

# Shoppes @ North Augusta

1215 Knox Avenue, North Augusta, SC 29841



## PROPERTY SUMMARY

<b>Availability:</b>	6,000 sf End Cap
<b>Lease Rate:</b>	\$25.00 (NNN)
<b>Lot Size:</b>	9.65 Acres
<b>Building Size:</b>	45,160 SF
<b>Year Built:</b>	2003
<b>Zoning:</b>	Planned Development
<b>Market:</b>	Greater Augusta
<b>Sub Market:</b>	North Augusta
<b>Cross Streets:</b>	Knox Avenue
<b>Traffic Count:</b>	17,196 cars per day

## PROPERTY OVERVIEW

The Shoppes @ North Augusta is a very strong Walmart anchored center in the heart of North Augusta, SC. The center boasts 218 feet of road frontage on busy Knox Avenue. Our tenants benefit from our superb location and exposure given the excellent visibility from Knox Avenue and surrounding major retailers such as Walmart, Lowes, Kroger, and Publix. The center is easily accessible given the signalized intersection as our main entrance, large parking lot, and multiple ingress / egress points. The Shoppes @ North Augusta is home to many strong national retailers such as Dollar Tree, Cato, Xfinity, Cold Stone Creamery, Tropical Smoothie, and has a Chick-fil-a out parcel.

## PROPERTY HIGHLIGHTS

- Surrounded by national big box retailers including Kroger, Lowes, and Walmart
- Signalized intersection as entrance
- 218 feet of road frontage
- Tall lighted pylon sign
- 4.87 / 1,000 parking ratio. 420 parking spaces.
- Located next to Walmart and Chick-fil-a with Starbucks across Knox Ave.

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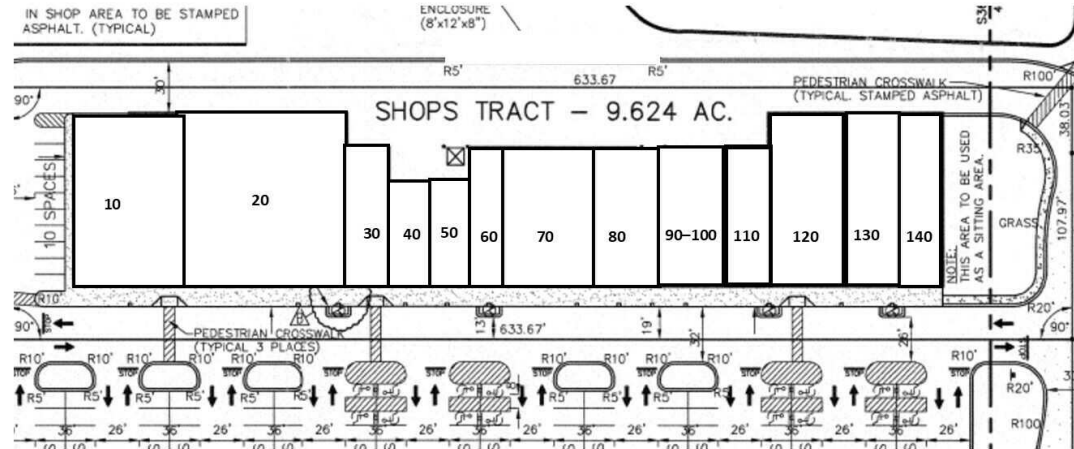


SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
End Cap	Retail	\$25.00	NNN	6,000 SF	Negotiable	Call for details

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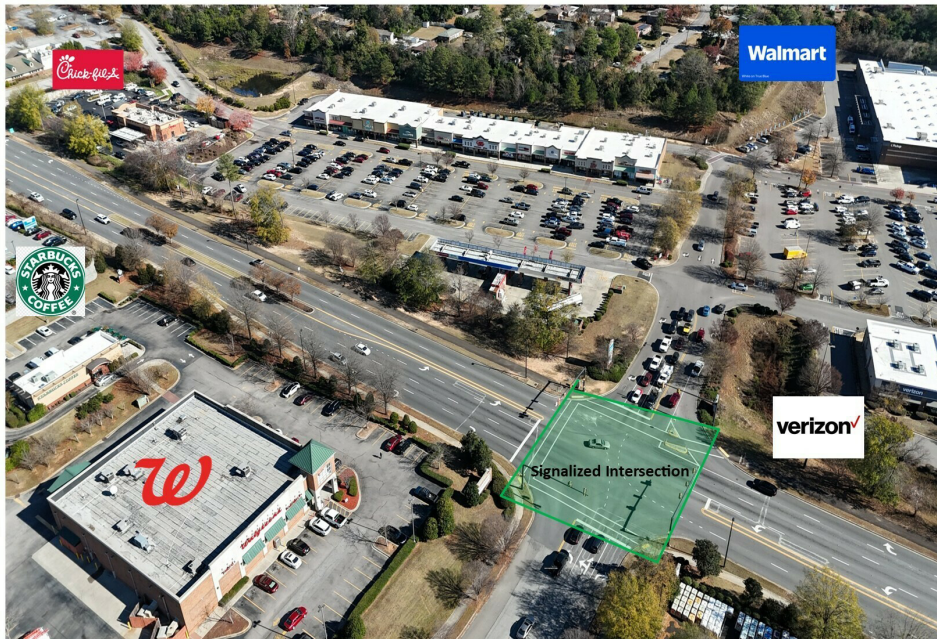
TENANT SUITE # SQUARE FEET



TENANT	SUITE #	SQUARE FEET
Just Beds	10	6,000
Dollar Tree	20	10,000
Luxury Day Spa	30	2,000
Sally Beauty Supply	40	1,500
Cost Cutters	50	1,500
Firehouse Subs	60	1,600
Cato	70	4,160
Xfinity	80	3,300
PT solutions	90-100	2,800
Cold Stone	110	2,000
Shoe Department	120	4,800
New China Buffet	130	3,000
Tropical Smoothie	140	2,500

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Signalized Intersection



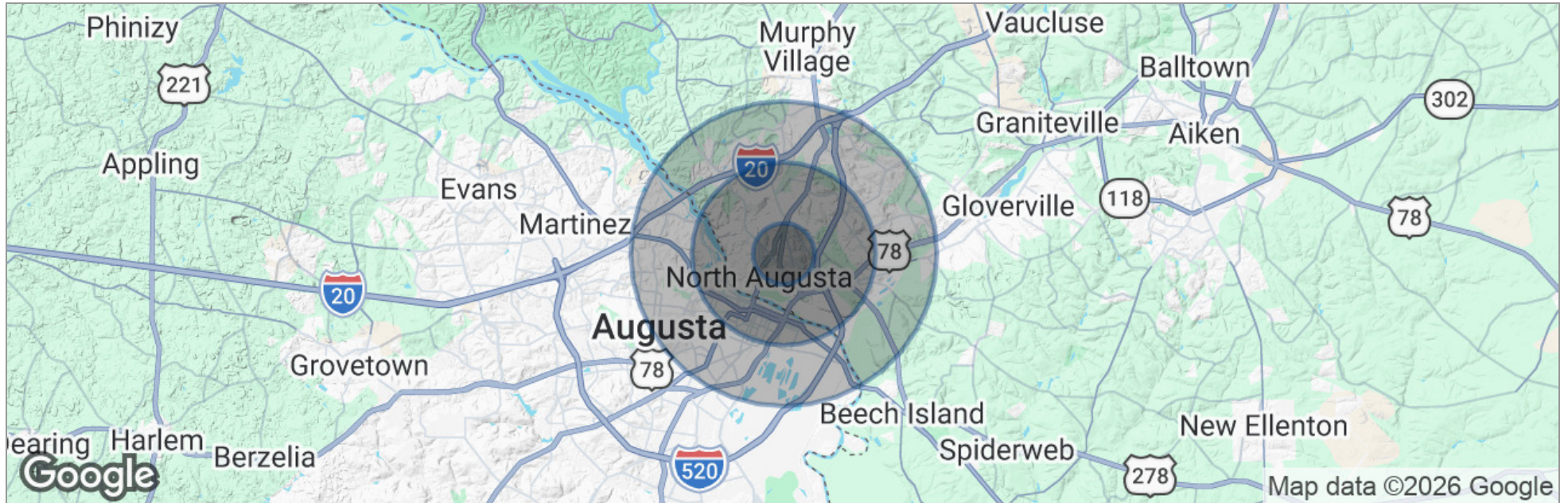
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	1 Mile	3 Miles	5 Miles
Total Population	4,804	36,873	83,172
Population Density	1,529	1,304	1,059
Median Age	37.7	38.3	36.9
Median Age (Male)	33.4	35.8	35.2
Median Age (Female)	42.5	40.6	38.6
Total Households	2,207	15,681	34,967
# of Persons Per HH	2.2	2.4	2.4
Average HH Income	\$43,877	\$47,775	\$48,656
Average House Value	\$163,292	\$152,887	\$142,557

\* Demographic data derived from 2020 ACS - US Census