

Shoppes @ North Augusta

1215 Knox Avenue, North Augusta, SC 29841



PROPERTY SUMMARY

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

PROPERTY OVERVIEW

The Shoppes @ North Augusta is a very strong Walmart shadow 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.

SHERMAN & HEMSTREET REAL ESTATE COMPANY

4316 Washington Road, Evans, GA 30809
shermanandhemstreet.com
706.722.8334

CHRIS FARROW

cfarrow@shermanandhemstreet.com
706.288.1076

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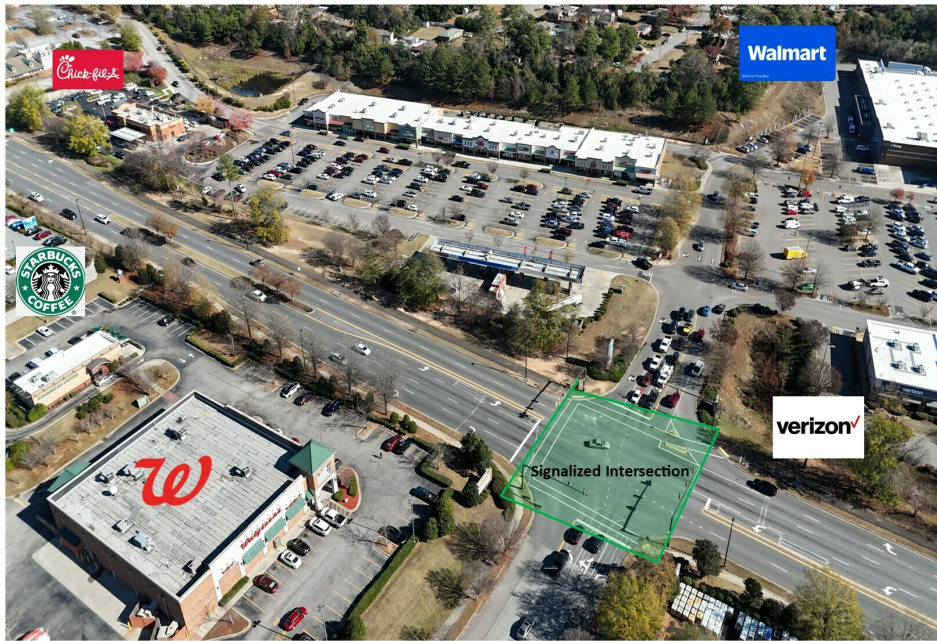
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Left End Cap	Retail	\$25.00	NNN	6,000 SF	Negotiable	Prominent endcap with open floor plan located by Chick Fil A

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Signalized Intersection



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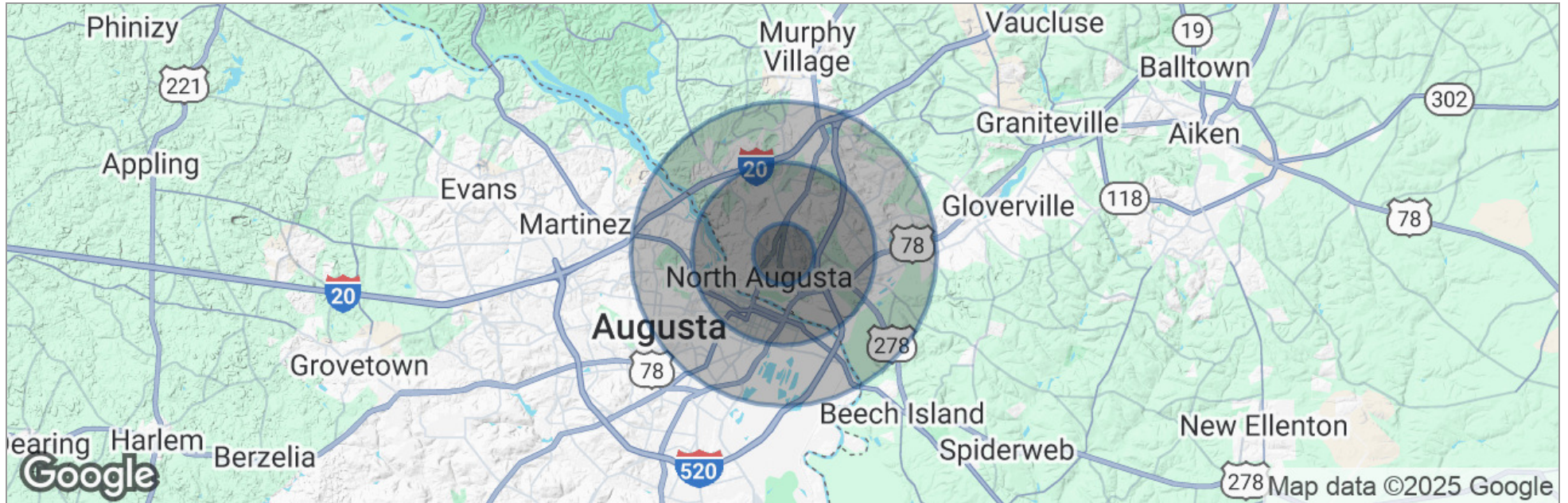
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Shoppes @ North Augusta

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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

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