



JORDAN TROTTER
COMMERCIAL REAL ESTATE

ORCHARD SQUARE RETAIL SPACE AVAILABLE

3208 Peach Orchard Road | Augusta, GA 30906

FOR LEASE

4,800 SF - 6,000 SF

1103222000

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The Orchard Square Shopping Center is located in South Augusta at the corner of Windsor Spring Road and Peach Orchard Road. Local tenants include: Lowe's, Burger King, Chick-fil-A, Walgreens, Jiffy Lube, Food Lion, Planet Fitness, It's Fashion Metro, Beauty Expo, Rose's, Liberty Tax Services, Yoshi Express, Hibbett Sporting Goods, Party Dollar, Rent-A-Center, Boost Wireless, Edible Arrangements, Sitel, Nationwide Insurance, and Applebees.

The Orchard Square Shopping Center is located in growing South Augusta. It is located next to Lowe's. The outparcels are occupied by Veracruz Mexican Restaurant, Walgreens and Jiffy Lube. The center currently has two spaces available: one 6,000 SF end-cap space and one 4,800 SF suite.

- 1 Retail Space Available
- Pylon sign near lighted intersection
- Highly visible from I-520



PEACH ORCHARD ROAD

ORCHARD SQUARE

3208 Peach Orchard Road



World Finance

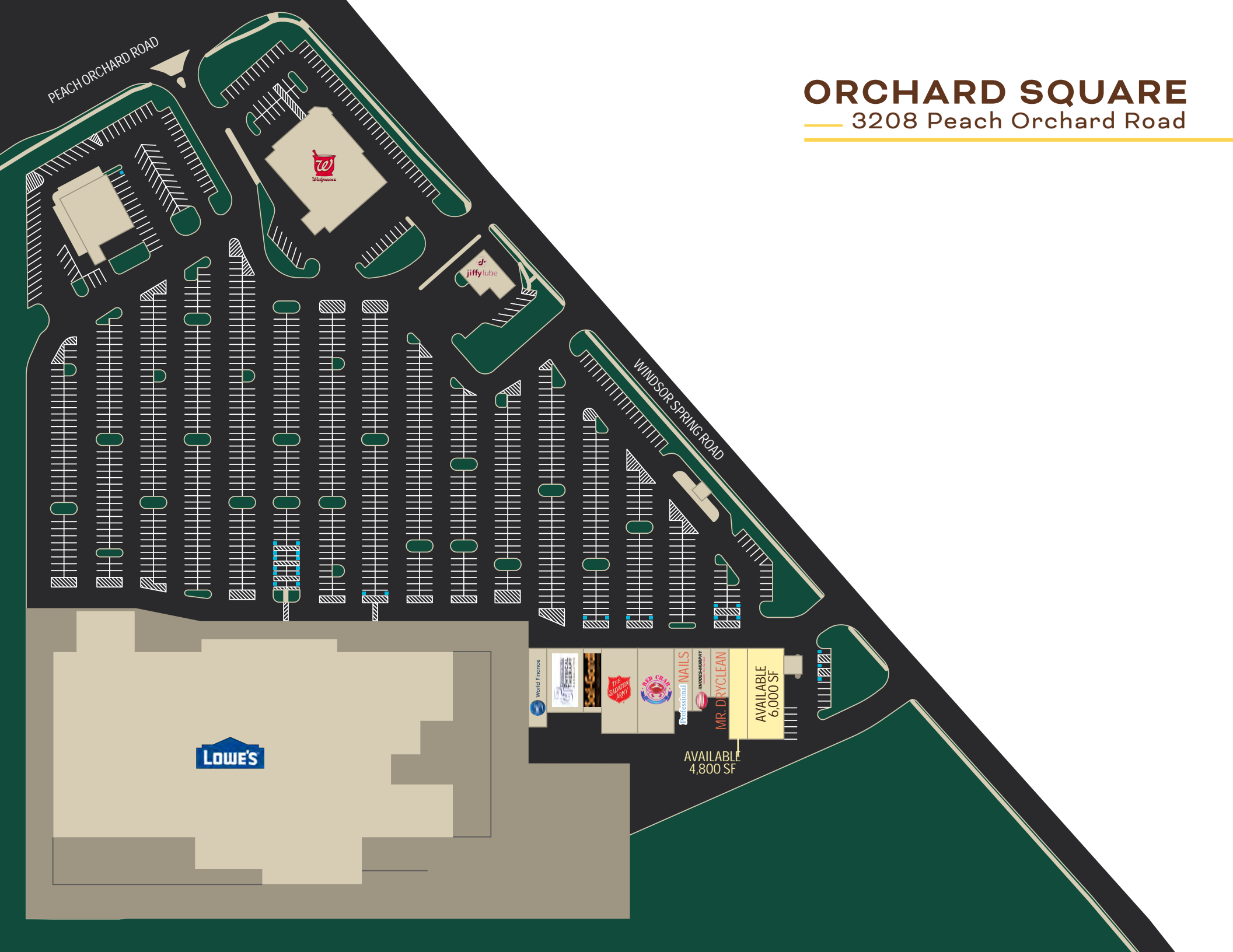
Professional NAILS

MR. DRYCLEAN

AVAILABLE 6,000 SF

AVAILABLE 4,800 SF

WINDSOR SPRING ROAD





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NORTH AUGUSTA

DOWNTOWN AUGUSTA

RIVERWATCH PARKWAY

GEORGIA AVENUE

BROAD STREET

15TH STREET

520



Charlie Norwood
 VA Medical Center



BERCKMANS ROAD

WRIGHTSBORO ROAD

WALTON WAY

DANIEL FIELD

DOUG BARWARD PARKWAY

THE BARNYARD FLEA MARKETS

GORDON HIGHWAY

PEACH ORCHARD ROAD

JSITE

HIGHLAND AVENUE

DEANS BRIDGE ROAD

NORTH LEG ROAD

AUGUSTA MALL

520

MIKE PADGETT HIGHWAY

TOBACCO ROAD

Population **1 mi** **3 mi** **5 mi**

Total Population	7,431	47,603	104,834
Median Age (m)	35.6	31.4	33.4
Median Age (f)	39.0	37.1	37.9

Households & Income **1 mi** **3 mi** **5 mi**

Total Households	2,991	18,739	44,080
Persons per HH	2.5	2.5	2.4
Average Income	\$37,600	\$39,175	\$43,499
Average Value	\$77,438	\$81,522	\$95,950

