



# AUGUSTA EXCHANGE

1144 Robert C Daniel Jr Pkwy.  
Augusta, GA 30909

## AVAILABLE FOR LEASE

26,735 SF - 37,500 SF

### PROPERTY FEATURES

- Strong anchor tenant line-up including: Hobby Lobby, Burlington, BrandsMart, Old Navy, Petsmart and more.
- Exceptional location at I-20 and I-520 intersection.
- Regional trade area with strong demographics.
- Outstanding customer traffic with the center being the #1 most trafficked retail center within 50 miles.

### KEY TENANTS



### DEMOGRAPHICS

(2022 estimates)

	Population 	Households 	Average HH Income 	Daytime Population 
3 Mile	67,013	30,742	\$89,565	46,646
5 Miles	150,298	64,363	\$94,126	78,911
10 Miles	366,822	141,835	\$92,091	170,022
Trade Area	676,993	265,448	\$85,319	264,044

### TRAFFIC COUNTS

20,519 VPD - on Robert C Daniel Jr Parkway directly in front of the site.

23,941 VPD - on Walton Way.

80,926 VPD - on Bobby Jones Expressway.



**BRIAN JONES**

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# SITE PLAN

## Augusta Exchange

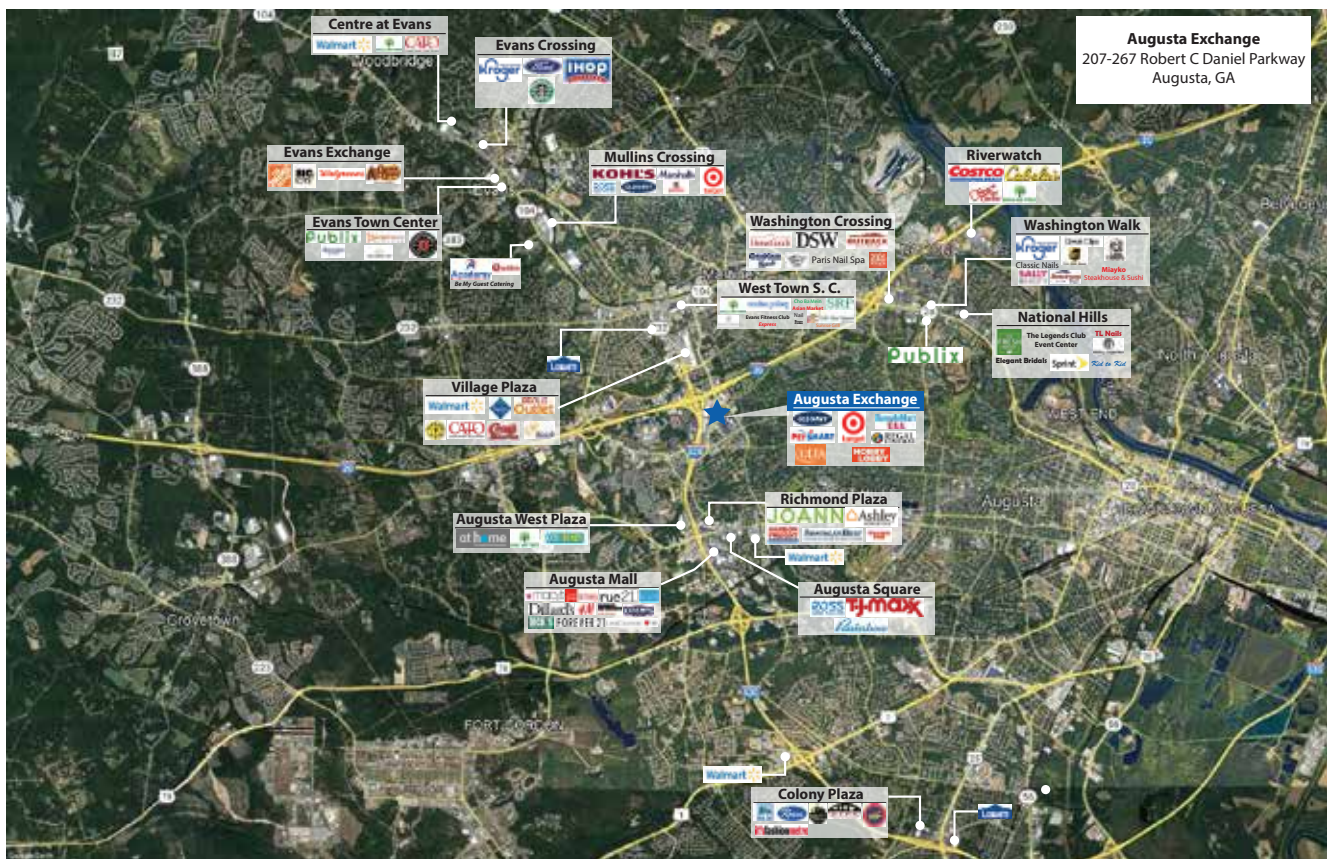
Robert C. Daniel Pkwy. & Walton Way Ext., Augusta, GA 30909



Suite	Tenant	SF
K31	Ultra	11,809
1	Dollar Tree	10,005
2	Navy Federal Credit Union	4,369
3	Meat'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	Miami Laser Hair Removal	1,400
10	Lizard Thicket	2,100
11	Hallmark	7,500
12	Party City	11,000
13	Doullington	44,118
14	Available	32,468
15	Premier Martial Arts	1,400
16	Chipotle Mexican Grill	2,250
17	MOD Pizza	2,250
19	PerSmart	26,520
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	Shoe Carnival	8,030
37	Ashley Stewart	3,200
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

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# RETAIL AERIAL



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