



FOR LEASE

EVANS SOCIETY CENTER

935 Ronald Reagan Dr., Evans, GA 30809

Property Summary



PROPERTY DESCRIPTION

This brand new development in Downtown Evans is generating a lot of excitement. The center is anchored by Goat Kick Coffee Shop and is the home to Mirin Fusion Kitchen, Elements Massage, and Southern Time Clothing. Located adjacent to the brand new Columbia County Performing Arts Theater, this center is within walking distance to the Lady A amphitheater and area attractions. There is also a high end class A apartment complex being constructed directly across Ronald Reagan drive from this development. This is a great opportunity to get into a newly constructed class A retail center in an exciting and thriving area.

OFFERING SUMMARY

Lease Rate:	26.50 SF/yr (NNN)
Available SF:	1,315 SF
Lot Size:	1.2 Acres
Building Size:	9,461 SF
Completion Date:	Fall 2022
NNN expenses:	\$5.25 psf
Trade Market:	Downtown Evans
Columbia County Parcels:	072 231Q and 072 545



CHRIS FARROW

Sr. Vice President

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Property Details & Highlights



- Downtown Evans
- Walking distance to new performing arts theater
- Walking distance to area parks and Lady A amphitheater
- Adjacent to new high end class A apartments
- Great visibility from Belair Road
- Plenty of parking (parking access agreements with the Amphitheater)
- Located at signalized intersection
- Very walkable area
- Over 300 feet of road frontage on Belair Road

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Additional Photos



Mirin Asian Cuisine



Adjacent class A apartment's currently being constructed



On signalized intersection.

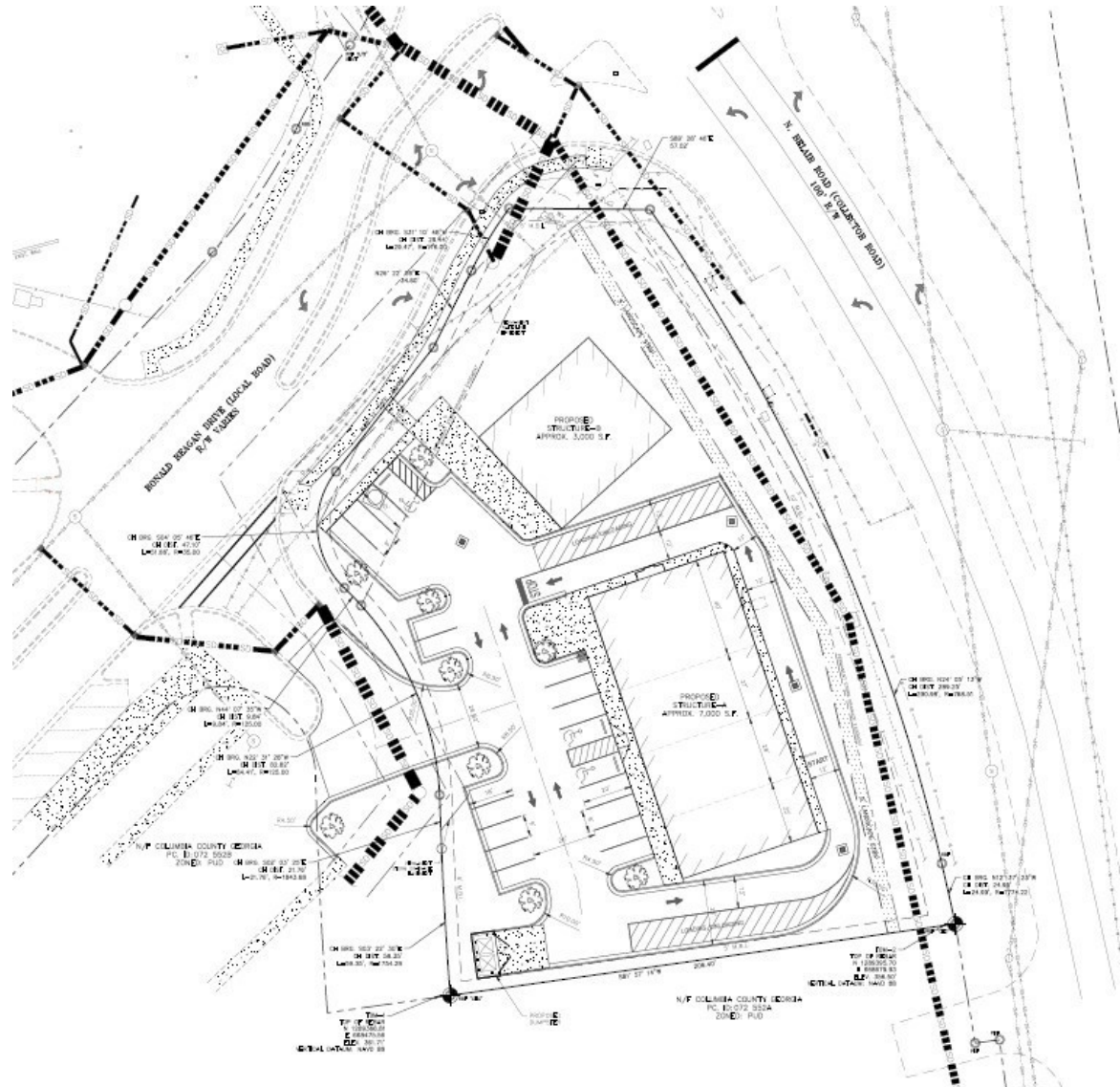


Adjacent to Performing Arts Theater

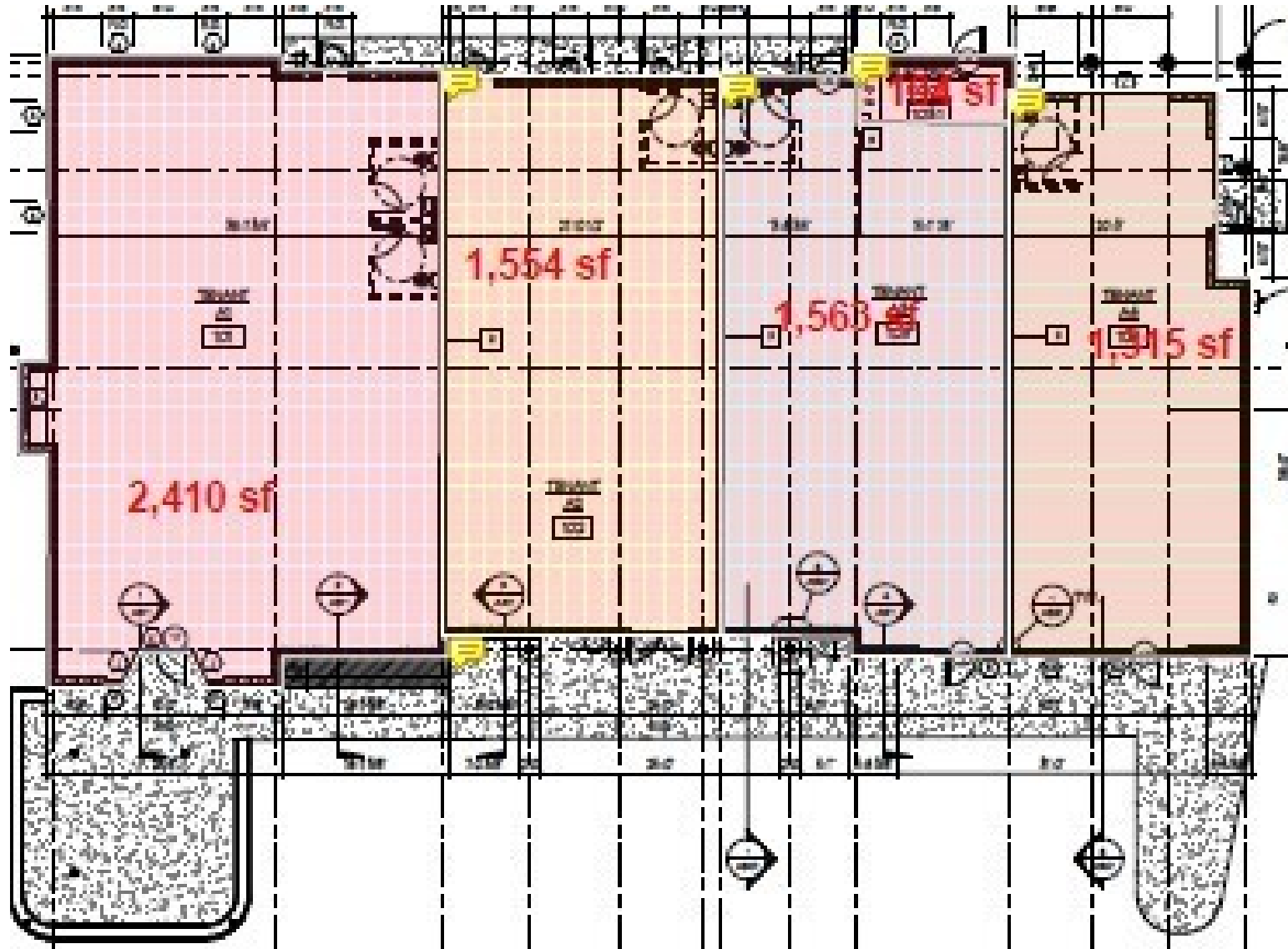
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Site Plans



Floor Plans



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Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,315 SF	Lease Rate:	\$26.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
104	Available	1,315 SF	NNN	\$26.50 SF/yr	Right End Cap



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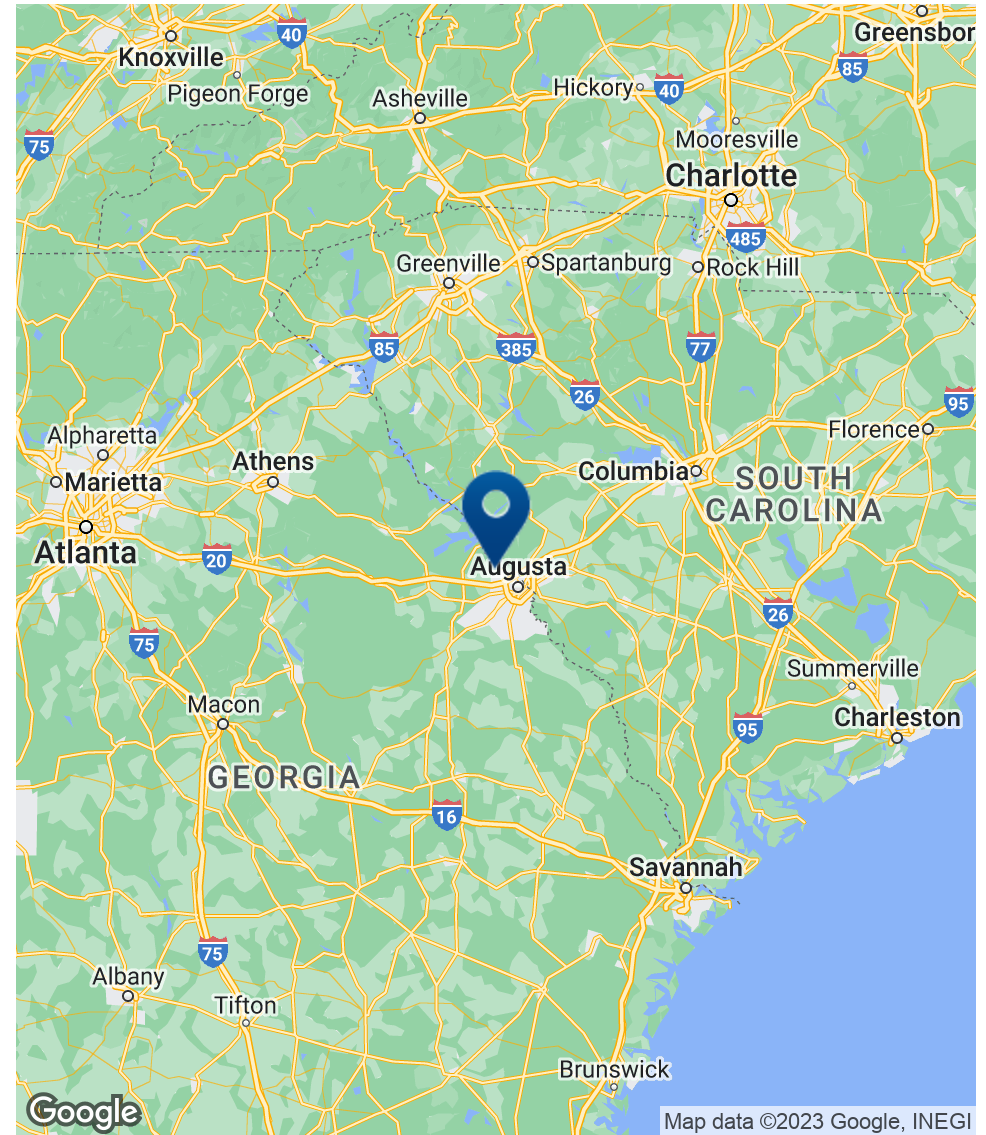
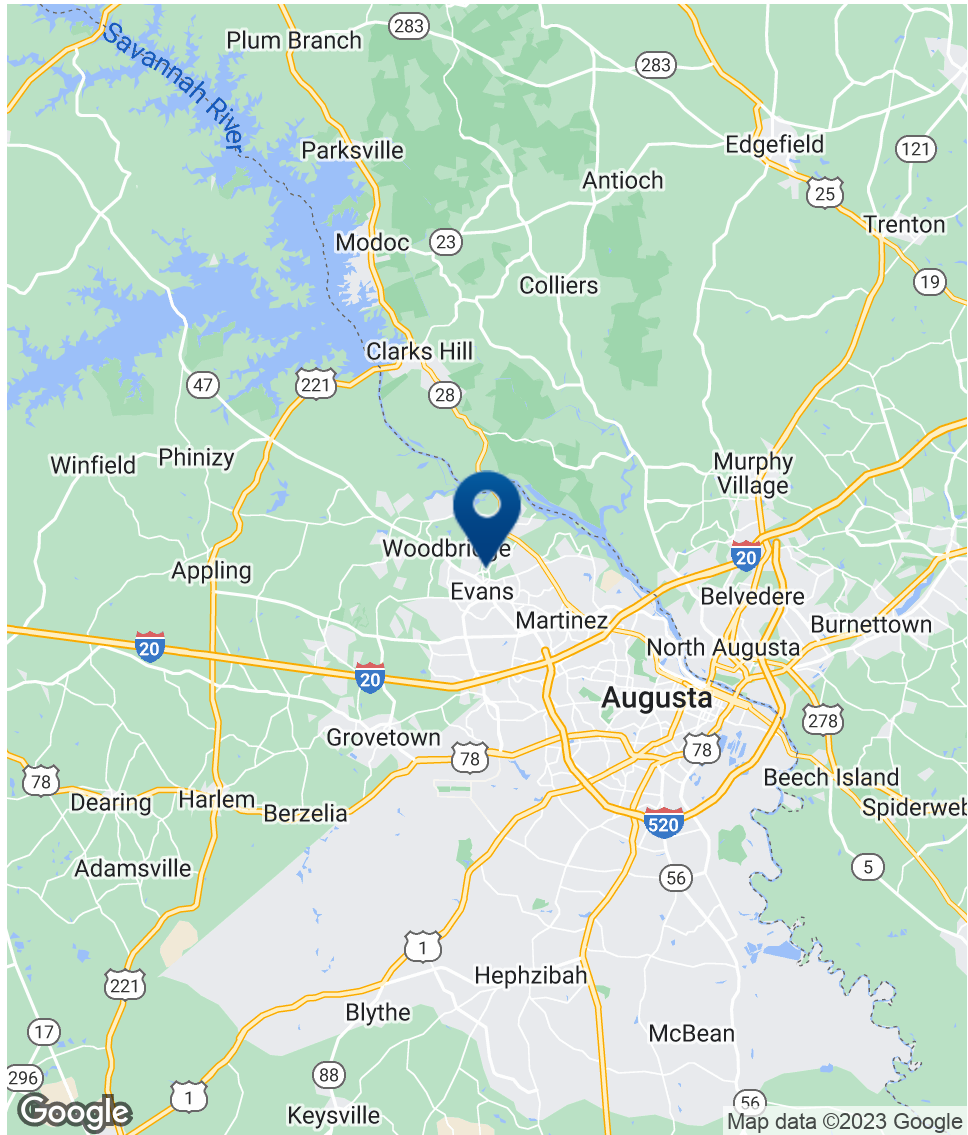
Retailer Map



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Location Map



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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,901	108,490	266,879
Average Age	41.9	39.8	37.5
Average Age (Male)	39.0	38.8	36.5
Average Age (Female)	44.0	41.3	39.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,088	43,934	115,078
# of Persons per HH	2.8	2.5	2.3
Average HH Income	\$100,468	\$88,034	\$69,817
Average House Value	\$235,059	\$226,266	\$180,889

* Demographic data derived from 2020 ACS - US Census

