

# AUGUSTA EXCHANGE

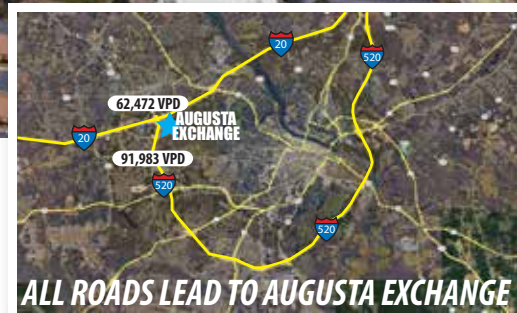
1144 Robert C Daniel Jr Pkwy.  
Augusta, GA 30909



Available for Lease:  
32,468 SF | 3,300 SF | 1,400 SF  
2,100 SF - Coming Spring 2025!

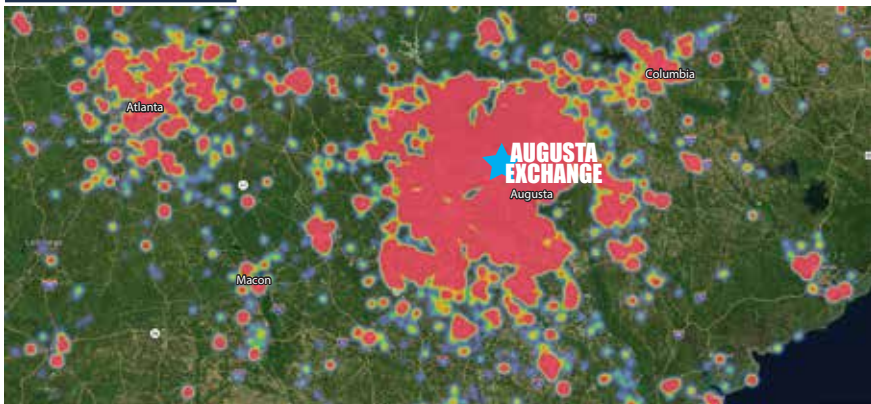
## PROPERTY HIGHLIGHTS

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



\*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 | 747.7K          | 2/45                      |
| STAPLES     | 226.1K          | 5/24                      |
| Burlington  | 388.4K          | 3/31                      |
| ULTA        | 146.8K          | 10/39                     |
| OLD NAVY    | 200.1K          | 10/31                     |
| Party City  | 170.7K          | 6/28                      |
| Michaels    | 310K            | 2/34                      |
| PETSMART    | 330.2K          | 5/51                      |



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# DEMOGRAPHICS

(2024 estimates)

|            | Population<br> | Households<br> | Average HH Income<br> | Daytime Population<br> |
|------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| 3 Mile     | 66,275                                                                                          | 30,176                                                                                          | \$99,765                                                                                               | 44,175                                                                                                  |
| 5 Miles    | 153,530                                                                                         | 65,678                                                                                          | \$100,645                                                                                              | 74,351                                                                                                  |
| 10 Miles   | 372,632                                                                                         | 143,762                                                                                         | \$99,974                                                                                               | 169,103                                                                                                 |
| Trade Area | 689,275                                                                                         | 270,702                                                                                         | \$94,006                                                                                               | 290,658                                                                                                 |

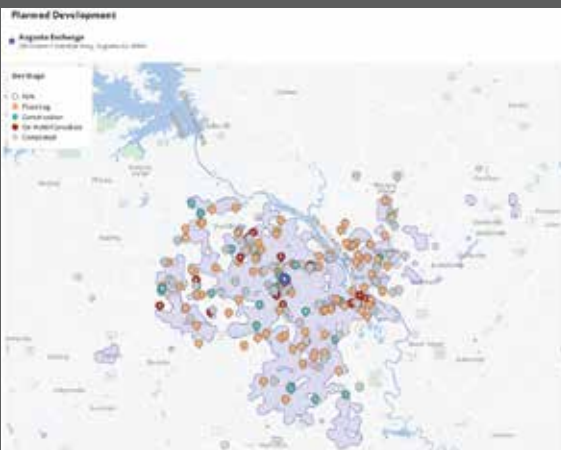
# TRAFFIC COUNTS

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

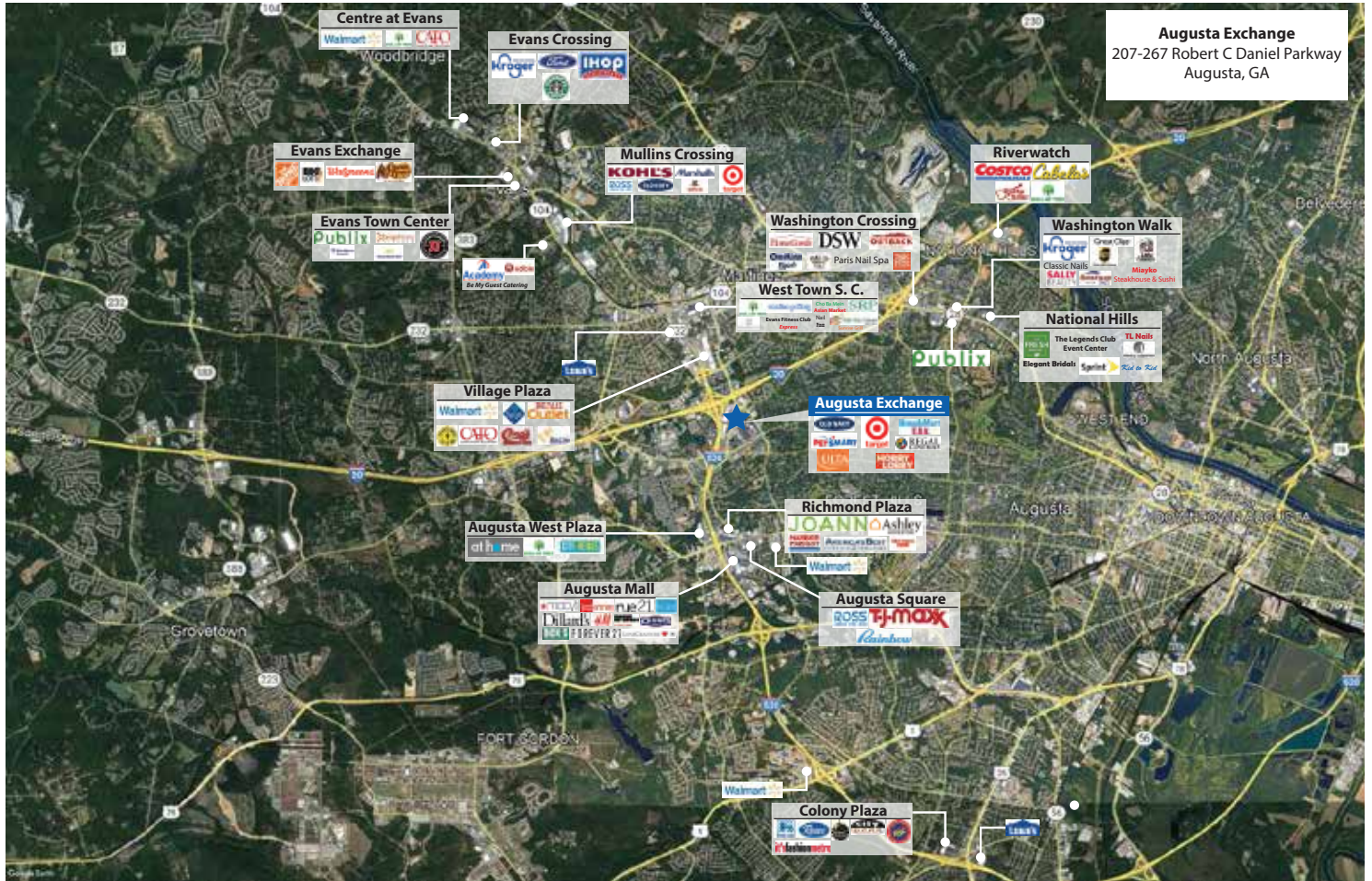


| Suite | Tenant                            | SF     |
|-------|-----------------------------------|--------|
| K53   | Ulta                              | 11,809 |
| 1     | Dollar Tree                       | 10,005 |
| 2     | Navy Federal Credit Union         | 4,369  |
| 3     | Men's Warehouse                   | 4,500  |
| 4     | Kirkland's                        | 8,600  |
| 6     | Panda Express                     | 2,200  |
| 7     | America's Best Contacts & Glasses | 3,800  |
| 8     | Available Spring 2025             | 2,000  |
| 9     | Milan Lacer Hair Removal          | 1,400  |
| 10    | Lizard Thicket                    | 2,100  |
| 11    | Hallmark                          | 7,500  |
| 12    | Five Below                        | 11,000 |
| 13    | Burlington                        | 44,118 |
| 14    | Available                         | 32,468 |
| 15    | Available Soon!                   | 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    | 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    | Available                         | 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    | Wayfair                           | 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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