

Evans Crossing Shopping Center

4351-4359 Washington Rd, Evans, GA 30809



OFFERING SUMMARY

Available SF:	1,415 SF
Lease Rate:	\$28.00 SF/yr (NNN)
Lot Size:	11.45 Acres
Year Built:	1993
Building Size:	92,051
Zoning:	C2
Market:	Augusta, GA
Submarket:	Evans, GA
Traffic Count:	34,611

PROPERTY OVERVIEW

Evans Crossing is a well established 92,051 square foot neighborhood center situated on over 11 acres of land on the northeast corner of Washington Road in Evans, GA which is a thriving and stabilized suburb of Augusta. The shopping center is anchored by a strong 62,580 sf Kroger Supermarket with high sales numbers. Evans Crossing is located in the heart of the Evans retail district and is directly adjacent to the Lady Antebellum Amphitheater and the Evans Performing Arts Center which are both host to many high profile events throughout the year.

PROPERTY HIGHLIGHTS

- Major upfit completed in 2019
 - Kroger Anchor
 - National Tenants
 - Great visibility
 - Heart of Evans retail district
 - Adjacent to amphitheater and performing arts theater
- 6 points of ingress / egress
 - National retailer / bank out parcels
 - Kroger gas station on site

SHERMAN & HEMSTREET REAL ESTATE COMPANY

4316 Washington Road, Evans, GA 30809
shermanandhemstreet.com
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CHRIS FARROW

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National retail outparcels



Great exposure



Outparcels include Wells Fargo, IHOP, and Cadence Bank



Kroger gas station onsite

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LEASE RATE: \$28.00 PSF

LEASE TYPE: NNN

TOTAL SPACE: 1,415 SF

LEASE TERM: 5 years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Inline Retail	Inline retail	\$28.00 SF/yr	NNN	1,415 SF	5 years	Former Hair Salon. Space contains an ADA restroom, 50 gallon water heater, washer and dryer hookups, and sinks.

Evans Crossing Shopping Center

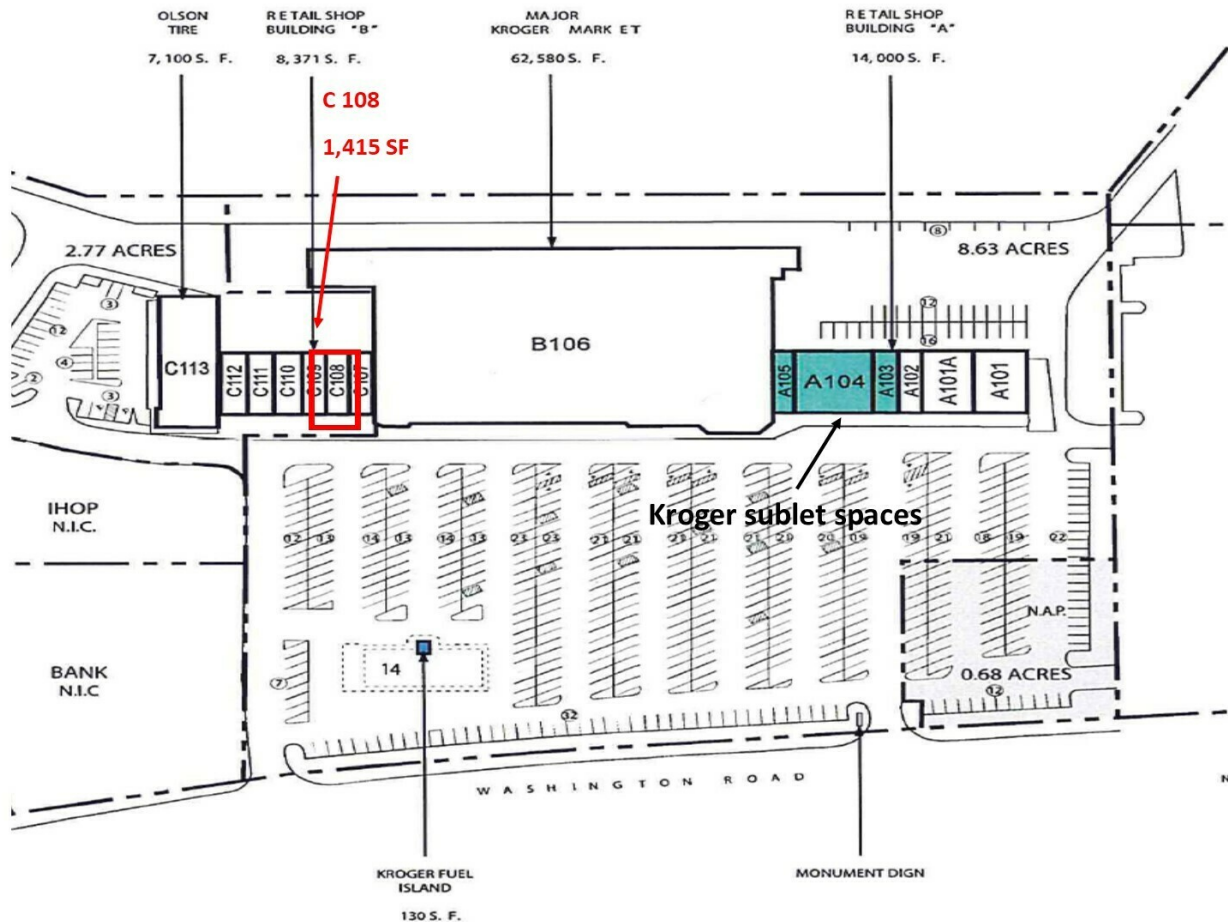
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Kroger sublet spaces



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LEASE RATE

\$28.00 SF/YR

LOCATION INFORMATION

Building Name	Evans Crossing Shopping Center
Street Address	4351-4359 Washington Rd
City, State, Zip	Evans, GA 30809
County/Township	Columbia
Market	Augusta, GA
Submarket	Evans, GA
Cross Streets	Washington Road
Signal Intersection	Yes

BUILDING INFORMATION

Building Size	92,051 SF
Number Of Floors	1
Year Built	1993
Load Factor	Yes
Construction Status	Existing
Free Standing	Yes

PROPERTY DETAILS

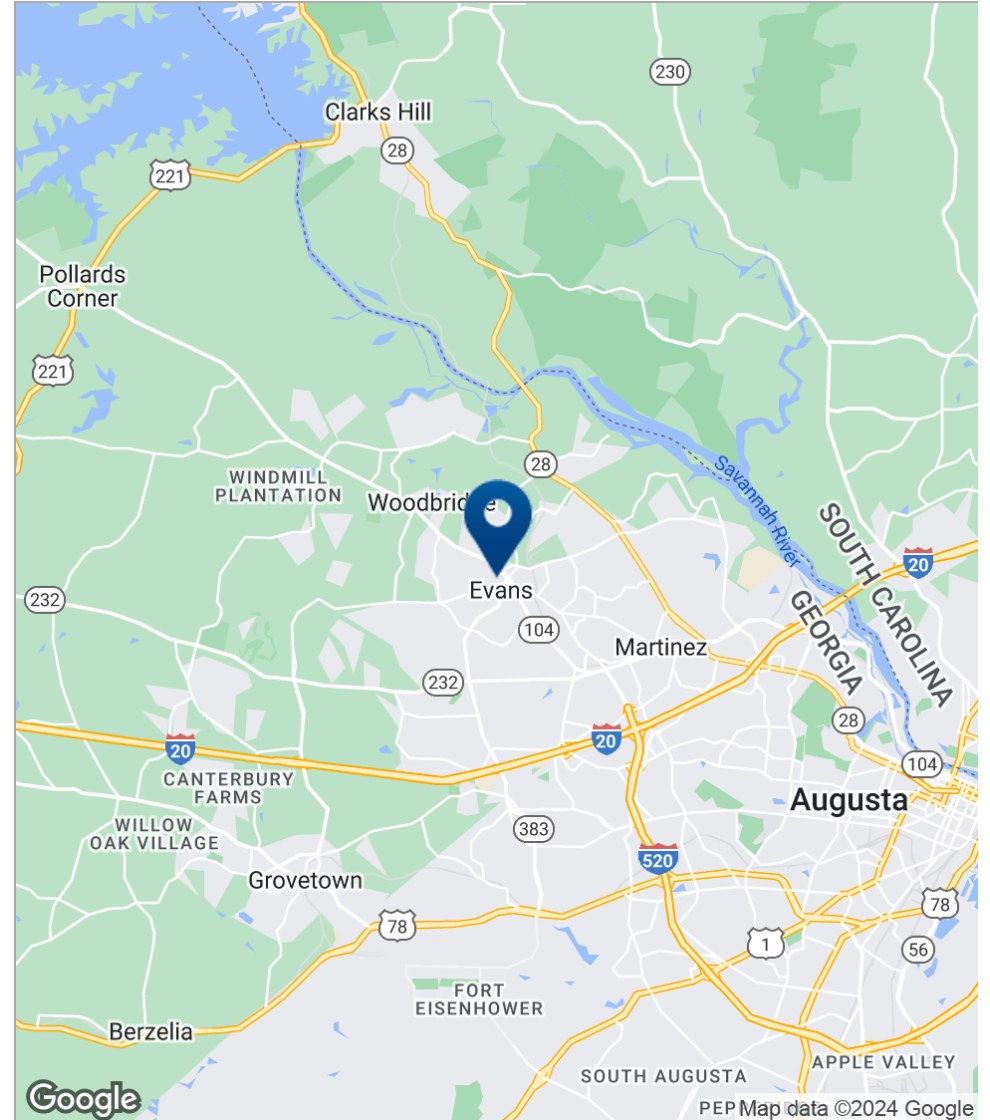
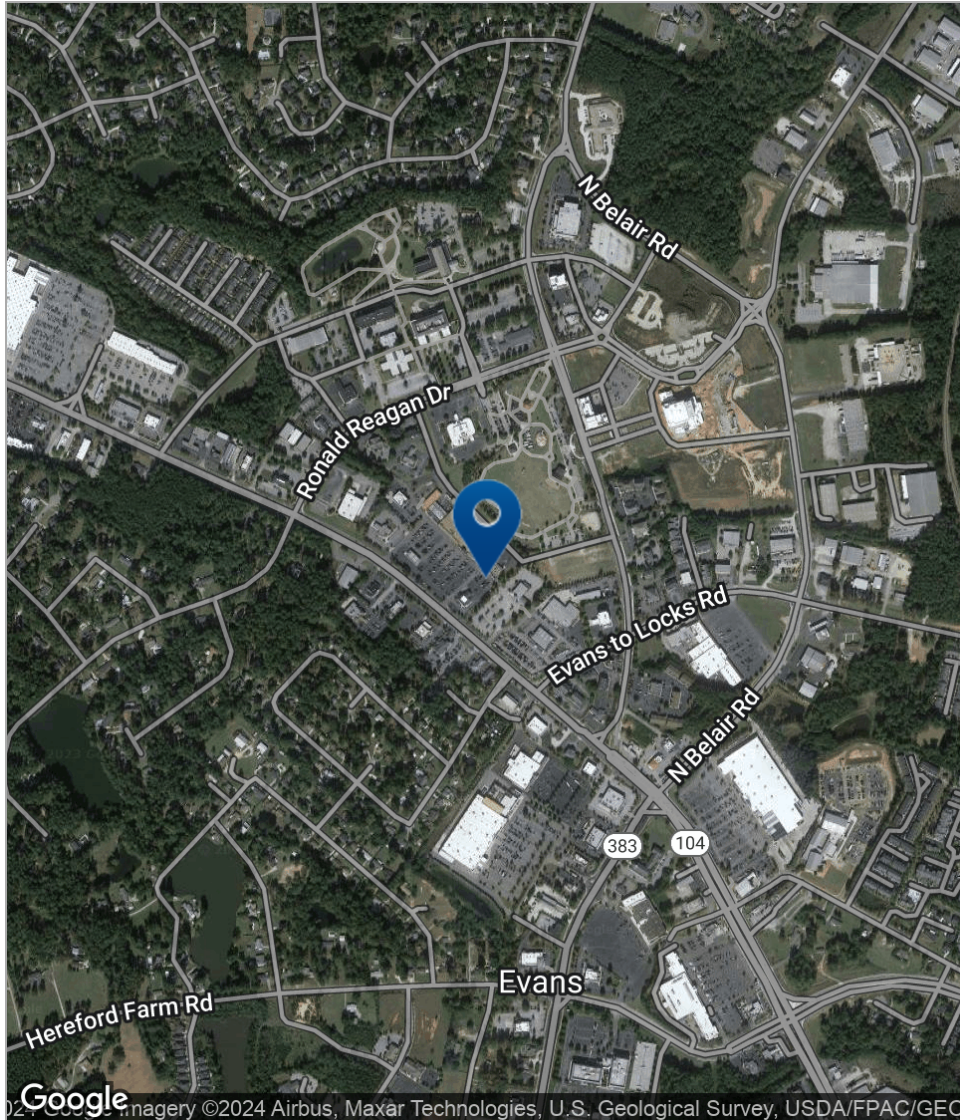
Property Type	Retail
Property Subtype	Street Retail
Zoning	C2
Lot Size	11.45 Acres
APN#	072-045F, 072 045K
Lot Frontage	530
Lot Depth	610
Corner Property	Yes
Traffic Count	34,611
Traffic Count Street	Washington Road
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Ratio	4.57
Number Of Spaces	421

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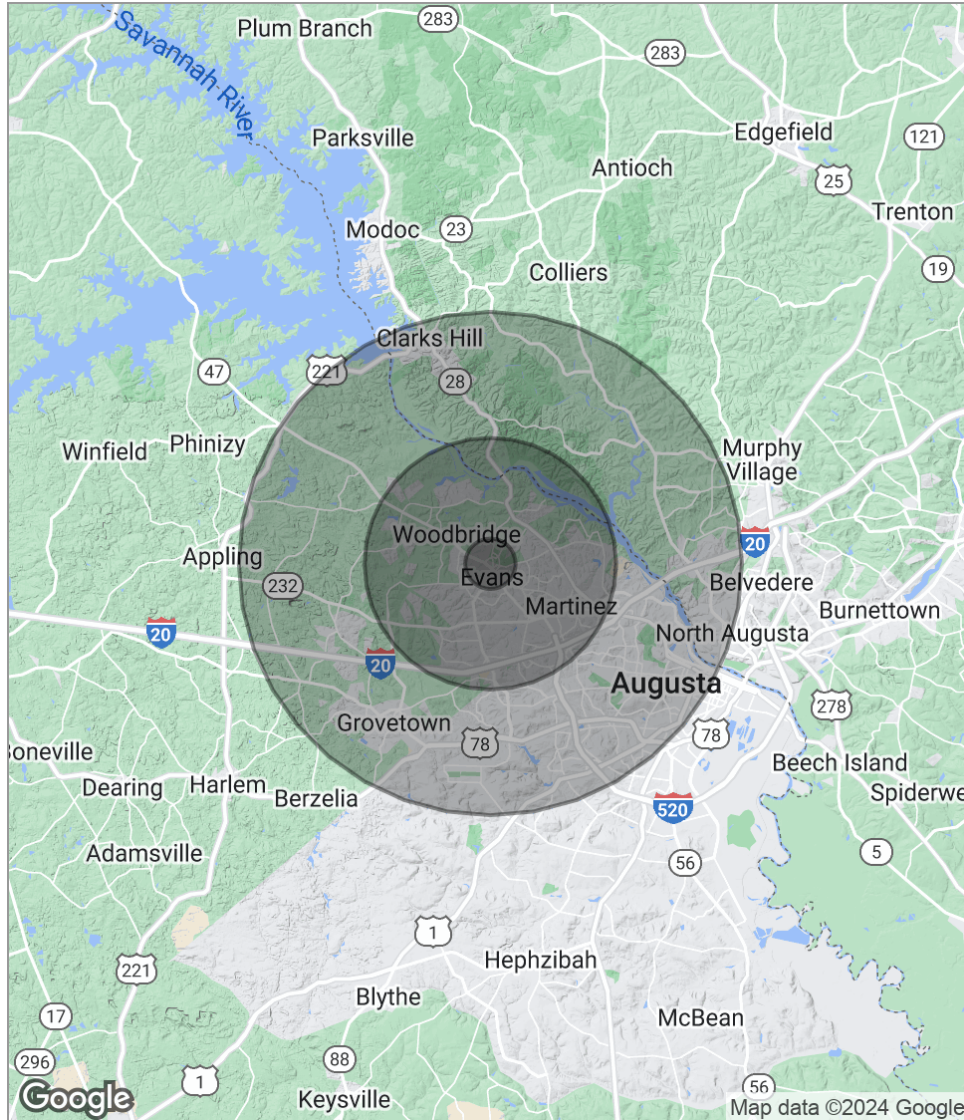
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	6,583	110,232	266,683
Median age	41.0	39.6	37.4
Median age (Male)	37.8	38.6	36.3
Median age (Female)	43.2	41.1	39.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,309	44,529	114,488
# of persons per HH	2.9	2.5	2.3
Average HH income	\$94,720	\$87,801	\$69,782
Average house value	\$232,575	\$226,245	\$180,825

** Demographic data derived from 2020 ACS - US Census*