

SCAN THE
QR TO VIEW
OUR LISTING
ONLINE

1,400 SF FOR LEASE

4263 Washington Road | Evans, GA 30809

CHARLIE DAVIS
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RETAIL SUITE AVAILABLE

LEASE | \$30/SF/YR



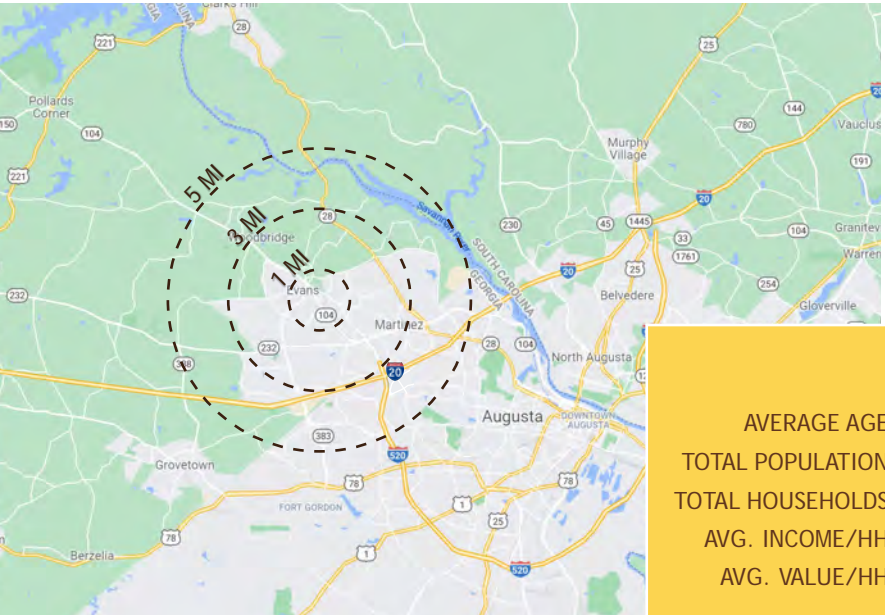
JORDAN TROTTER
COMMERCIAL REAL ESTATE

Located on Washington Road in bustling Columbia County where the population has grown more than 14% in the last 7 years.

This project has one 1,400 SF space available. Current tenants include: Belk, Diablo's Southwest Grill, Paris Nail Bar, Cold Stone Creamery, McCallister's Deli, Edible Arrangements, Primp & Blow, Club Pilates, Medi-Weightloss, Stretch Lab, Tropical Smoothie Cafe, V's Barber Shop, Larson Chiropractic, Cardboard Castle Games, Teaspoon, Crumbl Cookies, Claudia's Brazilian Wax, Cudos2U, Chipotle, and Mattress Firm.

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- One 1,400 sf space available - Building D Suite 618
 - Signalized intersection
 - Designated parking
- Anchored by 86,000 SF Belk Department Store
 - Washington Road VPD = 36,500



	1MI	3MI	5MI
AVERAGE AGE	36.7	37.3	37.4
TOTAL POPULATION	6,750	50,982	102,800
TOTAL HOUSEHOLDS	2,426	18,555	37,585
AVG. INCOME/HH	\$72,424	\$78,808	\$83,753
AVG. VALUE/HH	\$166,849	\$195,344	\$237,057



NORTH BELAIR ROAD

EVANS TO LOCKS ROAD

EVANS TOWN CENTER PARK

WASHINGTON ROAD

RIVERWATCH PARKWAY

MULLINS COLONY
MULLINS CROSSING

 SITE

 Pecteq

 SLIM CHICKENS
TBONZ
GILL & GRILL
 Cork & Flame

 **Lowe's**
 Pasta Pointe
WAFFLE HOUSE































 **DOLLAR TREE**
 ZAXBY'S
 Aspen Dental
 **GameStop**
 Arby's
 **Walmart**

 Sport Clips
 SALSAS
 ACE Hardware
 Bojangles
 KIA
 SHANE'S
 SONIC
 O'Reilly

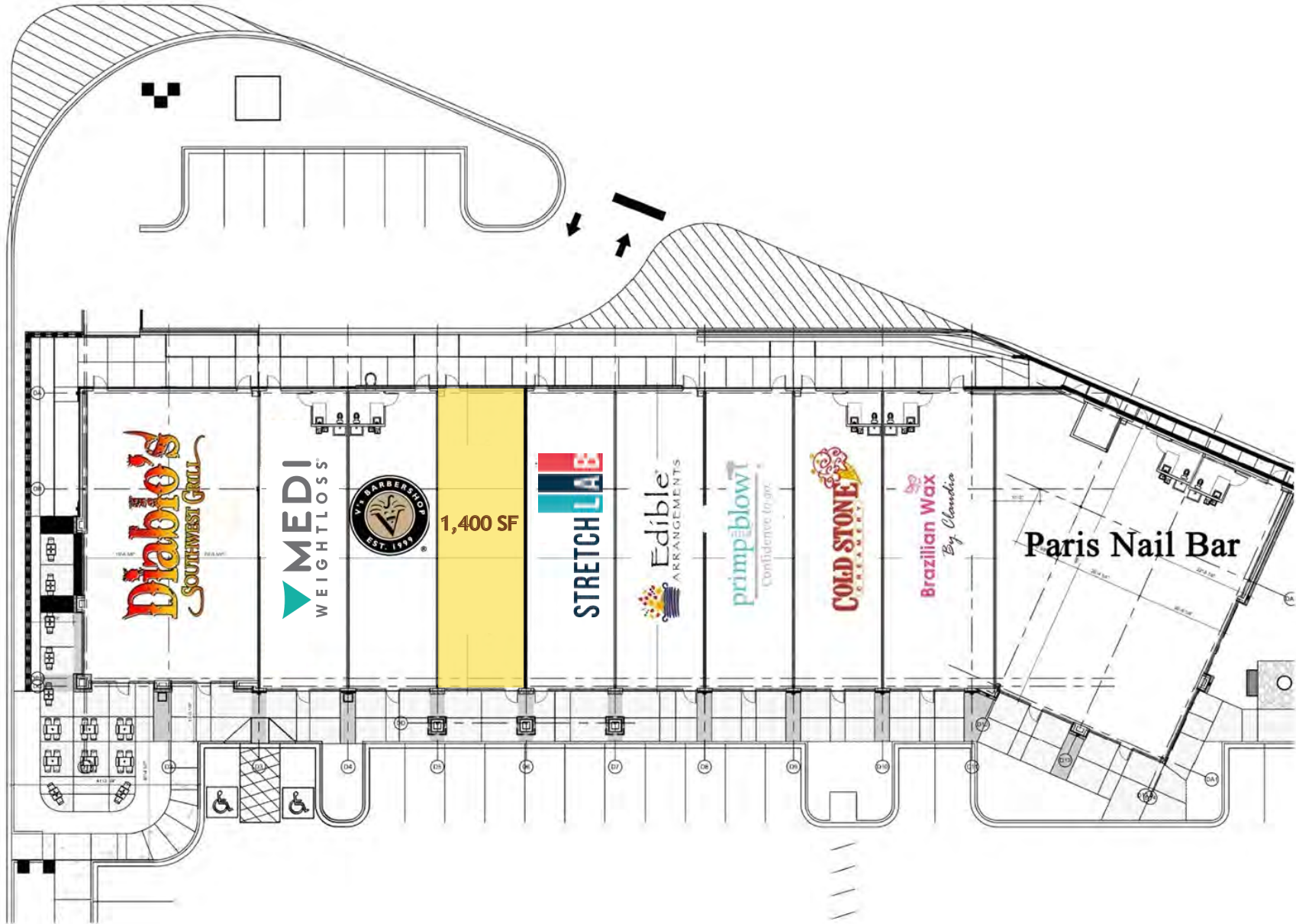
 STARBUCKS COFFEE
 WING STOP
 MYA JR
 Kroger
 TIRE PLUS
 Hardee's
 IHOP
 Domino's
 DUNKIN'
 DOLLAR GENERAL
 McKee's MUSHROOM

 PAPA JOHN'S
 BURGER KING
 TACO BELL
 CVS
 TIDAL WAVE
 KFC
 BIG LOTS
 Wendy's
 Hockey Haven
 verizon wireless
 FIVE GUYS

 LAZIZA
 Applebee's
 CIRCLE K
 Publix
 McDonald's
 GTO
 PALM BEACH TAN

 COLD STONE CREAMERY
 crumbl cookies
 McALISTER'S DELI
 tropical CAFE
 STRETCH LA PIE
 Comcast
 FIREHOUSE SUBS
 PARIS NAIL BAR
 Club PILATES
 Ruby Tuesday
 TEASPOON
 OLD NAVY
 HIBBETT SPORTS
 Red Robin
 ROSS DRESS FOR LESS
 Panera BREAD
 ULTA BEAUTY
 five BELOW
 Moe's SOUTHWEST GRILL
 FedEx
 at&t
 TARGET
 KOHL'S
 LA BOY
 Great Clips
 TRUIST
 OfficeMax
 Academy SPORTS & OUTDOORS
 Marshall's
 petco

SITE PLAN



SITE PLAN



RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Eisenhower, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

