

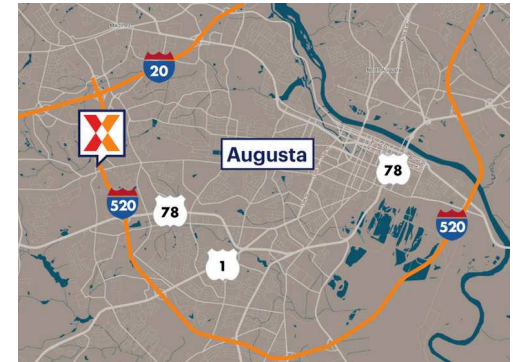


Augusta-Richmond County, GA-SC

# AUGUSTA WEST PLAZA

33.4711, -82.0864  
1323-1347 Augusta West Parkway | Augusta, GA 30909

**CENTER SIZE:** 170,681 SF



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
👤👤👤	7,928	55,317	157,685
🏠	3,823	23,418	63,548
💰	\$59,314	\$66,227	\$67,285

Excellent visibility from I-520, one of the area's most traveled corridors with 83,000+ vehicles daily

Easily accessible center with multiple points of ingress/egress

Close proximity to Georgia Regents University – Forest Hills Campus and 1.1 MM SF Augusta Mall, one of Georgia's largest malls outside of metro Atlanta

More than 157,000+ residents within a 5 mile radius with an average household income of \$67,000+

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## AVAILABLE SPACE

01	1,150 SF
15	1,400 SF
18	4,125 SF
19	37,142 SF

## CURRENT RETAILERS

02	GQ Menswear	2,000 SF
02A	Top Crab Seafood and Bar	4,000 SF
03	State Farm	1,200 SF
04	Dollar Tree	22,372 SF
05	Hibachi Grill	9,800 SF
06	Discount Beauty Supply	8,400 SF
07	Octapharma	12,680 SF
08	Citi Trends	13,000 SF
09	At Home	85,000 SF
13	La Guadalajara	1,400 SF
14	Sun Nails	1,400 SF
16	Universal Martial Arts Dojos	1,400 SF
17	Kirkwood's Music & Repair	1,354 SF

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