

# Augusta Mall Outparcels

3450 Wrightsboro Rd, Augusta, GA 30909

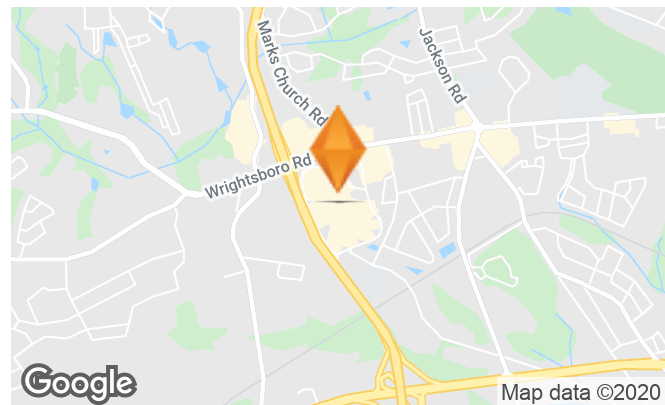
FOR LEASE



## PAD SITES AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

### PROPERTY HIGHLIGHTS

- Rare, new construction opportunity adjacent to the prominent Augusta Mall
- Strong location in the heart of Augusta's primary retail corridor
- Strategically located with easy access to I-20 and I-520
- Augusta Mall includes tenants such as Macy's, Sears, Dillards and JCPenny among others
- Augusta is home to The Masters Golf Tournament and Medical College of Georgia and Augusta University
- Augusta is rapidly growing with population increases of approximately 5% over the next 3 years



For More Information, Contact

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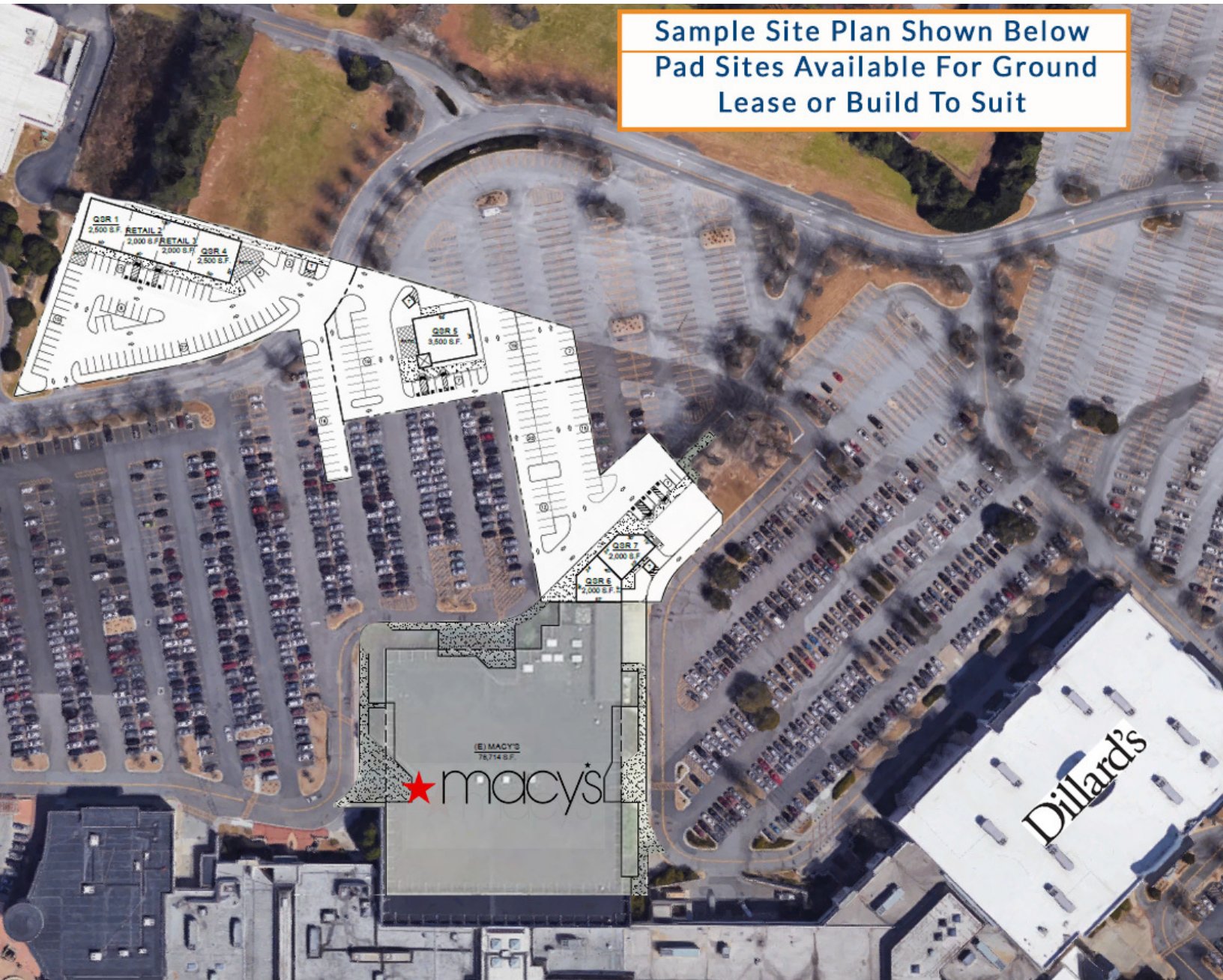
  
**SKYLINE SEVEN**  
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Sample Site Plan Shown Below  
Pad Sites Available For Ground  
Lease or Build To Suit



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POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,048	48,499	136,171
Median age	31.2	35.5	35.6
Median age (Male)	30.3	34.5	33.9
Median age (Female)	32.3	36.4	37.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,106	19,335	54,291
# of persons per HH	2.4	2.5	2.5
Average HH income	\$50,111	\$55,341	\$56,844
Average house value	\$61,338	\$75,497	\$124,733

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