

Centre @ Evans

4435 Washington Road, Evans, GA 30809



PROPERTY SUMMARY

Available SF:	1,200 - 4,000 SF
Lease Rate:	\$15.00 - 18.00 SF/yr (NNN)
Lot Size:	8.14 Acres
Building Size:	38,360 SF
Year Built:	2002
Zoning:	C-2
Market:	Augusta GA
Sub Market:	Evans GA
Cross Streets:	Washington Road
Traffic Count:	26,500

PROPERTY OVERVIEW

Centre @ Evans is a 38,360 square foot Super Walmart Shadow Center in the heart of the Evans, GA retail district along busy Washington Road. The property provides great retail exposure with ease of ingress and egress given the signalized entrance. Our available end cap unit is highly visible from the signalized intersection and is the most desirable available retail space in Evans. The tall lighted pylon sign along Washington Road adds to the already superb exposure of this center. The center's large parking lot ensures ample and easy parking for your customers. We are currently home to many strong national tenants such as Dollar Tree, Cato, GNC, and Sally Beauty Supply.

PROPERTY HIGHLIGHTS

- Entrance on signalized intersection.
- Tall lighted pylon sign for tenant panels
- Super Walmart anchor
- Strong stabilized demographics
- Strong and rapidly growing local economy
- 5.01 / 1,000 parking ratio. 217 spaces

SHERMAN & HEMSTREET REAL ESTATE COMPANY

3523 Walton Way Ext., Augusta, GA 30909
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Lease Rate: \$15.00 - 18.00 SF/YR (NNN)

Total Space 8,400 SF

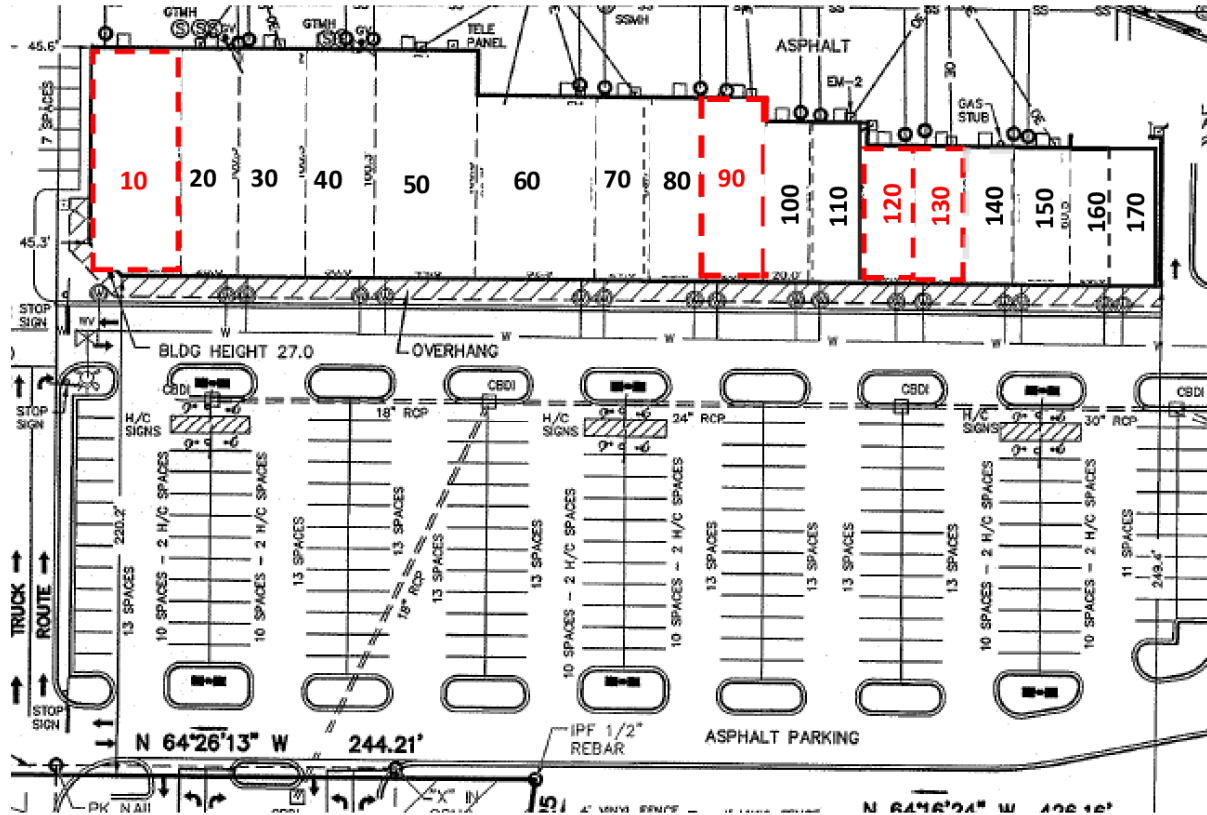
Lease Type: NNN

Lease Term: 60 months

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
10. End Cap	Strip Center	\$18.00 SF/YR	NNN	4,000 SF	60 months	Former Carefree Pools and Spa showroom. Large open floor plan with maximum visibility and exposure. Large and elevated sign surface area that offers "Pop" for your main sign panel. This space is highly visible from Washington road and is in clear view for all Walmart patrons.
90. Inline Retail	Strip Center	\$15.00 SF/YR	NNN	2,000 SF	60 months	This inline retail space is located between MAC electronics, a local business with 10 years of service, and Sally Beauty Supply. This space is in the heart of the center and benefits from high foot traffic.
120. Inline Retail	Strip Center	\$16.00 SF/YR	NNN	1,200 - 2,400 SF	60 months	This space is adjacent to Palm Beach Tan and can be combined with the adjacent vacancy to have 2,400 square feet of contiguous retail space. This end of the center benefits from high traffic derived by high volume neighboring tenants.
130. Inline Retail	Strip Center	\$16.00 SF/YR	NNN	1,200 - 2,400 SF	60 months	This space is adjacent to a high volume nail salon and can be combined with the adjacent vacancy to have 2,400 square feet of contiguous retail space. This end of the center benefits from high traffic derived by high volume neighboring tenants including GNC, Osaka Sushi, and Spirits Drive Thru.

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Tenant name	Unit	Square feet
Available	10	4,000
Maryland Fried Chicken	20	2,500
Dollar Tree	30 – 50	10,500
Cato	60	4,160
GTR Fitness	70	2,000
MAC Electronics	80	2,000
Available	90	2,000
Sally Beauty Supply	100	1,400
Palm Beach Tan	110	1,800
Available	120	1,200
Available	130	1,200
Nail Salon	140	1,500
GNC	150	1,500
Osaka Sushi	160	1,300
Spirits	170	1,300

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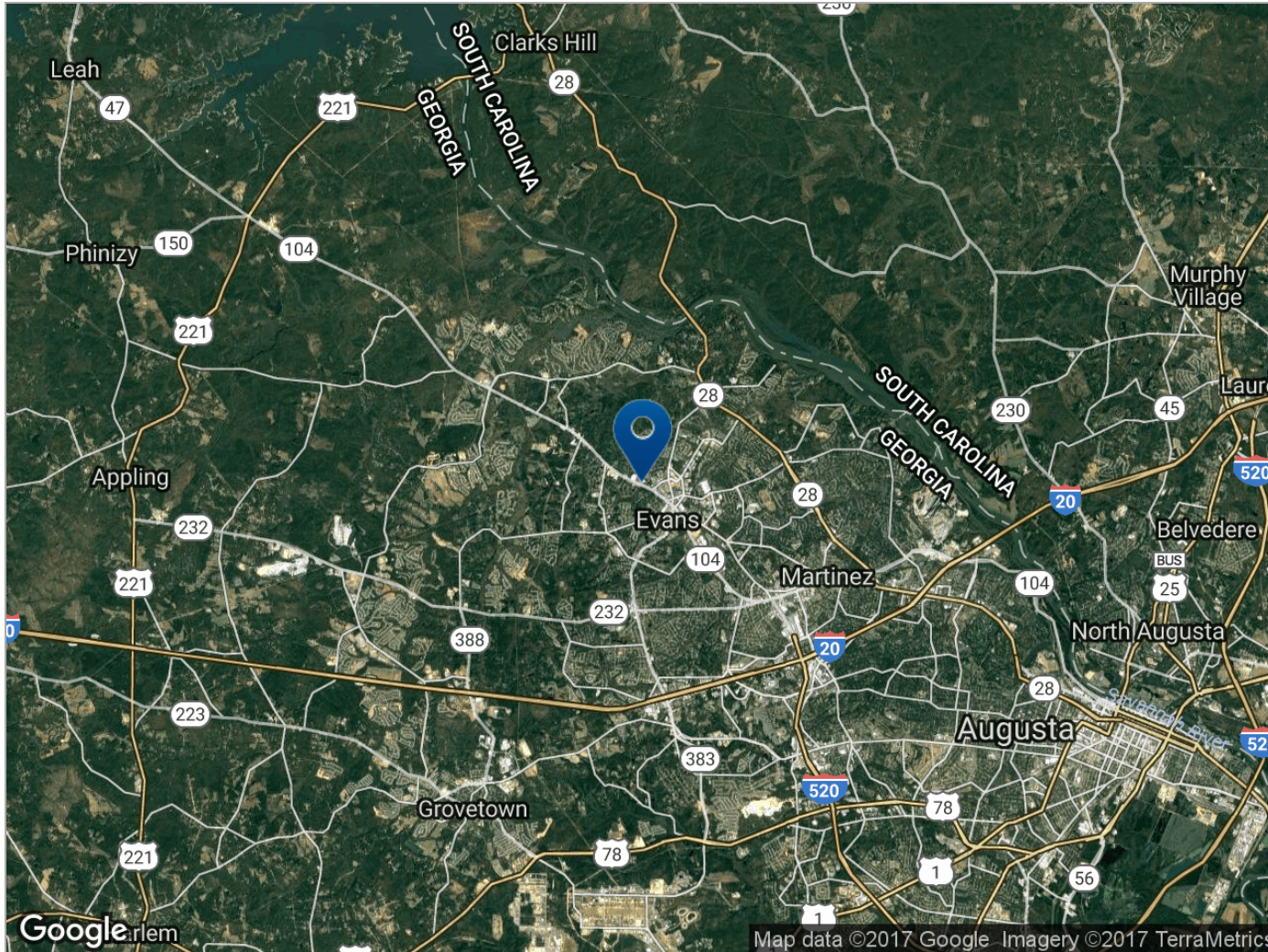
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LOCATION DESCRIPTION

Evans, GA is an affluent suburb of Augusta, GA that is characterized with heavy national retail, local government complexes, a large outdoor amphitheater that hosts national acts, movie theater, professional offices, and the approved new performing arts theater. Evans has seen exponential population and income growth in the past several years derived from the relocation of many national security assets to Fort Gordon. This trend will continue as national security assets continue to relocate to the Augusta, GA area.

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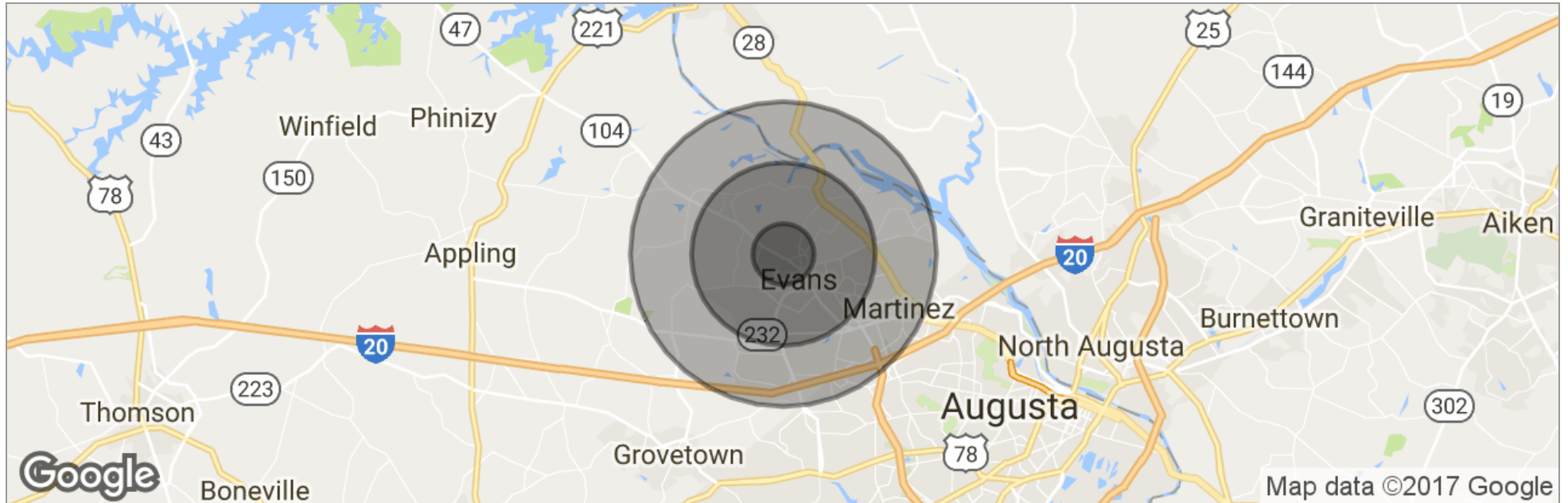
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	1 Mile	3 Miles	5 Miles
Total Population	3,559	37,444	89,648
Population Density	1,133	1,324	1,141
Median Age	38.2	37.6	37.1
Median Age (Male)	36.7	36.8	36.5
Median Age (Female)	39.5	38.7	37.7
Total Households	1,266	13,320	31,924
# of Persons Per HH	2.8	2.8	2.8
Average HH Income	\$91,569	\$88,578	\$86,409
Average House Value	\$217,749	\$221,687	\$236,300

* Demographic data derived from 2010 US Census

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