

WASHINGTON CROSSING

2907 Washington Road, Augusta, GA 30909

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Property is situated on highly traveled Washington Road with excellent visibility from I-20



EXCLUSIVE AGENT(S)

PATRICK BENTLEY • patrick.bentley@tscg.com • 770.955.2434

PROPERTY HIGHLIGHTS

- Anchor space available - 41,000 SF
- Interstate I-20 visibility & exposure (58,500 AADT)
- Situated at the NEC of I-20 & Washington Road (34,900 AADT)
- 3 full access points via Washington Road & Center West Pkwy
- Prominent pylon signage
- National co-tenancy: HomeGoods, DSW, Bonefish Grill, Outback Steakhouse, Carter's/Oshkosh B'gosh & Zoe's Kitchen

DEMOGRAPHICS

	3 MILE	5 MILES	7 MILES
Population Density	50,250	137,953	226,762
Average HH Income (\$)	89,757	73,390	70,009
Daytime Population	50,287	176,653	262,709

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
102	Available	41,065 SF	208B	Oshkosh B'Gosh	4,149 SF	406	Brazilian Wax	1,406 SF
104	DSW	18,001 SF	2903	Available	5,066 SF	500	Jason's Deli	5,000 SF
108	HomeGoods	25,315 SF	2911	Bonefish Grill	10,000 SF	704	Paris Nails & Spa	4,897 SF
110	Half Moon Outfitters	4,600 SF	2949	Outback	6,600 SF	706	Fix Dry Bar/Aveda	1,400 SF
202	Pure Barre	1,300 SF	300	Zoe's Kitchen	2,656 SF	708	Mariner Finance	1,430 SF
204	Woof Gang Bakery	2,600 SF	402	Available	3,484 SF	710	Available	1,100 SF
206	Available	1,594 SF	404	Available	1,400 SF	712	The Joint	1,106 SF
208A	Carter's	3,938 SF						

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