

Centre @ Evans For Lease

4435 Washington Road, Evans, GA 30809



PROPERTY SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$14.00 psf (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 and rapidly growing local economy
- 5.01 / 1,000 parking ratio. 217 spaces

SHERMAN & HEMSTREET REAL ESTATE COMPANY

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Lease Type: NNN

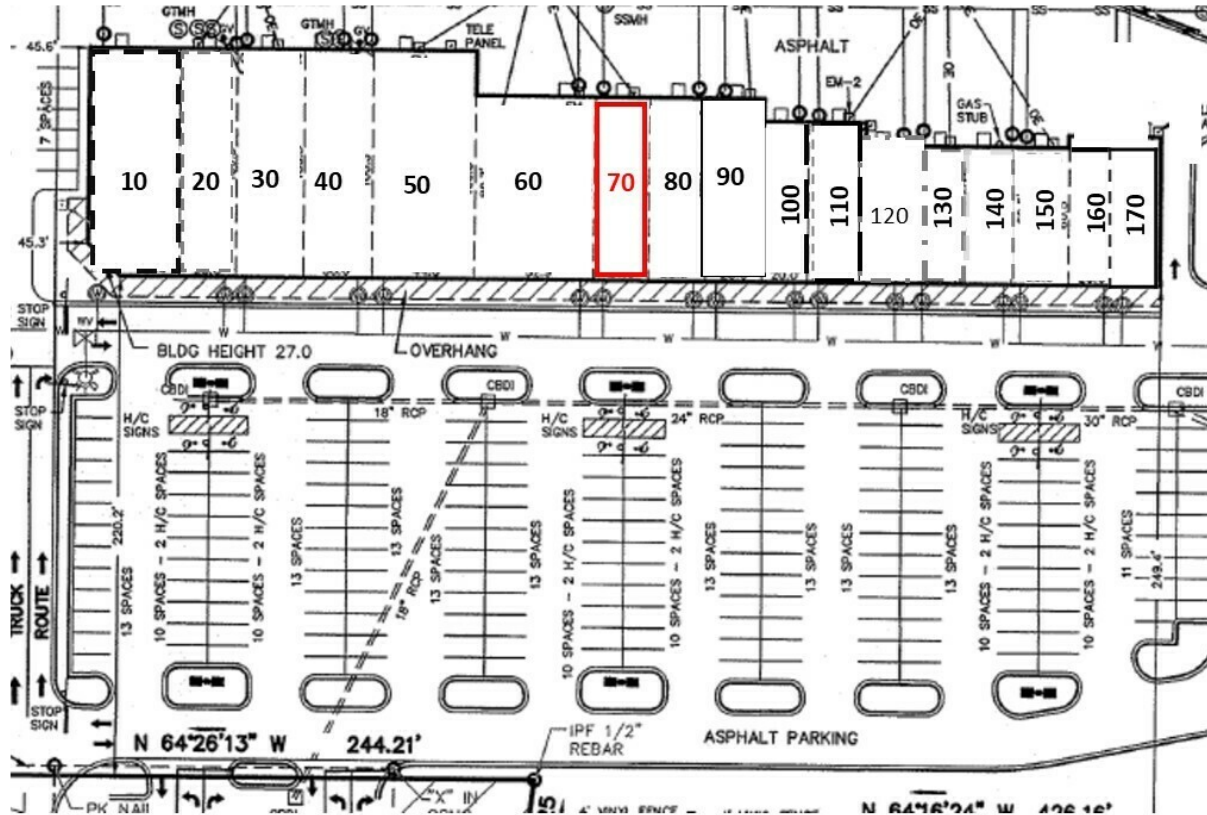
Total Space 2,000 SF

Lease Term: 60 months

SPACE		SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
70.	Inline Retail	Strip Center	\$14.00	NNN	2,000 SF	60 months	This inline retail space has an open floorplan containing a showroom, office, and ADA restroom.

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Tenant name	Unit	Square feet
Alta Paints	10	4,000
Southern boy	20	2,500
Dollar Tree	30 – 50	10,500
Cato	60	4,160
AVAILABLE	70	2,000
MAC Electronics	80	2,000
UPS Store	90	2,000
Sally Beauty Supply	100	1,400
Valley Vape	110	1,800
Georgia Cuts	120	1,200
State Farm	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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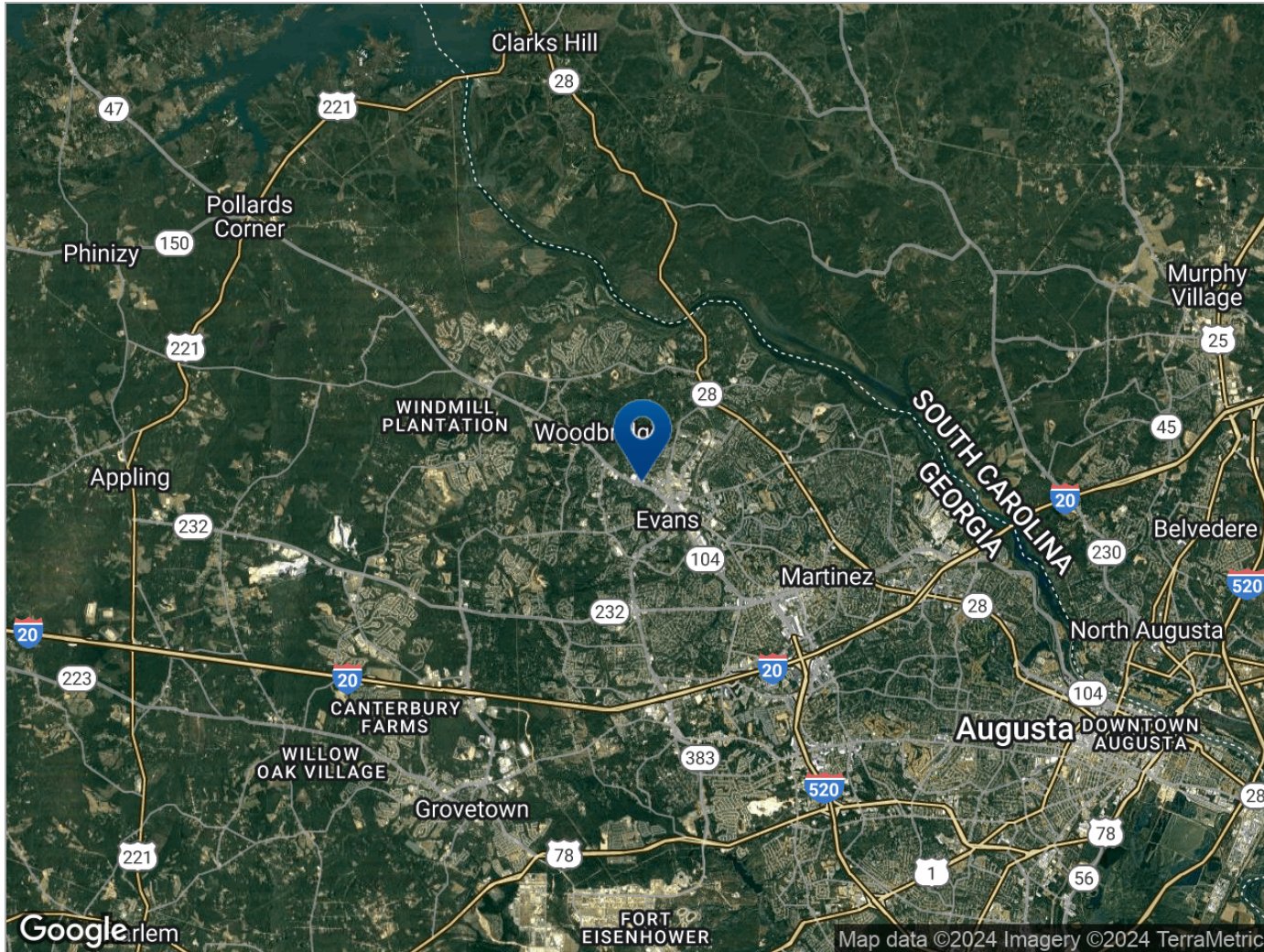
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LOCATION DESCRIPTION

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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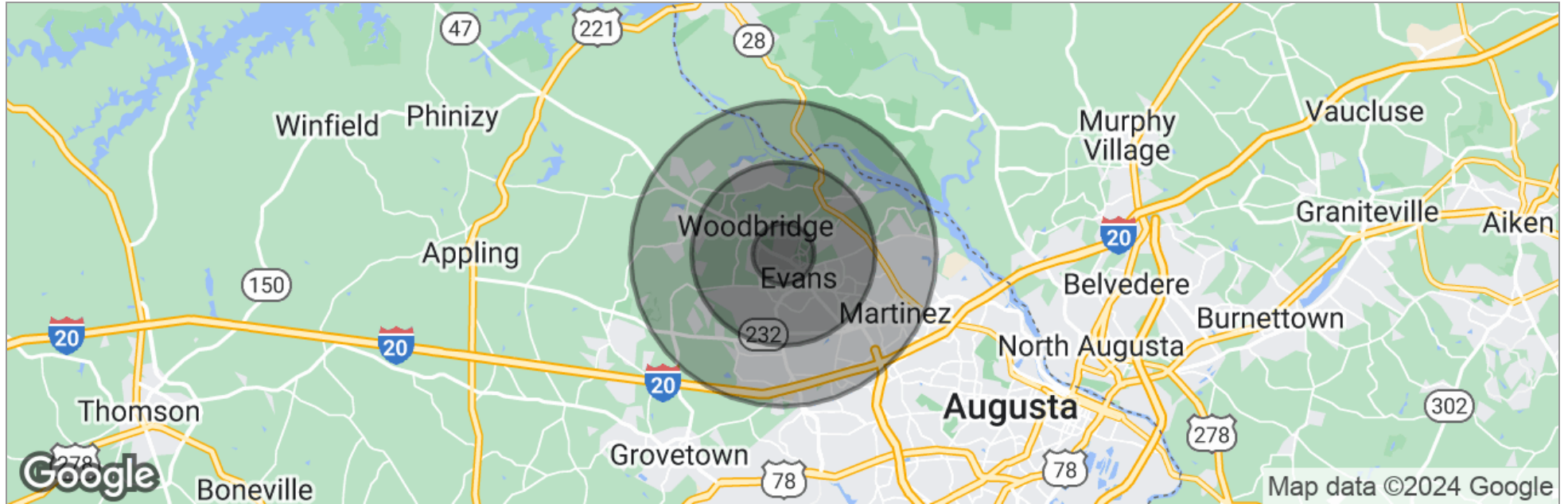
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	1 Mile	3 Miles	5 Miles
Total Population	6,628	47,608	106,139
Population Density	2,110	1,684	1,351
Median Age	39.1	40.3	39.5
Median Age (Male)	37.4	38.2	38.4
Median Age (Female)	40.4	41.9	41.0
Total Households	1,970	17,504	41,494
# of Persons Per HH	3.4	2.7	2.6
Average HH Income	\$107,643	\$95,958	\$89,810
Average House Value	\$255,977	\$227,896	\$233,611

* Demographic data derived from 2020 ACS - US Census

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