

# AUGUSTA EXCHANGE

1144 Robert C Daniel Jr Pkwy.  
Augusta, GA 30909

More Information:

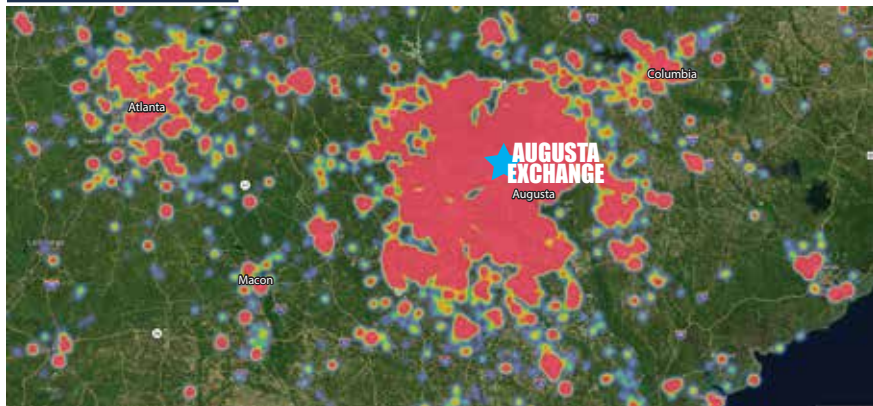


Available for Lease:  
32,468 SF | 37,500 SF | 26,735 SF

## PROPERTY HIGHLIGHTS

- Strong anchor tenant line-up including: Hobby Lobby, Burlington, BrandsMart, Old Navy, Petsmart and more.
- Exceptional location at **HIGHLY TRAVELED** I-20 and I-520 intersection.
- **LARGE REGIONAL TRADE AREA** with strong demographics.
- Outstanding customer traffic with **6.8 MILLION VISITS** per year.
- **#1 MOST TRAFFICKED RETAIL CENTER** within 50 miles.

## TRADE AREA



## KEY TENANT VISIT RANKINGS

\*Data provided by Placer.ai

	Visits per year	Visits Chain Rank Georgia
<b>HOBBY LOBBY</b>	656.9K	2/43
<b>STAPLES</b>	197.3K	3/24
<b>Burlington</b>	375K	3/30
<b>ULTA</b>	170.3K	8/39
<b>OLD NAVY</b>	192.1K	9/30
<b>Party City</b>	133.7K	4/27
<b>Michaels</b>	241.7K	6/35
<b>PETSMART</b>	235.5K	4/50



**BRIAN JONES**

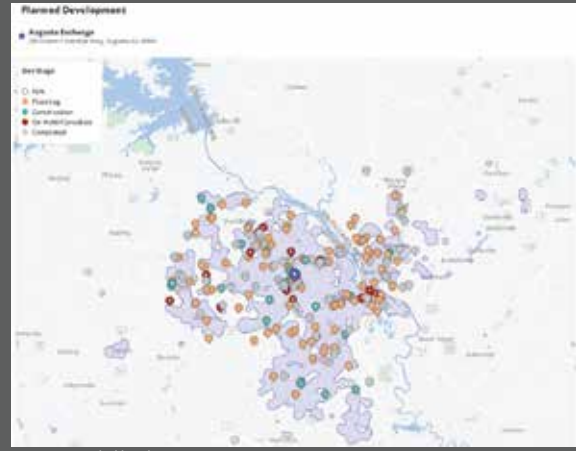
708 E. Colonial Drive  
Suite 203  
Orlando, FL 32803  
Direct: 407.516.9405  
bjones@selectstrat.com  
www.selectstrat.com

# DEMOGRAPHICS

(2023 estimates)

	Population	Households	Average HH Income	Daytime Population
3 Mile	67,240	30,928	\$106,793	42,999
5 Miles	151,414	65,037	\$111,562	75,702
10 Miles	369,855	143,464	\$109,565	168,276
Trade Area	683,103	268,559	\$101,512	289,360

# PLANNED DEVELOPMENT



\*Data provided by Placer.ai

# TRAFFIC COUNTS

20,519 VPD - on Robert C Daniel Jr Parkway directly in front of the site.
23,941 VPD - on Walton Way.
91,983 VPD - on Bobby Jones Expressway.

# SITE PLAN

## Augusta Exchange

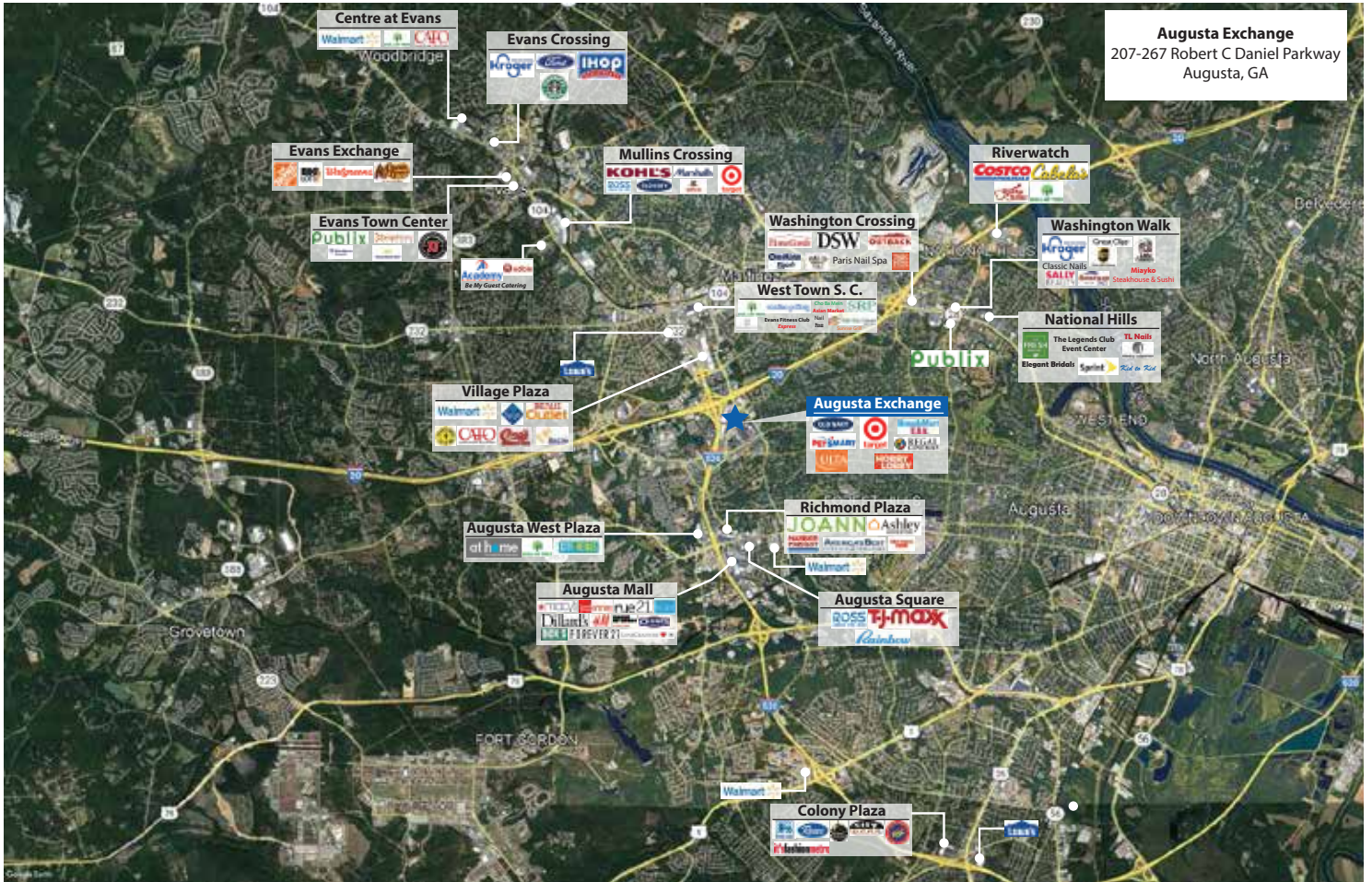
Robert C. Daniel Pkwy. & Walton Way Ext., Augusta, GA 30909



Suite	Tenant	SF
K53	Ulta	11,809
1	Dollar Tree	10,005
2	Navy Federal Credit Union	4,369
3	Men's Wearhouse	4,500
4	Kirkland's	8,600
6	Panda Express	2,200
7	America's Best Contacts & Glasses	3,800
8	Physicians United Urgent Care	2,100
9	Milan Laser Hair Removal	1,400
10	Lizard Thicket	2,100
11	Hallmark	7,500
12	Party City	11,000
13	Burlington	44,118
14	Available	32,468
15	Premier Marial Arts	1,400
16	Chipotle Mexican Grill	2,250
17	MOD Pizza	2,250
19	PetSmart	26,582
20	Available	37,500
21	Old Navy	15,000
22	Rack Room Shoes	7,020
23	Michael's	22,853
24	Urban Air Adventure Park	46,485
25	Mathnasium	1,600
26	Natural Nail Bar	2,520
27	Sleep Number	3,369
27A	Jersey Mike's Subs	1,458
27B	Good Feet Store	2,233
28	Mattress Firm	5,600
29	Cold Stone Creamery	1,200
30	CPR Cell Phone Repair	1,200
31	Club Pilates	2,007
32	European Wax Center	1,447
33	Massage Envy	3,454
34	John C. Martin Orthodontist	2,543
35	Brandsmart	40,000
36	Show Carnival	8,030
37	Ashley Stewart	3,300
38	Comcast	4,070
39-40	Bath & Body Works	5,446
41	Just Beds Sleep Gallery	3,000
42	Hobby Lobby	65,864
43	GameStop	2,000
44	Halo Nail Salon	2,000
45	Starbucks	1,517
46	Vitamin Shoppe	3,200
47	T-Mobile	2,400
48	Available	26,735
49	Staples	24,000
50	Eyeglass World	4,200
51	FedEx Office	6,500
52	Tropical Smoothie Cafe	1,300

**BRIAN JONES**  
 Direct: 407.516.9405  
 bjones@selectstrat.com  
 www.selectstrat.com

# RETAIL AERIAL



**BRIAN JONES**  
708 E. Colonial Drive  
Suite 203  
Orlando, FL 32803  
Direct: 407.516.9405  
bjones@selectstrat.com  
www.selectstrat.com