



MEADOWWOOD SHOPPING CENTER

2416 Windsor Spring Road | Augusta, GA 30906

FOR LEASE

1,200 SF - 25,102 SF

APN | 131-0-028-03-0

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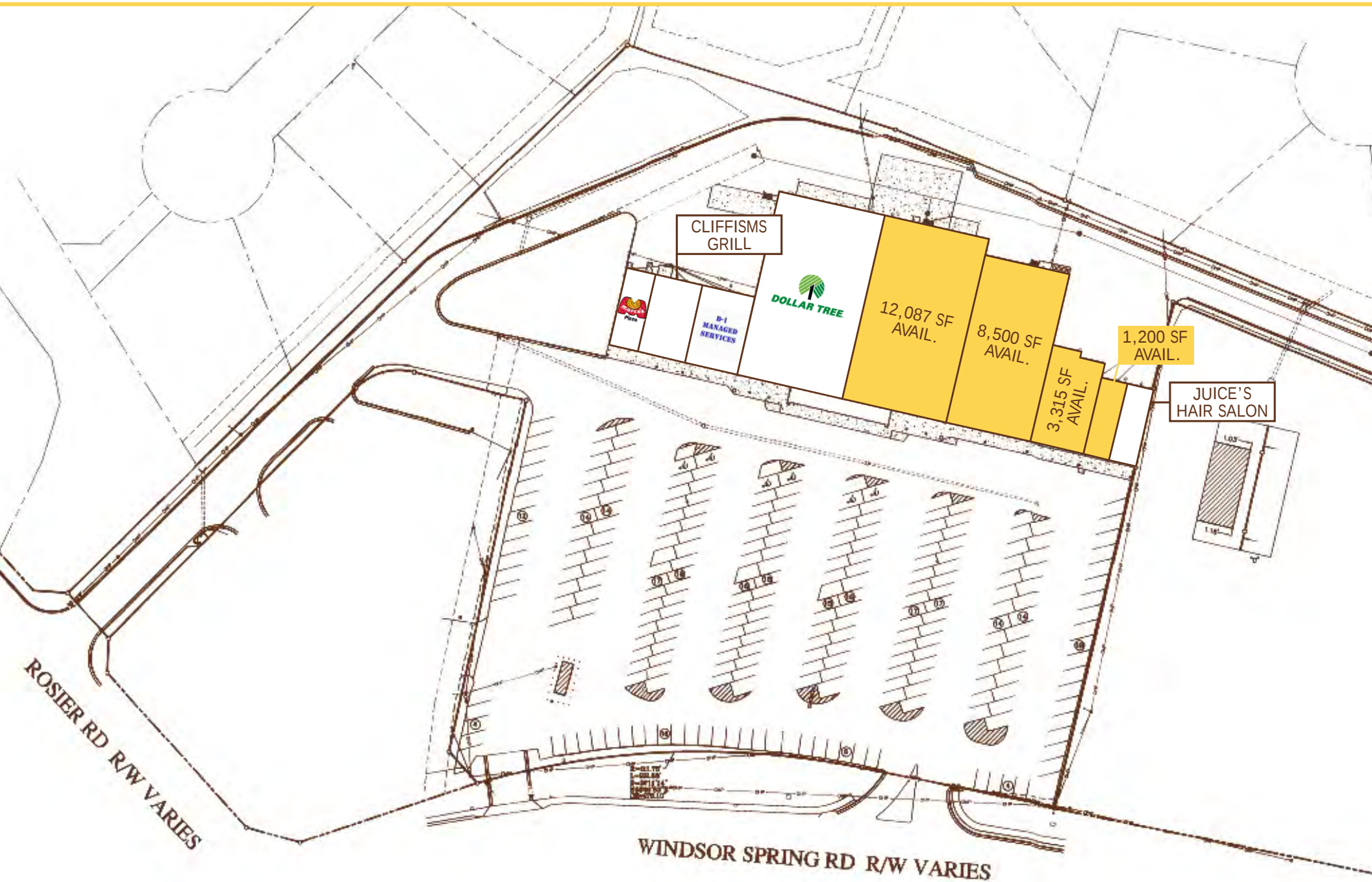


The Meadowwood Shopping Center is located on Windsor Spring Road between Tobacco Road and Peach Orchard Road. Windsor Spring gets 22,100 Vehicles per Day in front of this site and it is on the morning side of the highway. It is accessible by a traffic light on Rosier Road, and there are 4 points of ingress/egress. The site is located 2 miles from Tobacco Road, 1.5 miles from Peach Orchard, and 1.3 miles to I-520 Expressway. This Tobacco Road/Windsor Spring corridor is experiencing rapid retail and residential growth, largely supported by its proximity to Fort Eisenhower.

The available retail suites are perfect for nail salon, barber shops, furniture stores, primary care/medical, grocery, and a variety of other retail users. There is ample parking for the Shopping Center, and it has good visibility from Windsor Spring Road. The co-anchor space offers a large, wide open floor plan that is tough to find in a market with limited inventory.

- Large parking lot: 6.77 Spaces per 1,000 SF
- 470 feet of frontage on Windsor Spring
- Newly painted Shopping Center
- Newly constructed Pylon Sign
- Low pass through charges
- 4 points of accessibility
- LED pole lights in parking lot





FORT GORDON

DEANS BRIDGE ROAD

WINDSOR SPRINGS ROAD

520



JSITE



PEACH ORCHARD ROAD

TOBACCO ROAD

DIAMOND LAKES REGIONAL PARK

JORDAN TROTTER
COMMERCIAL REAL ESTATE

Population

1 mi

3 mi

5 mi

Total Population	5,808	54,036	102,599
Median Age (m)	37	37	37
Median Age (f)	41	41	40

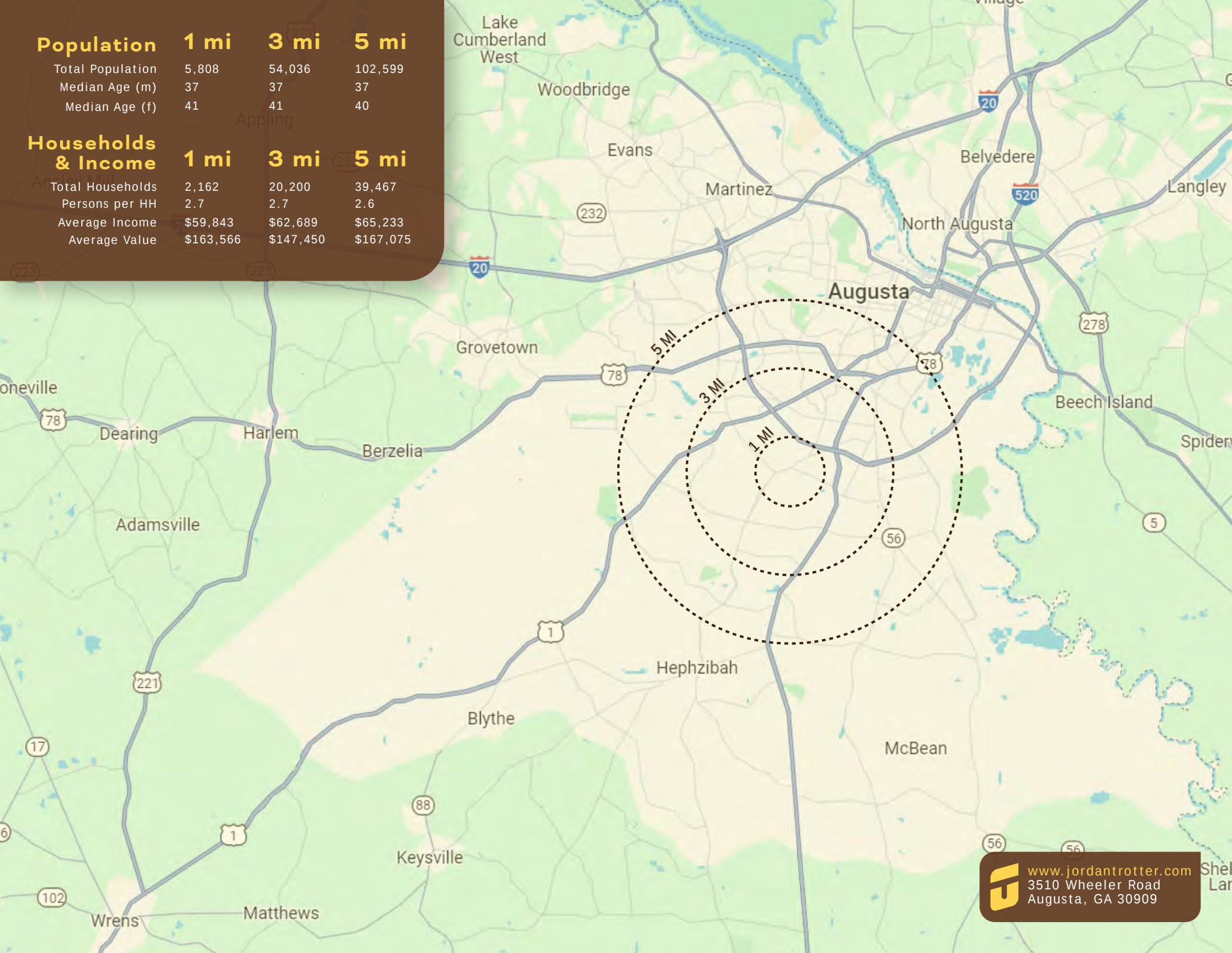
Households & Income

1 mi

3 mi

5 mi

Total Households	2,162	20,200	39,467
Persons per HH	2.7	2.7	2.6
Average Income	\$59,843	\$62,689	\$65,233
Average Value	\$163,566	\$147,450	\$167,075



DOLLAR TREE



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