

FOR LEASE



# Williamsburg Plaza

2517 Milledgeville Road  
Augusta, GA 30904

Matthew  
Williams

**770.262.8091**

matthew.williams@expcommercial.com  
www.expcommercial.com

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FOR LEASE

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Section 1

# Property Information



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COMMERCIAL

# Property Summary

FOR LEASE



## PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at 2517 Milledgeville Road, Augusta, GA, 30904. This prime commercial property offers prominent visibility, ample parking, and versatile spaces perfectly suited for retail, dining, or office use. The modern design and well-maintained facilities provide a welcoming environment for customers and employees alike. With its strategic location and high traffic volume, the property offers an ideal setting for businesses to thrive. Whether you're looking to launch a new venture or expand your brand, this property presents a compelling opportunity to establish a strong presence in Augusta's commercial landscape. Explore the possibilities and elevate your business at this premier leasing location.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Lease Rate:	\$1 - 1.25 SF/yr (MG)
Number of Units:	11
Available SF:	800 - 2,200 SF
Lot Size:	2.21 Acres
Building Size:	18,000 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.5 MILES	1 MILE	2 MILES
Total Households	667	2,514	11,005
Total Population	1,920	6,781	27,430
Average HH Income	\$28,118	\$36,151	\$49,948

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# Complete Highlights

FOR LEASE



## LOCATION INFORMATION

Building Name	Williamsburg Plaza
Street Address	2517 Milledgeville Road
City, State, Zip	Augusta, GA 30904
County	Richmond

## PROPERTY HIGHLIGHTS



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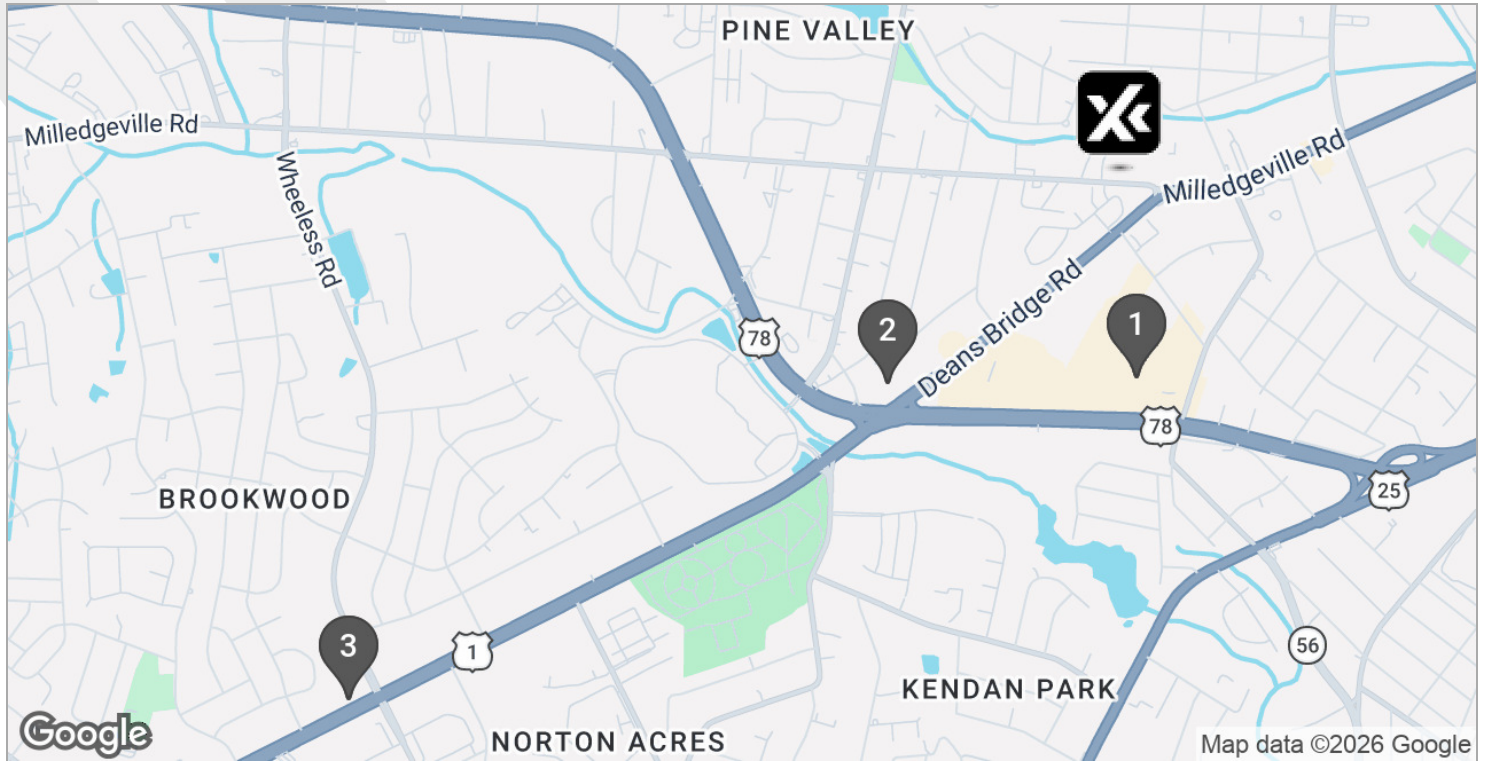
Section 2

# Lease Comparables



# Lease Comps Map & Summary

FOR LEASE



	NAME/ADDRESS	LEASE TYPE	LEASE RATE
★	<b>Williamsburg Plaza</b> 2517 Milledgeville Road Augusta, GA 30904	MG	-
1	<b>Market Square</b> 1631 Gordon Hwy Augusta, GA 30906	-	\$12.96 /SF/yr
2	<b>Cherokee Shopping Center</b> 2625 Deans Bridge Rd Augusta, GA 30906	-	\$12.00 /SF/yr
3	<b>Subway Sandwich Shop</b> 3007 Deans Bridge Rd Au, GA 30906	-	\$14.04 /SF/yr
<b>AVERAGES</b>			<b>\$13.00 /SF/YR</b>

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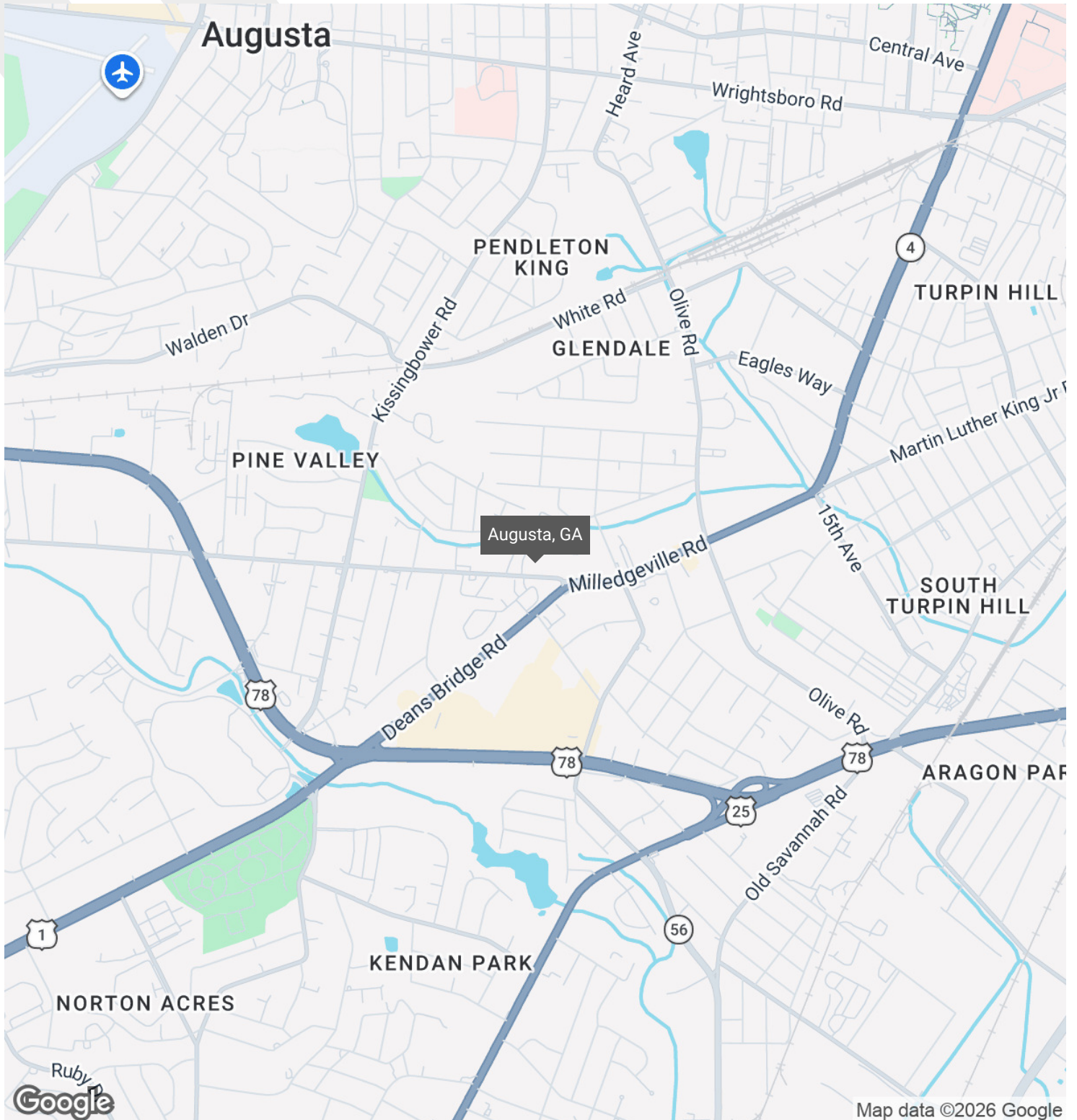
An aerial photograph of a commercial property. The main building is a single-story structure with a white metal roof and light-colored walls. To its left is a smaller, lower structure, also with a white roof. The parking lot is paved and contains several vehicles: a red car, a silver car, a white car, a white SUV, a white trailer, and a green and black utility trailer with "LAWNCARE" written on it. The background shows green trees. A semi-transparent dark grey box is overlaid on the left side of the image, containing the text "Section 3" and "Location Information".

Section 3

# Location Information

# Regional Map

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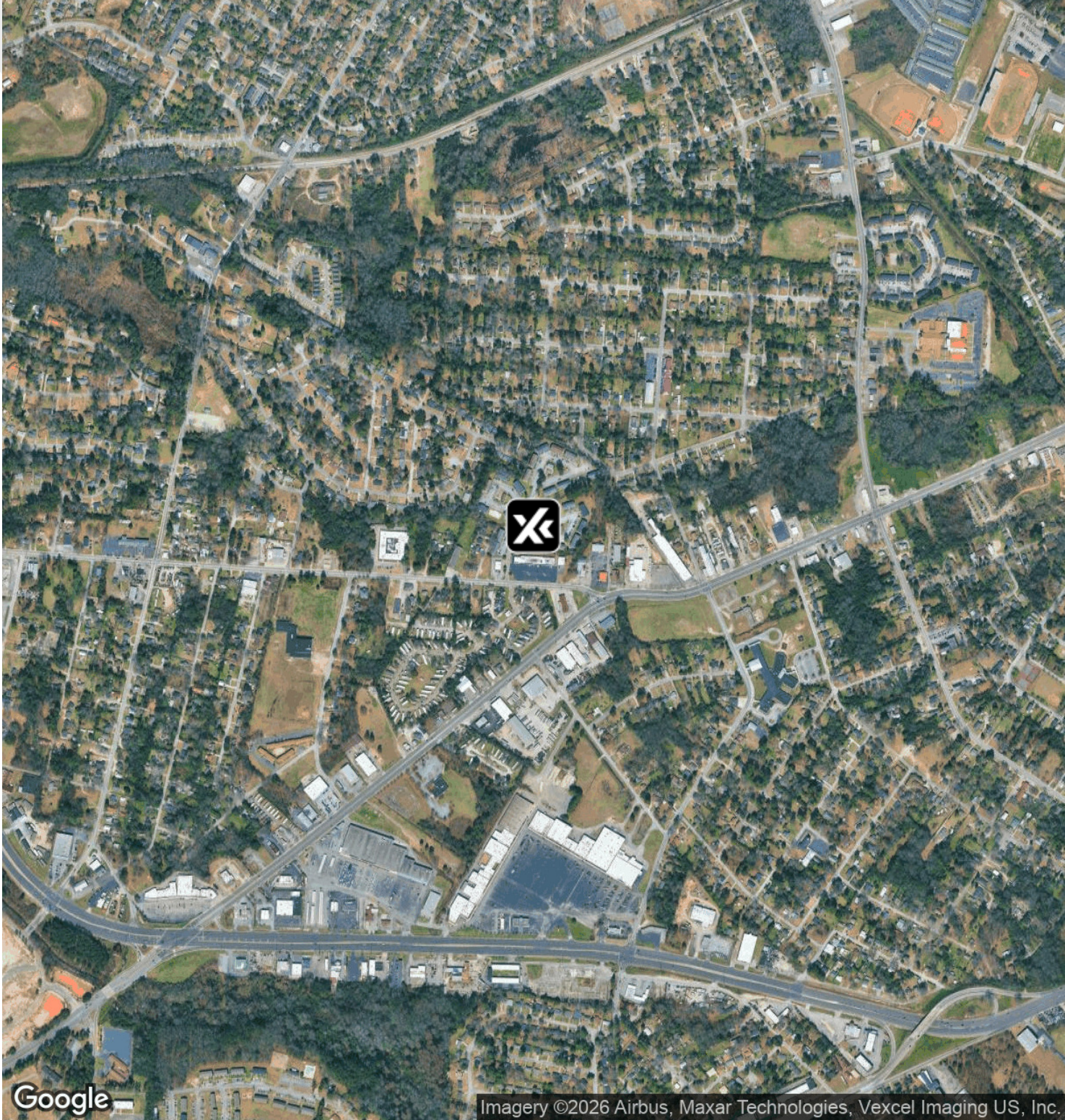
Matthew Williams  
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# Aerial Map

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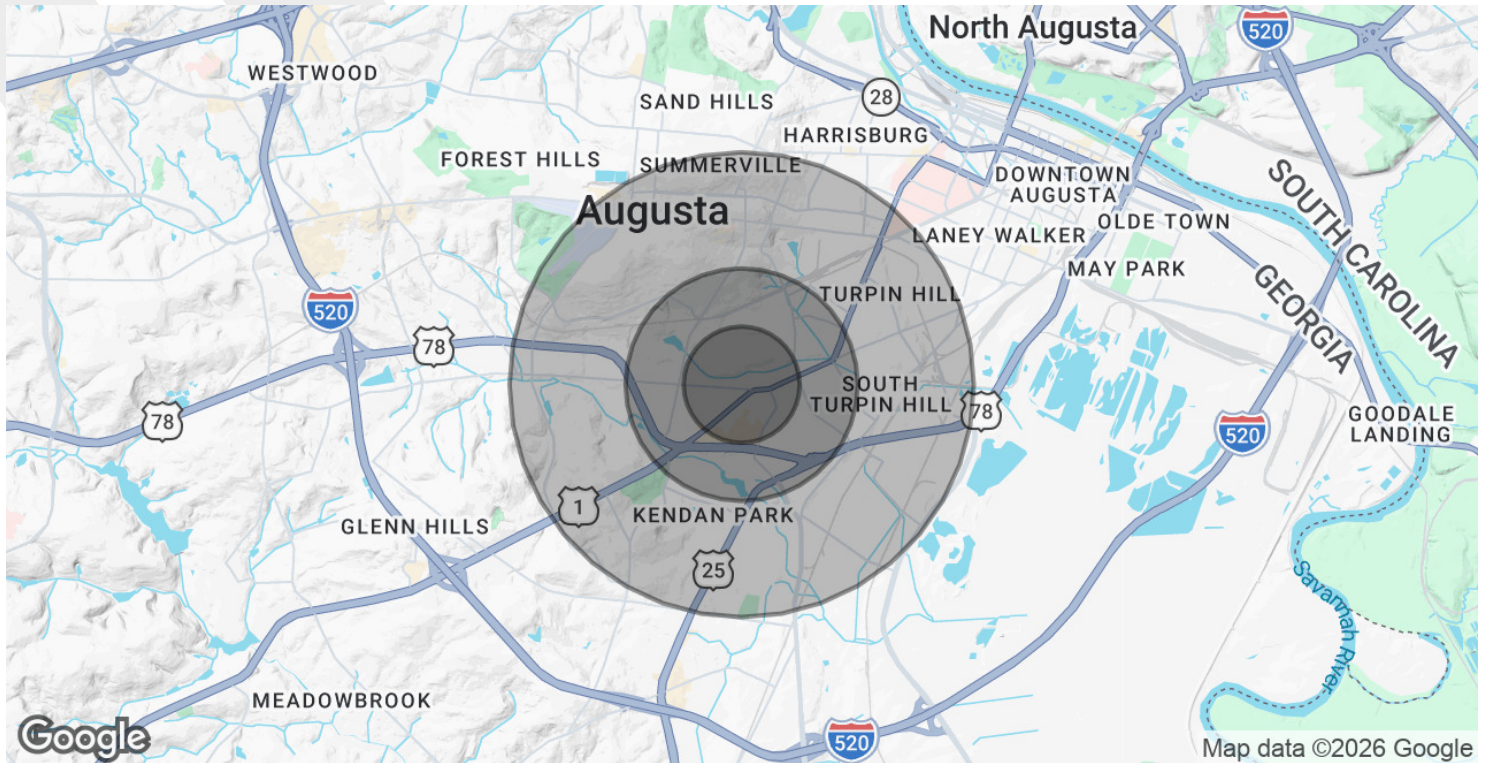


Section 4

# Demographics

# Demographics Map & Report

FOR LEASE



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	1,920	6,781	27,430
Average Age	35.4	33.5	35.0
Average Age (Male)	28.6	27.3	30.2
Average Age (Female)	35.9	37.5	37.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	667	2,514	11,005
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$28,118	\$36,151	\$49,948
Average House Value	\$49,796	\$68,074	\$123,606

2023 American Community Survey (ACS)

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# Advisor Bio 1

FOR LEASE



**MATTHEW WILLIAMS**

Advisor

matthew.williams@expcommercial.com

Direct: 770.262.8091

GA #442807

**eXp Commercial**

Promenade II 1230 Peachtree St NE Suite 1900  
Atlanta, GA 30309

Matthew Williams

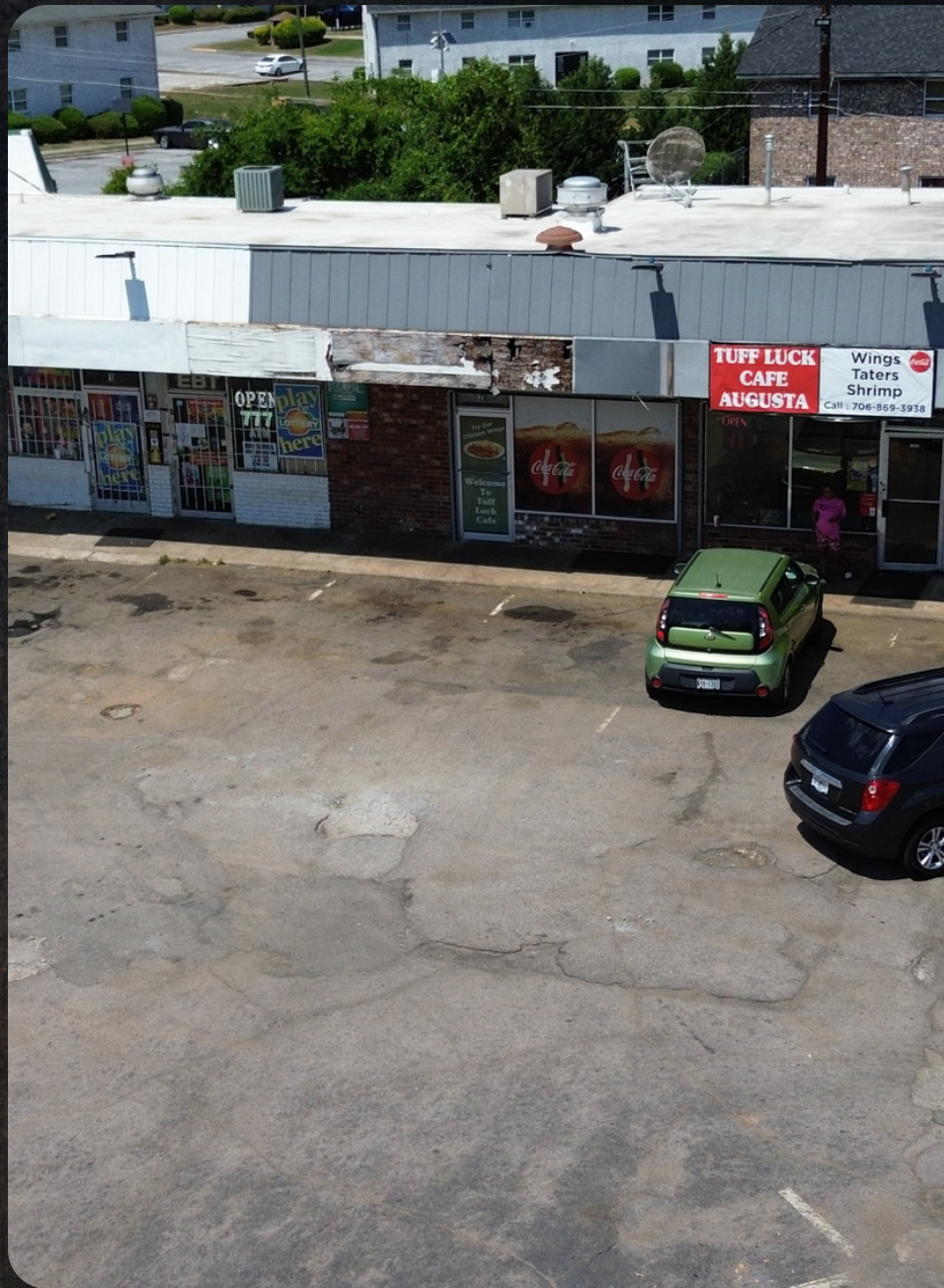
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# Thank you!



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