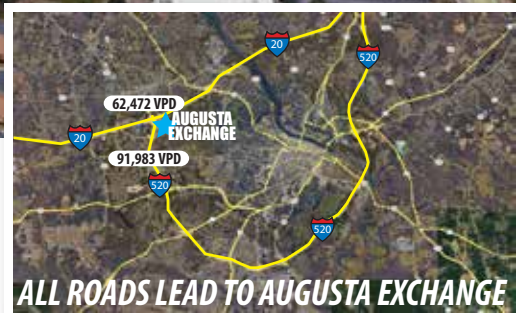


AUGUSTA EXCHANGE

1144 Robert C Daniel Jr Pkwy.
Augusta, GA 30909



Available for Lease:

40,000 SF | 32,468 SF | 2,100 SF | 1,400 SF

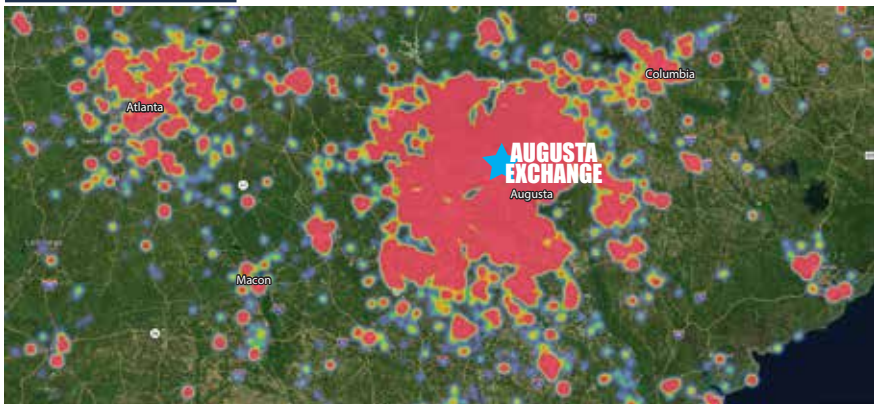
PROPERTY HIGHLIGHTS

- Strong anchor tenant line-up including: Hobby Lobby, Burlington, 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
HOBBIY 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
MICHAEL'S	310K	2/34
PETSMART	330.2K	5/51



BRIAN JONES

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

DEMOGRAPHICS

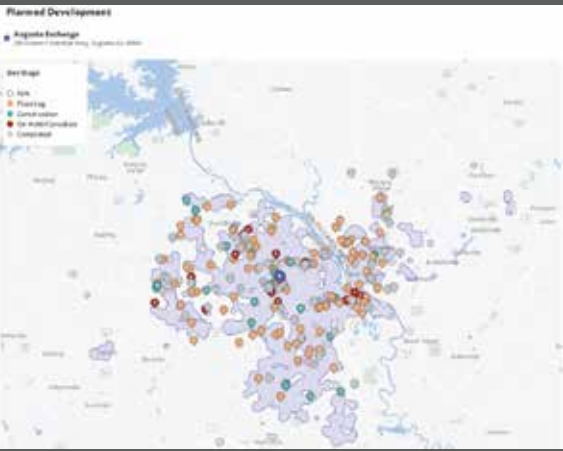
(2024 estimates)

	Population	Households	Average HH Income	Daytime Population
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

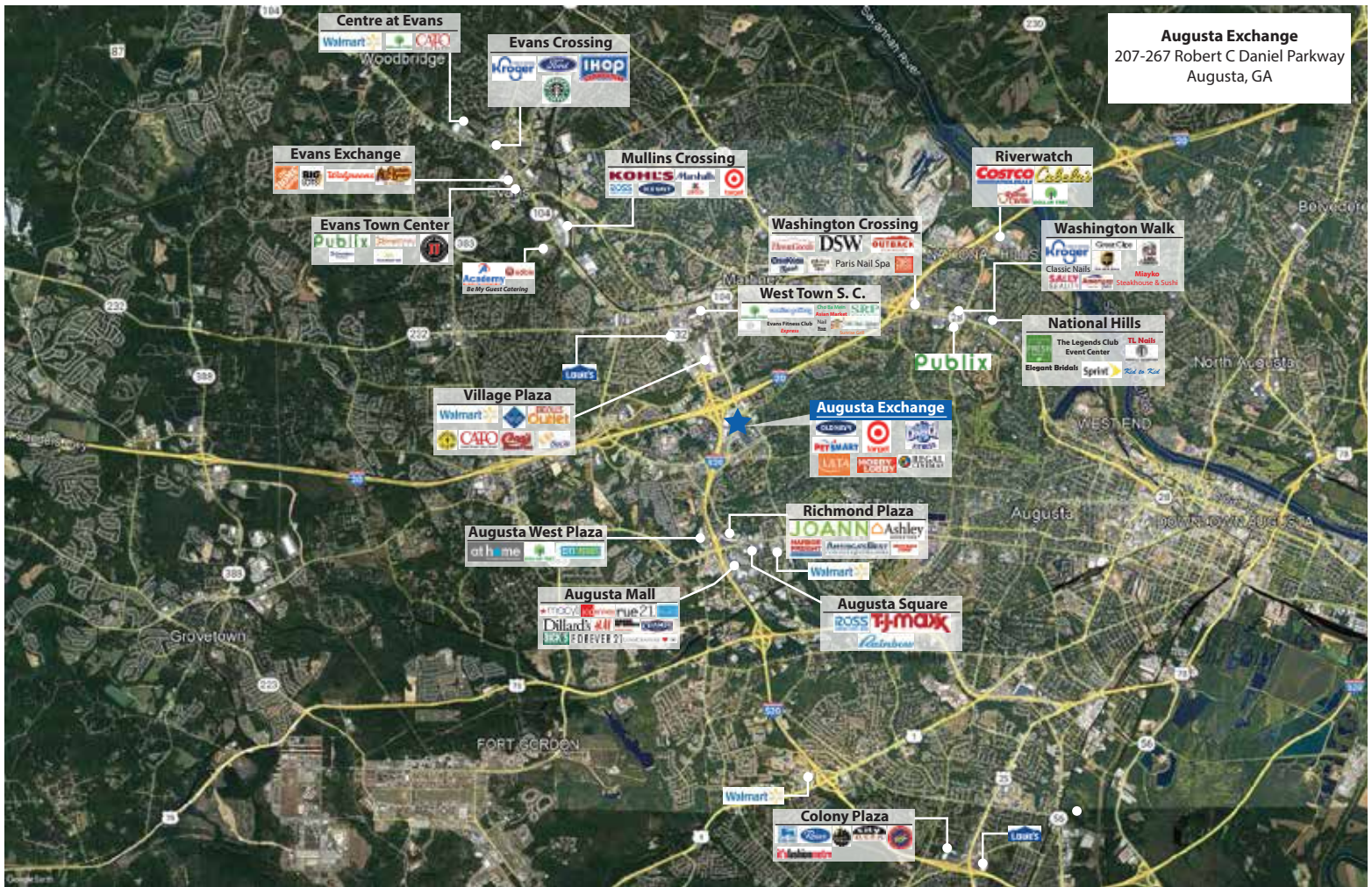
Available Now
32,468 SF
Anchor Space

Available Now
40,000 SF
Anchor Space

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	2,100
9	Milan Laser 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	CPH 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	Available	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	Wayfair	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