the area:

- NBC, Olive Garden, Your Pit, bluepearl, Guitar Center, Royal Nail and Spa, Cabela's, MATTRESS Warehouse, RESIDENCE, crumbl, I love mac & cheese, My Story, DOLLAR TREE, Costco

VILLAGE AT RIVERWATCH

SITE

- 235.8 K visits/yr
- Expansive trade area
- Strong midday & evening traffic

Placer.ai

Logos for various businesses in the area:

- Mercedes-Benz, Applebee's, goodwill, DUNKIN', Bowlero, Domino's, Waffle House, Checkers, Burger King, Krystal, DQ

Logos for various businesses in the area:

- 2ND & CHARLES, Little Caesars, jiffy lube, WOB, UPS, Kroger, Great Clips, Sport Clips, DSW, SUBWAY, TACO BELL, Waffle House, Jason's Deli, OUTBACK STEAKHOUSE, TRUIST, jiffy lube, WOB, WORLD OF BEER, WENDY'S, WINDSOR JEWELERS, WOLF GANG BAKERY & GROOMING

Logos for various businesses in the area:

- CVS, WINDSOR JEWELERS, WOLF GANG BAKERY & GROOMING, CIRCLE K, F Mobile

RIVERWATCH PARKWAY

20

BERCKMANS ROAD

WASHINGTON ROAD

WALTON WAY

20



AVAILABLE
14,285 SF



AVAILABLE
4,823 SF



AVAILABLE
3,000 SF



AVAILABLE
2,379 SF



AVAILABLE
3,000 SF

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

