



FOR LEASE

SHOPPES @ EVANS

4431 Washington Rd, Evans, GA 30809

**SHERMAN &
HEMSTREET**
Real Estate Company

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Property Summary



PROPERTY DESCRIPTION

Small retail space in a Walmart shadow center for lease in the heart of thriving Evans, GA with superb visibility. The center has several national brands including Pizza Hut, T-Mobile, Great Clips, Batteries & Bulbs, and Game Stop. Spaces of this size are a rarity which makes this a great opportunity to be in the middle of a heavily weighted retail area with minimal overhead. Immediate area retailers include Wal Mart, Aspen Dental, Chicken Salad Chick, Cato and many more.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Available SF:	895 SF
Lot Size:	0.95 Acres
Building Size:	11,154 SF
Zoning:	C-2
Property type:	Walmart Shadow Center

Complete Highlights



PROPERTY HIGHLIGHTS

- Area retailers include Walmart, Kroger, Lowes, Home Depot, and much more.
- Aspen Dental and Chicken Salad Chick are adjacent to this development.
- Unmatched visibility and exposure on Washington Road.
- In the heart the thriving Evans, GA
- High traffic count of over 29,000 cars per day
- Great tenant mix including Pizza Hut, GameStop, Great Clips, and Batteries Plus.
- Two points of Ingress / Egress.
- Monument sign.
- Very busy area with a long stable history.



Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	5 -10 years
Total Space:	895 SF	Lease Rate:	\$24.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4431 Washington Road	Available	895 SF	NNN	\$24.00 SF/yr	Small retail space formerly used as an alterations shop.

Retailer Map



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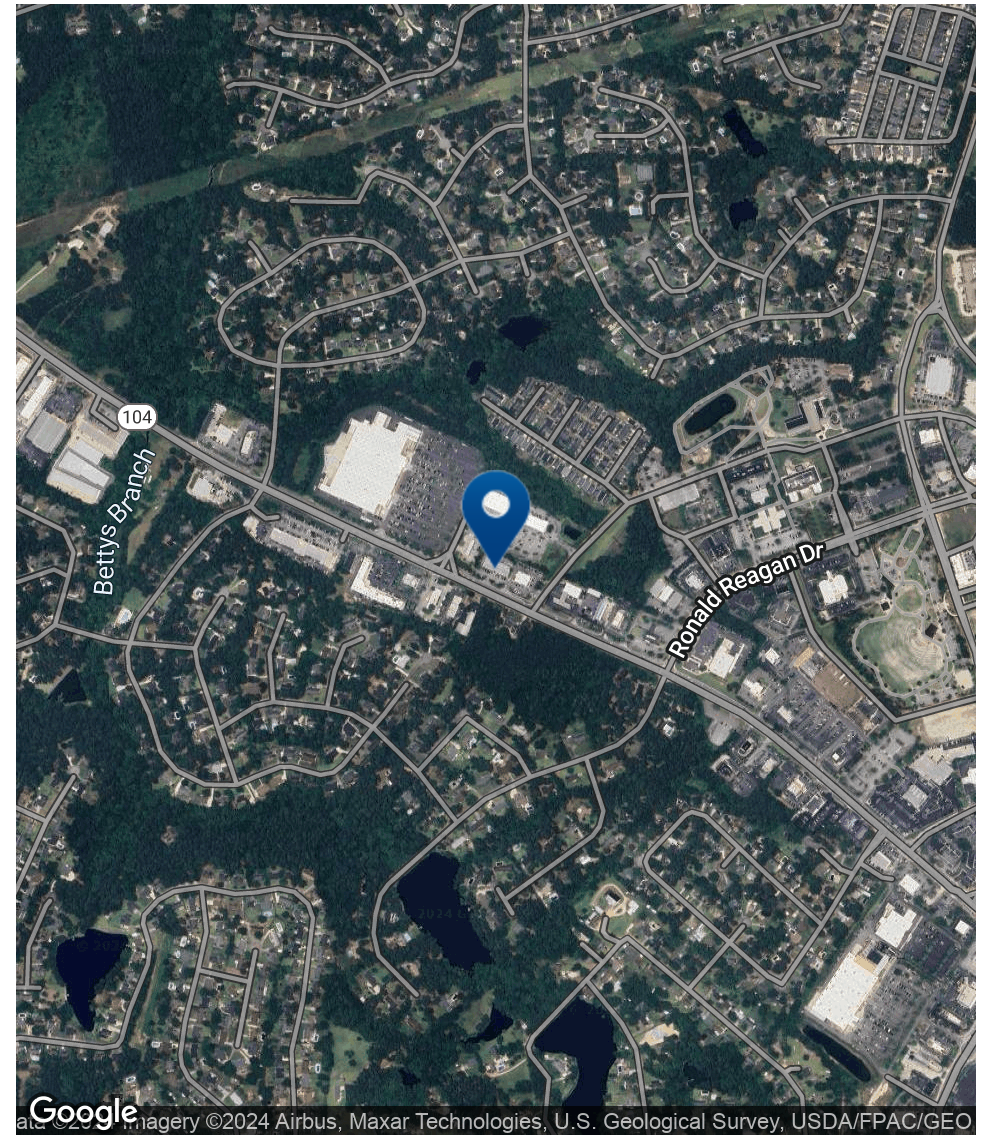
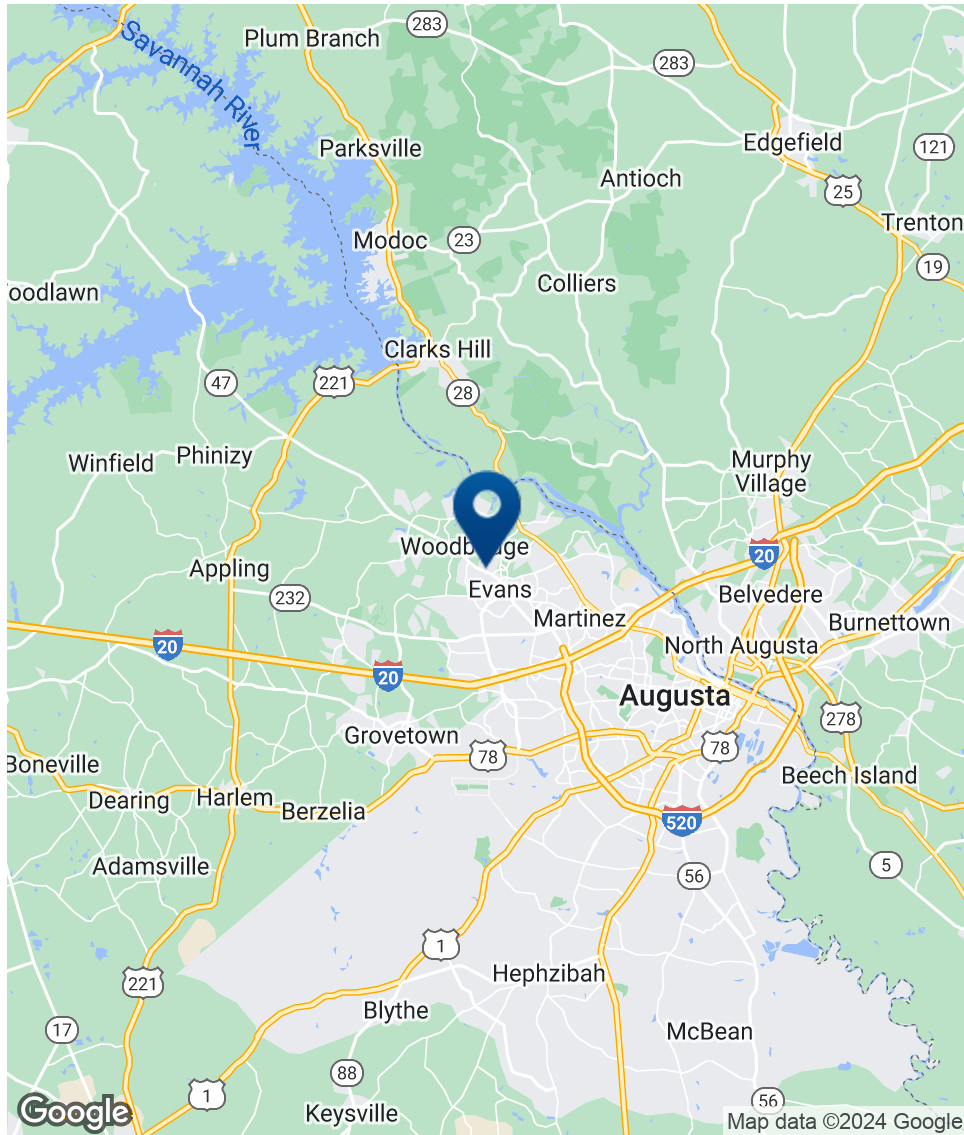
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Location Map



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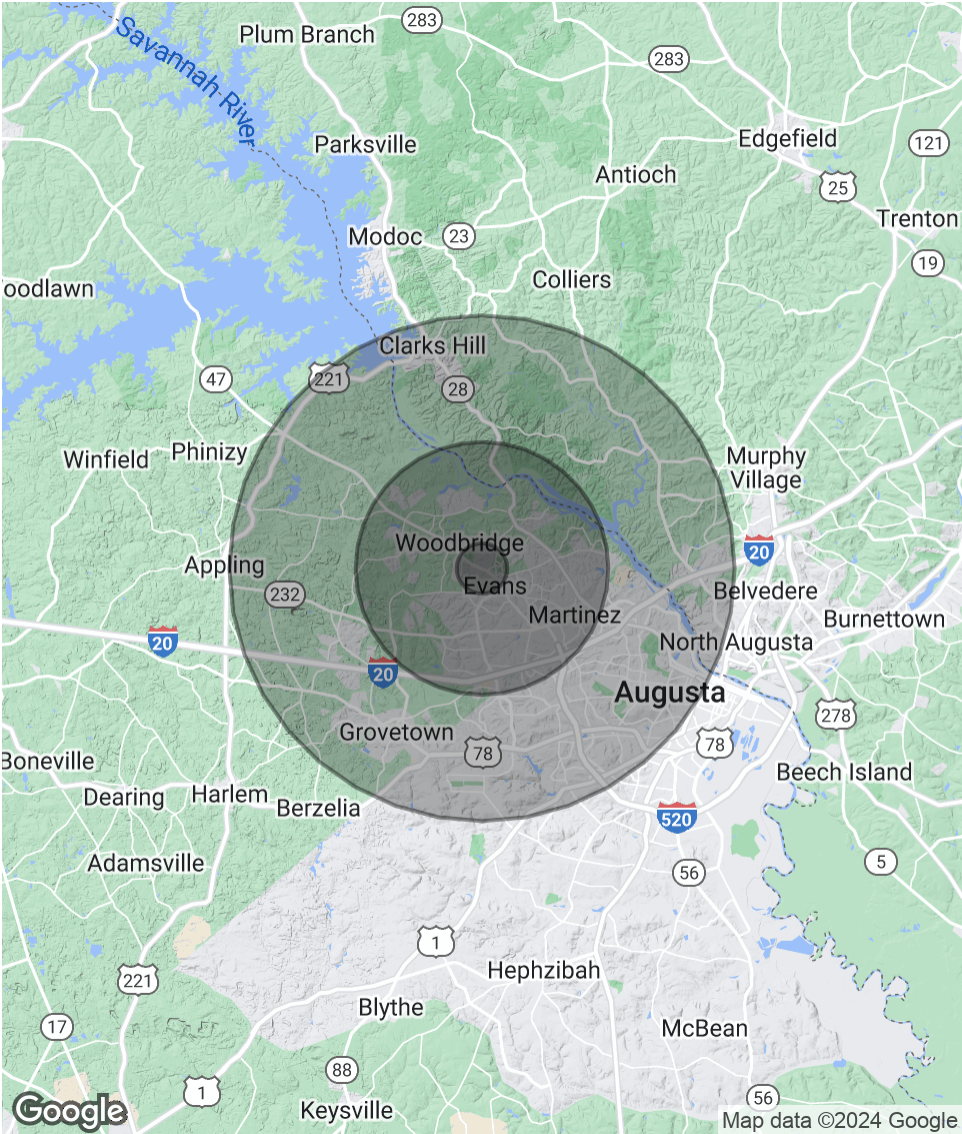
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,740	106,706	252,761
Average Age	39.0	39.5	37.3
Average Age (Male)	37.2	38.4	36.3
Average Age (Female)	40.4	41.0	39.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,058	41,786	108,047
# of Persons per HH	3.3	2.6	2.3
Average HH Income	\$104,383	\$89,597	\$71,232
Average House Value	\$252,023	\$233,101	\$185,579

* Demographic data derived from 2020 ACS - US Census



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