



# WASHINGTON CROSSING SHOPPING CENTER

2907 Washington Road | Augusta, GA 30909

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**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE



SCAN THE  
QR TO VIEW  
THIS LISTING  
ONLINE

- 125k monthly visits to the Shopping Center
- #2 ranked Outback Steakhouse in GA
- #5 ranked HomeGoods in GA



STE 404....1,400 SF....\$28/SF..... grease trap, walk-in cooler

STE 500....5,000 SF....\$35/SF.... can be subdivided, grease trap, walk-in cooler, drive-thru

STE 706....1,400 SF....\$26/SF

STE 710....1,100 SF....\$26/SF

STE 2903...5,066 SF....\$18/SF

This popular shopping center sits at the corner of Washington Road and I-20. It is centrally located between Downtown Augusta and Columbia County at I-20.

Washington Crossing Shopping Center is a commercial hub with more than 148,000 SF of space. Current tenants include: FreshTake, DSW, Bonefish Grill, HomeGoods, Half Moon Outfitters, Pure Barre, Heartland Vet, Carter's Oshkosh B'gosh, Zen Ramen & Bar, Surcheros, Brazilian Wax & Spa, Outback Steakhouse, Paris Nails & Spa, Mariner Finance, and The Joint Chiropractic.



- Prominent pylon signage
- 3 full access points via Washington Road and Center West Parkway
- Corner of Washington Road and I-20 (VPD 35,900)

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**FreshTake**  
GROCERY

**DSW**  
DESIGNS RICK WARHOUSE

**BONEFISH**  
GRILL

**HomeGoods**

**HALF-MOON**  
OUTFITTERS

**THE JOINT**  
chiropractic

**Suite 710**  
1,100 sf

**MARINER**  
FINANCE

**Suite 706**  
1,400 sf

**PARIS**  
NAILS & SPA

**OUTBACK**  
STEAKHOUSE

**SURCHEROS**  
FRESH MEX.

**pure barre**  
lift · tone · burn

**Heartland**  
VETERINARY PARTNERS

EST. 1850  
**OSHKOSH**  
Bigosh

**Suite 2903**  
5,066 sf

**ZEN RAMEN**  
& BAR

**Suite 404**  
1,400 sf

**Brazilian**  
WAX™ SPA™

drive thru

**Suite 500**  
5,000 sf

**TRUIST**

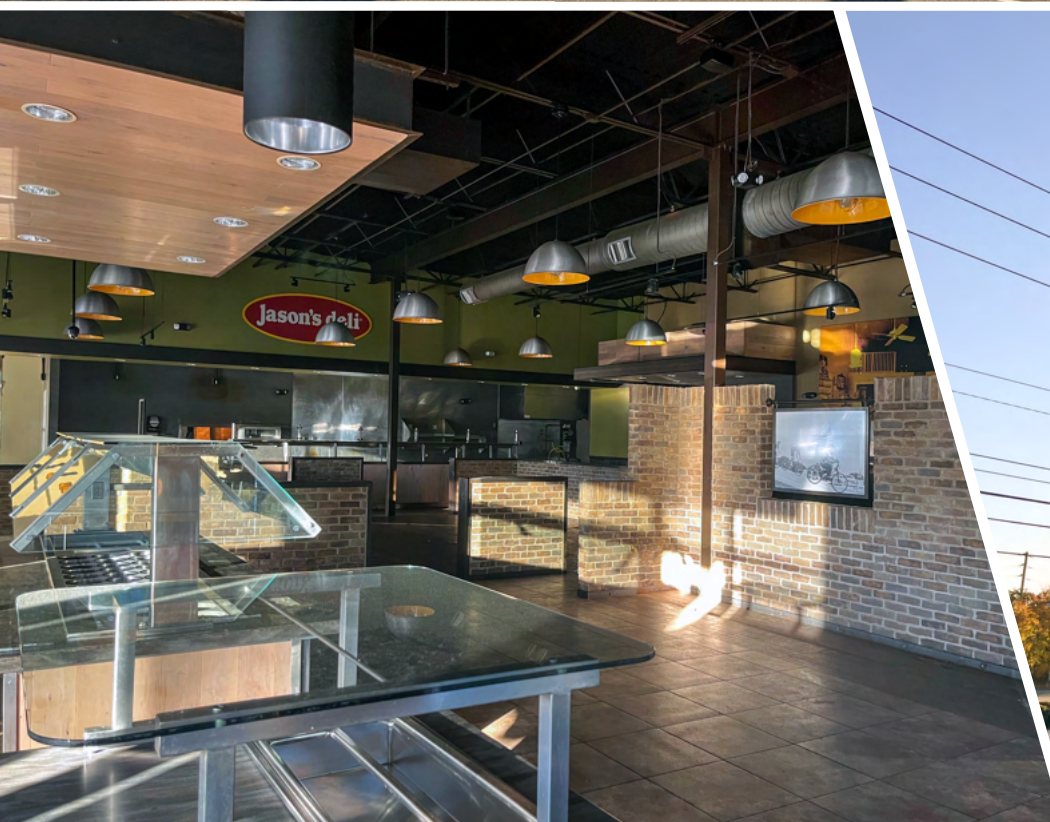
**WASHINGTON ROAD** <35,000 VPD>

**INTERSTATE 20** <59,100 VPD>

**CENTER W. PKWY**

**CHIPOTLE**  
MEXICAN GRILL

**WAFFLE**  
HOUSE



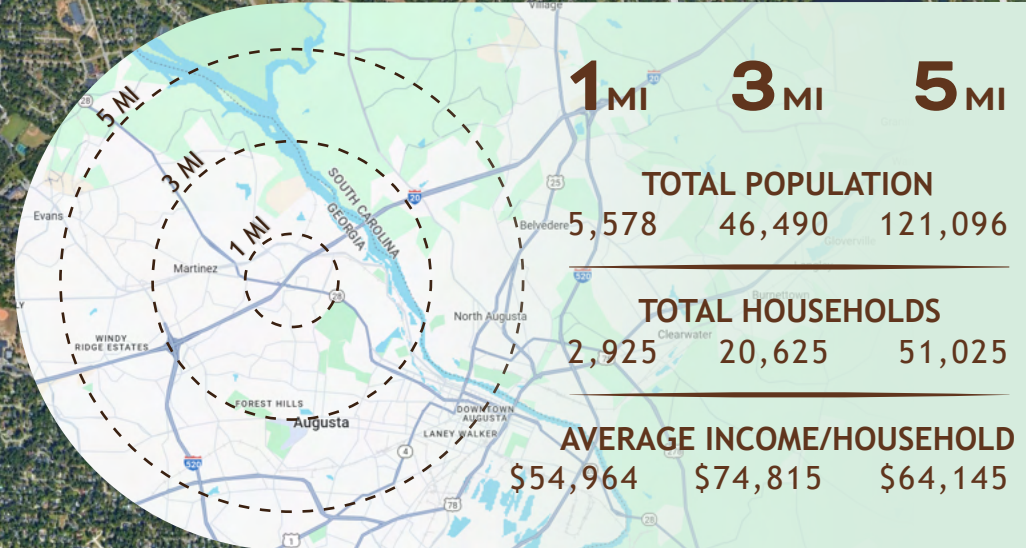


**U SITE**

RIVERWATCH PARKWAY

WASHINGTON ROAD

INTERSTATE 20



# RIVER REGION STATISTICS



River Region  
Population:  
767,478



Annual  
Growth Rate:  
0.89%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Gordon

**Job Growth:** Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.



Trade Area  
Population:  
767,478



Medium  
Income:  
\$55,049

**Cyber & Innovation:** Georgia Cyber & Innovation Training Center



Average  
Commute:  
23.5 mins



Unemployment  
Rate:  
3.6%

**Major Industry:** Fort Gordon, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food