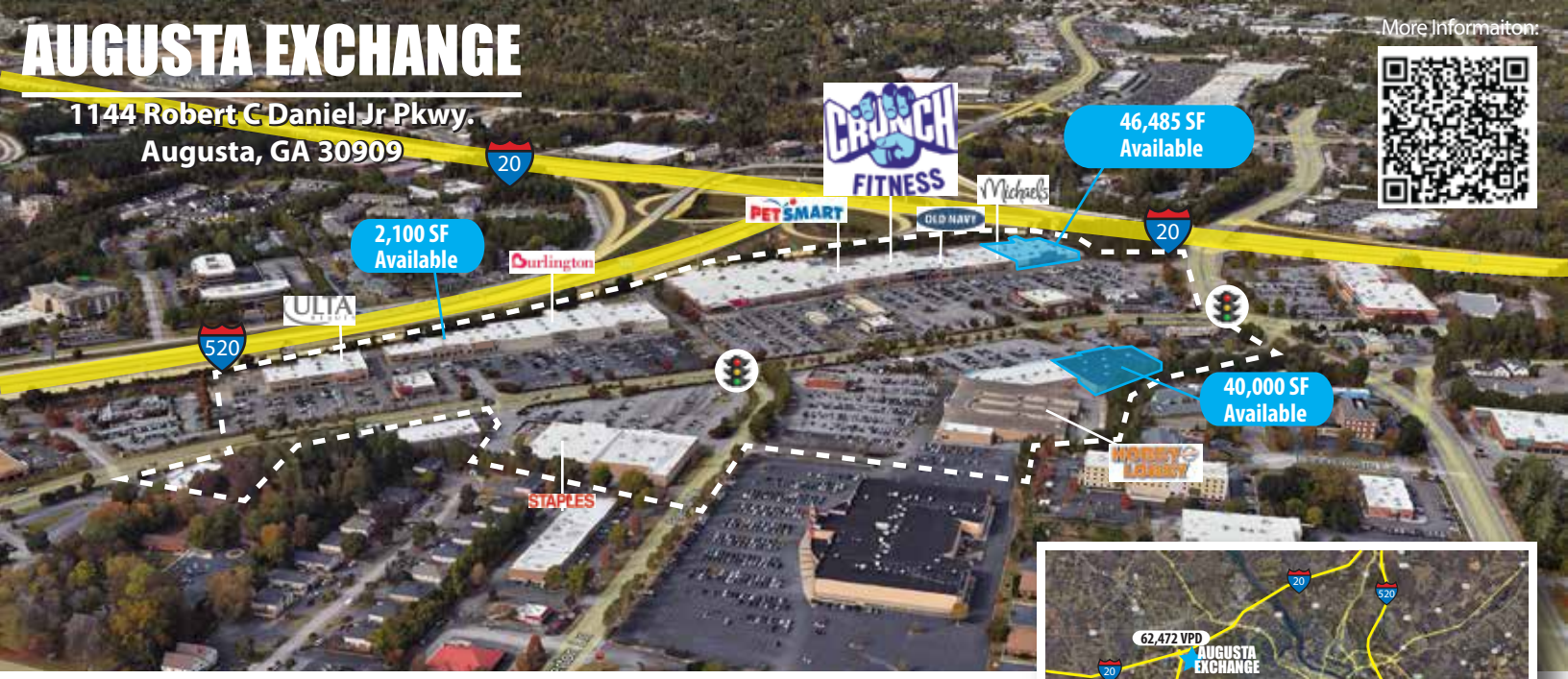
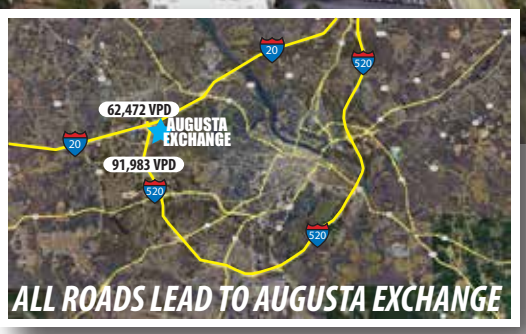
AUGUSTA EXCHANGE

1144 Robert C Daniel Jr Pkwy.
Augusta, GA 30909

More Informaiton:





Available for Lease:
40,000 SF | 46,485 SF | 2,100 SF

PROPERTY HIGHLIGHTS

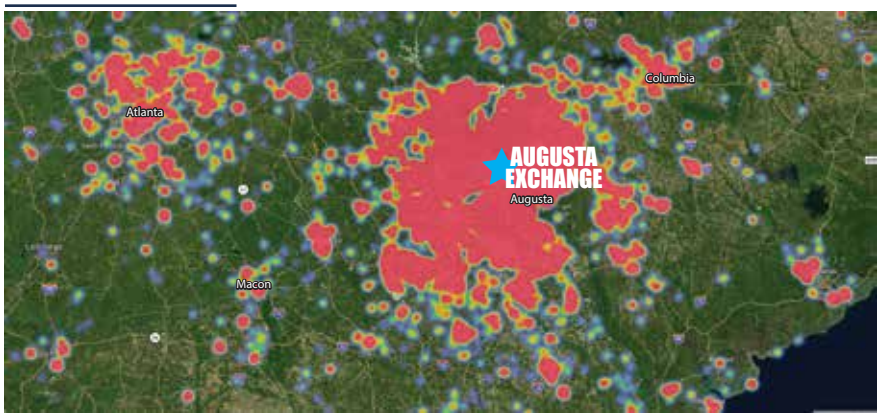
- **Strong anchor tenant line-up including: Hobby Lobby, Burlington, Old Navy, Petsmart and Crunch Fitness.**
- **Exceptional location at *HIGHLY TRAVELED* I-20 and I-520 intersection.**
- ***LARGE REGIONAL TRADE AREA* with strong demographics.**

8.1 MILLION VISITS **per year**

#2 REGIONAL MALL **in Georgia**

**Data provided by Placer.ai*

TRADE AREA



KEY TENANT VISIT RANKINGS

**Data provided by Placer.ai*

	Visits per year	Visits Chain Rank Georgia
HOBBY LOBBY	809K	1/46
STAPLES	335K	2/23
Burlington	650K	2/38
ULTA	254K	6/42
OLD NAVY	340K	2/30
Michaels	319K	4/37
PETSMART	434K	3/52





SELECT STRATEGIES REALTY

BRIAN JONES
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Suite 203
Orlando, FL 32803
Direct: 407.516.9405
bjones@selectstrat.com
www.selectstrat.com

The information above has been obtained from sources deemed reliable, however, Select Strategies Realty makes no warranties of representation of the accuracy thereof. It is your responsibility to independently confirm accuracy.

DEMOGRAPHICS

(2026 estimates)

	Population	Households	Average HH Income	Daytime Population
3 Mile	66,023	30,510	$97,564	41,873
5 Miles	154,351	66,828	$97,003	77,758
10 Miles	373,764	146,125	$97,994	166,220
Trade Area	308,081	122,573	$89,896	149,330

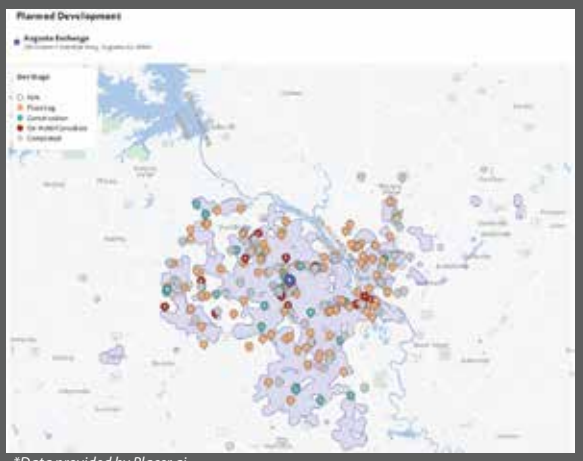
TRAFFIC COUNTS

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.

PLANNED DEVELOPMENT



**Data provided by Placer.ai*

SITE PLAN

Augusta Exchange

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

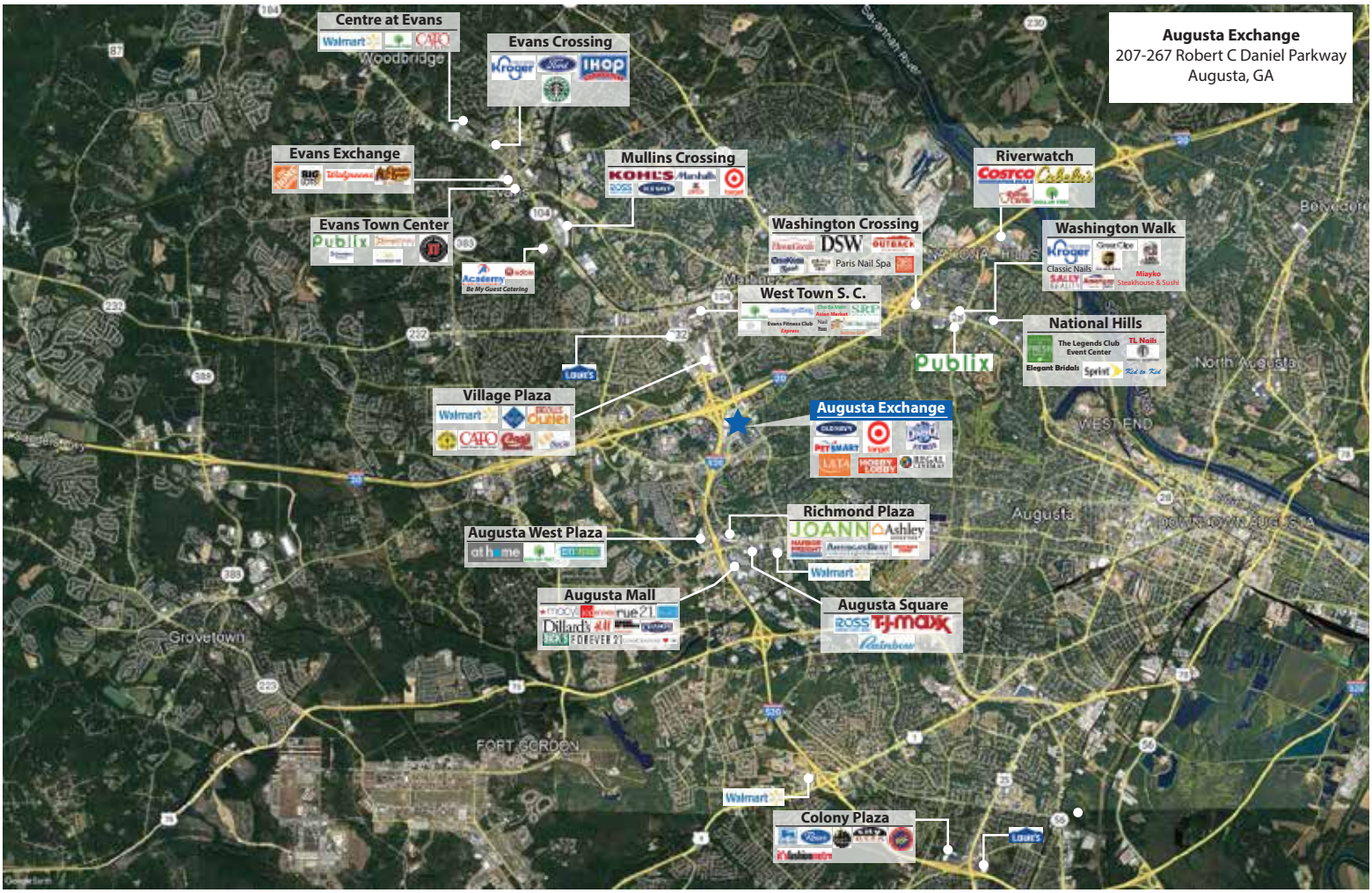


Suite	Tenant	SF
K53	Ulta	11,809
1	Dollar Tree	10,005
2	Navy Federal Credit Union	4,369
3	Men's Warehouse	4,500
4	Kirkland's	8,600
6	Panda Express	2,200
7	America's Best Contacts & Glasses	3,800
8	Available	2,100
9	Milan Laser Hair Removal	1,400
10	Regional Finance	2,100
11	Hallmark	7,500
12	Five Below	11,000
13	Burlington	44,118
14	New Tenant Coming Soon	32,468
15	uBreakiFix	1,400
16	Chipotle Mexican Grill	2,250
17	MOD Pizza	2,250
19	PetSmart	26,582
20	Crunch Fitness	37,500
21	Old Navy	15,000
22	Rack Room Shoes	7,020
23	Michael's	22,853
24	Available	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	Sangha Smiles Orthodontist	2,543
35	Available	40,000
36	Shoe Station	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	New Tenant Coming Soon	26,735
49	Staples	24,000
50	Eyeglass World	4,200
51	FedEx Office	6,500
52	Tropical Smoothie Cafe	1,300

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RETAIL AERIAL













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