

PRIME RESTAURANT / RETAIL LOCATION
AVAILABLE for LEASE



Former Stevi B's
Bobby Jones Expressway & Rose Lane
Augusta, GA



WESTPORT
REALTY GROUP

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RESTAURANT / RETAIL LEASE OPPORTUNITY

Bobby Jones Expressway
Augusta, GA



PROPERTY HIGHLIGHTS

- ◆ .6 ac site with lighted access
- ◆ 5,937 sf building available
- ◆ 150' of frontage along Bobby Jones Expressway
- ◆ Traffic counts:
 - Bobby Jones Expwy: 51,000 vpd
 - Washington Road E: 35,680 vpd
 - Washington Road W: 31,940 vpd
- ◆ Excellent access
- ◆ Excellent visibility
- ◆ Outparcel to a busy Lowe's Home Improvement Center
- ◆ Positioned 1 block south of Washington Ave.
- ◆ Dominant market position in a major trade area

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population:	7,283	64,069	134,532
Total Households:	3,007	26,973	56,072
Avg. HH Income:	\$58,325	\$76,852	\$75,076
Daytime Employee Pop:	7,365	37,721	60,578

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