

Windsor Crossing Shopping Center

3558 Windsor Spring Rd, Augusta, GA 30906



OFFERING SUMMARY

Available SF:	1,200 SF
Lease Rate:	\$1,625 per month (MG)
Lot Size:	1.28 Acres
Year Built:	2001
Building Size:	6,000
Zoning:	B-1
Market:	Augusta, GA
Submarket:	South Richmond County
Traffic Count:	19,904 cars per day

PROPERTY OVERVIEW

Windsor Crossing is a very nice strip center located on Windsor Spring Road between Bobby Jones Expressway and Tobacco Road. The center has great visibility from busy Windsor Spring Road given its location between the northbound and southbound lanes. This location allows the center to have two road side endcaps and two large monument signs. The center is easy to find and has excellent ingress / egress.

PROPERTY HIGHLIGHTS

- Excellent location and visibility.
- Established area.
- Clean and well maintained center.
- Convenient to Bobby Jones and Tobacco Road.
- Lease rate includes CAM, Tax, and Insurance.
- Two monument signs and large parking lot.

For Lease Windsor Crossing

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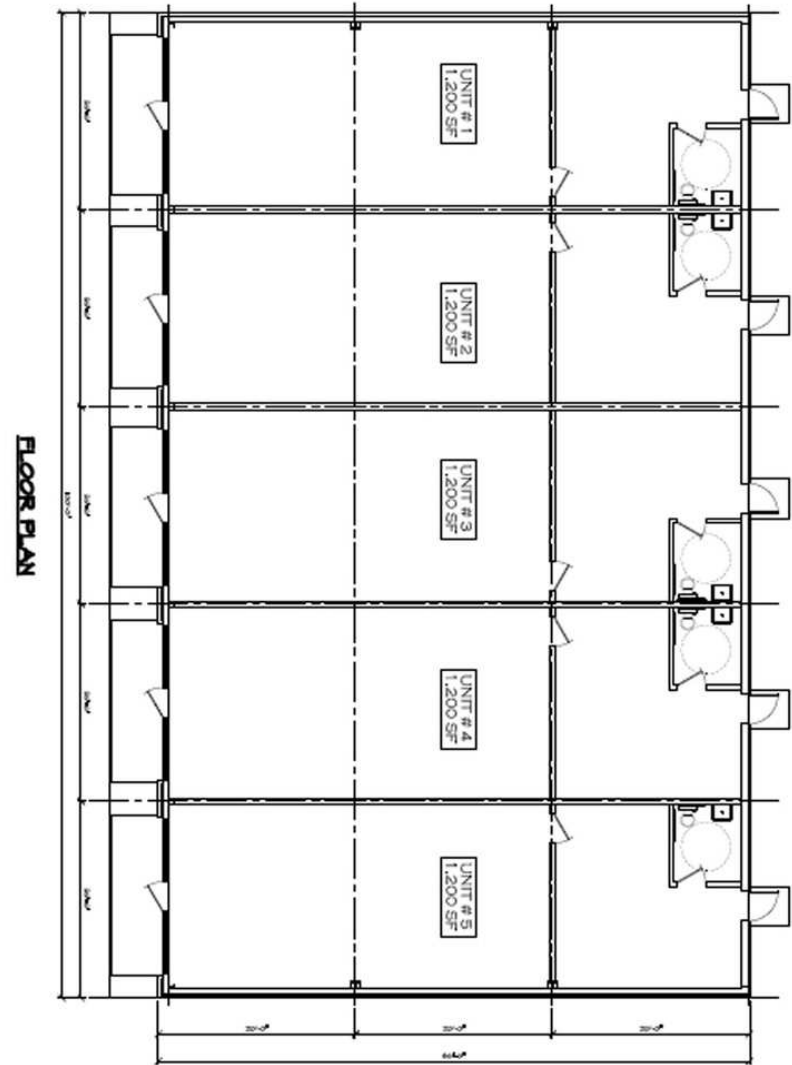


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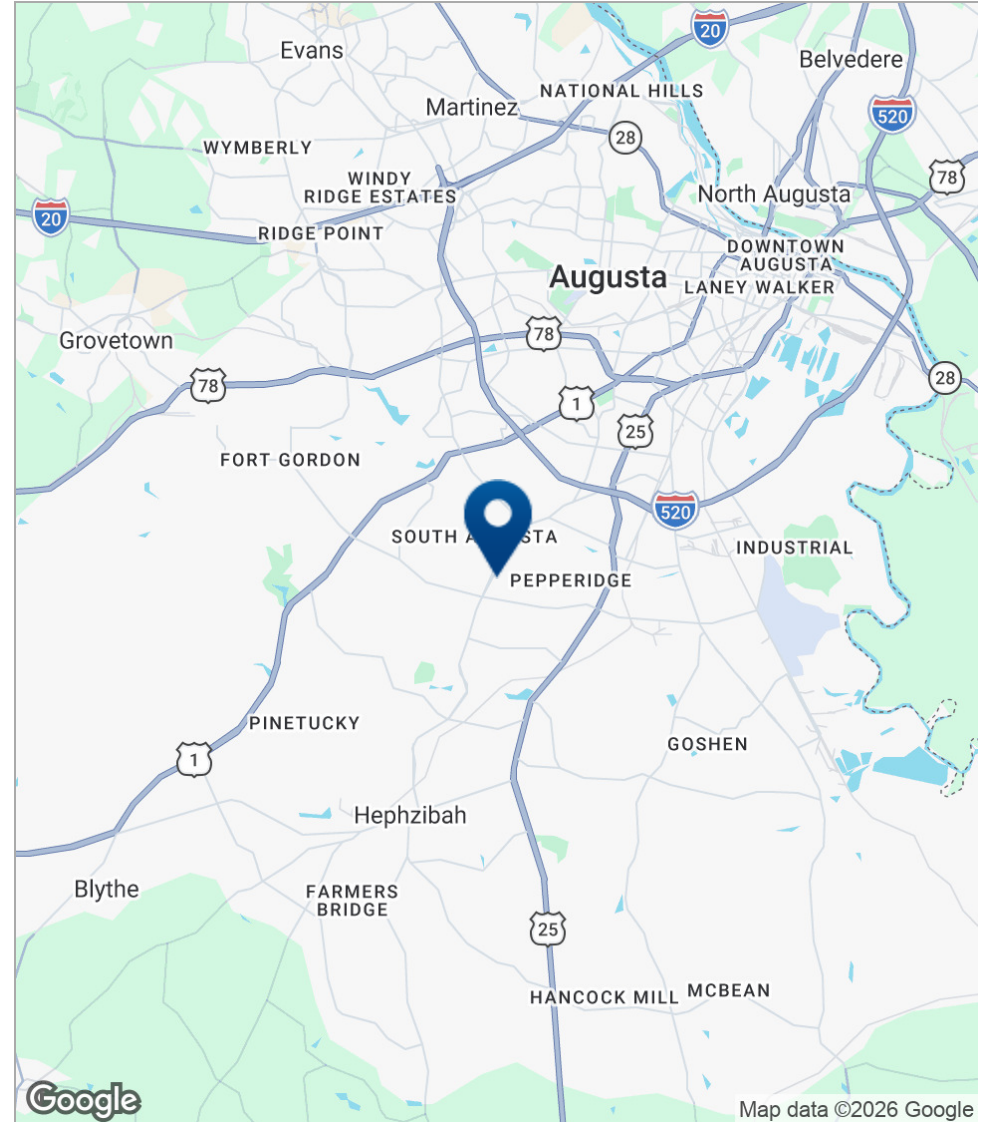
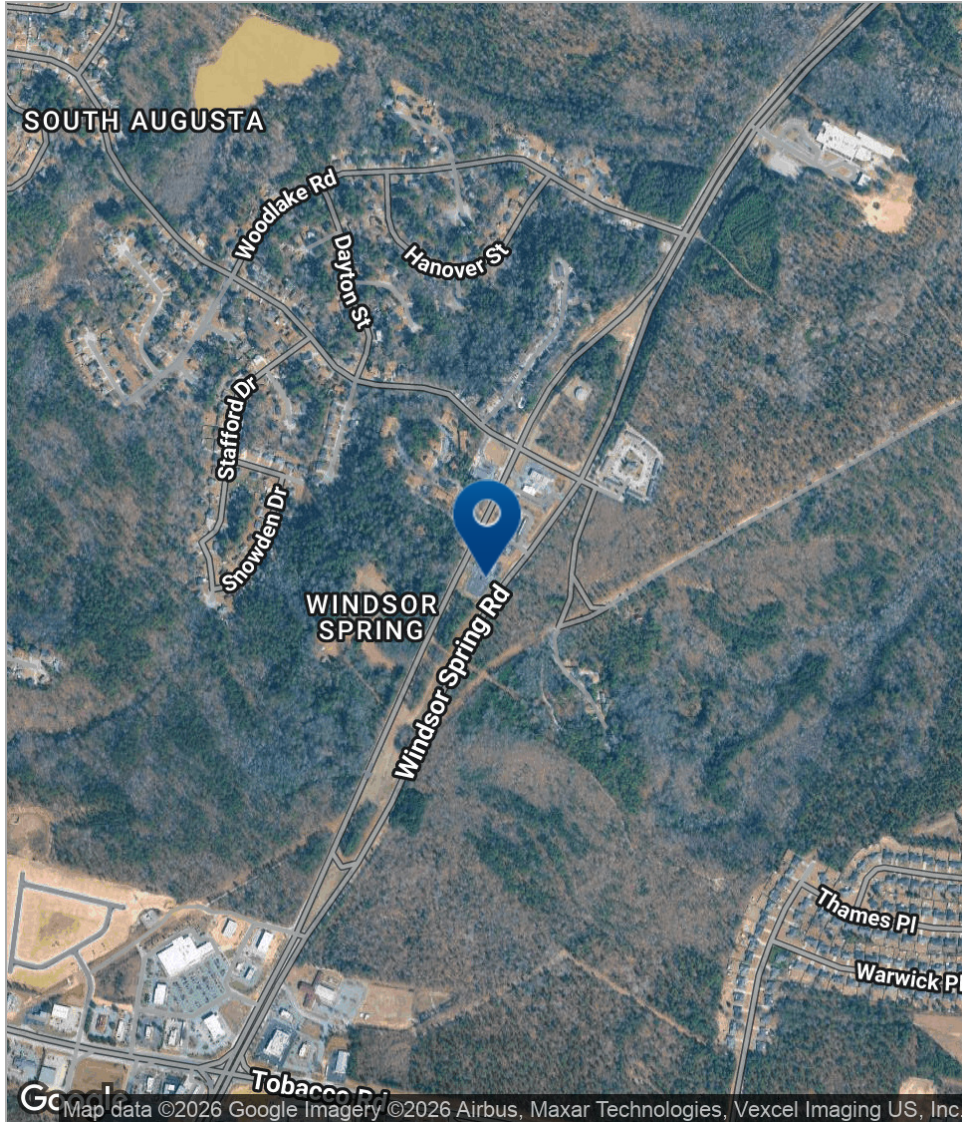
LEASE TYPE	MG	LEASE SPACE	1,200 SF
LEASE TERM	3 -5 years	LEASE RATE	\$1,625 per month

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1	Available	1,200 SF	Modified Gross	\$1,625 per month	



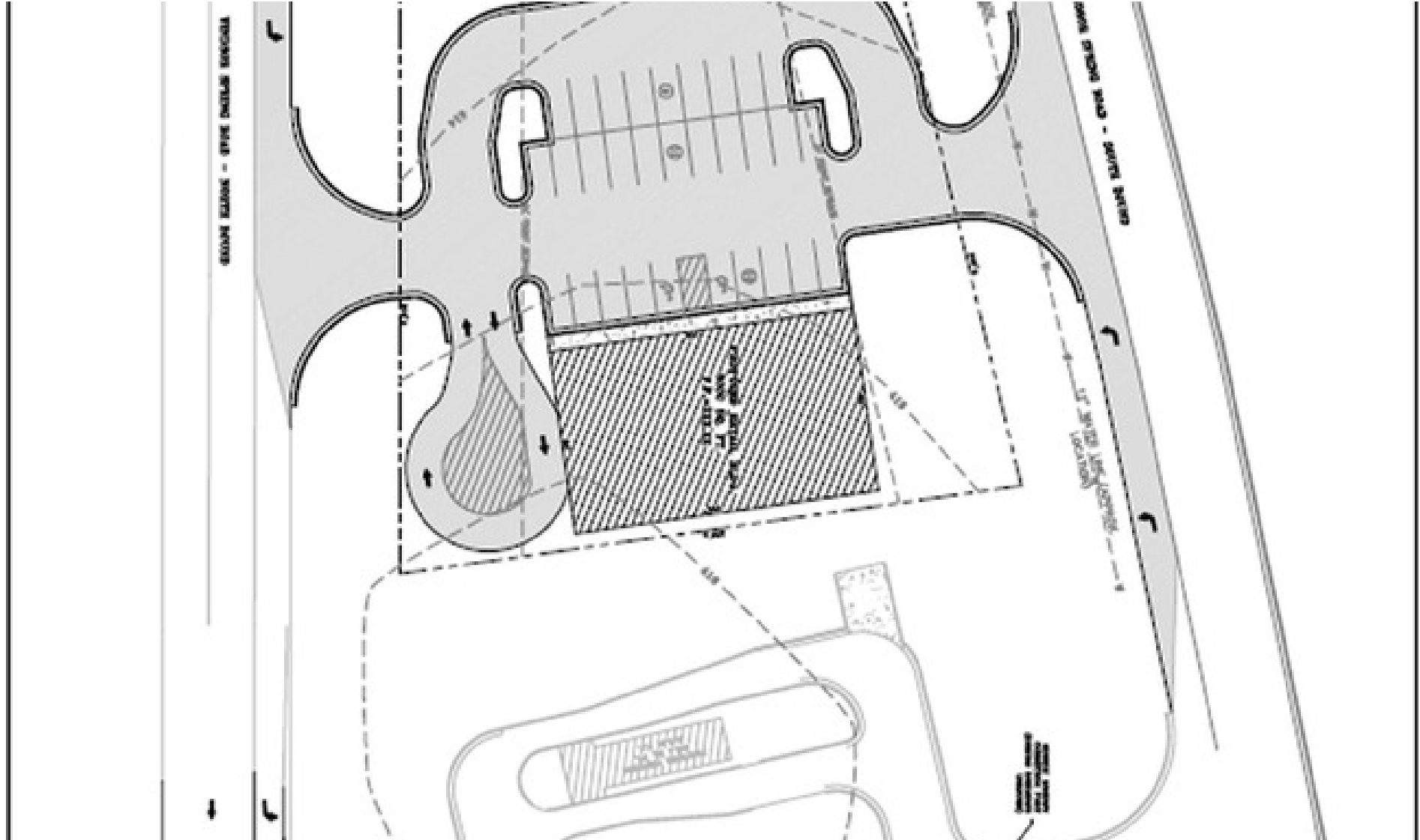
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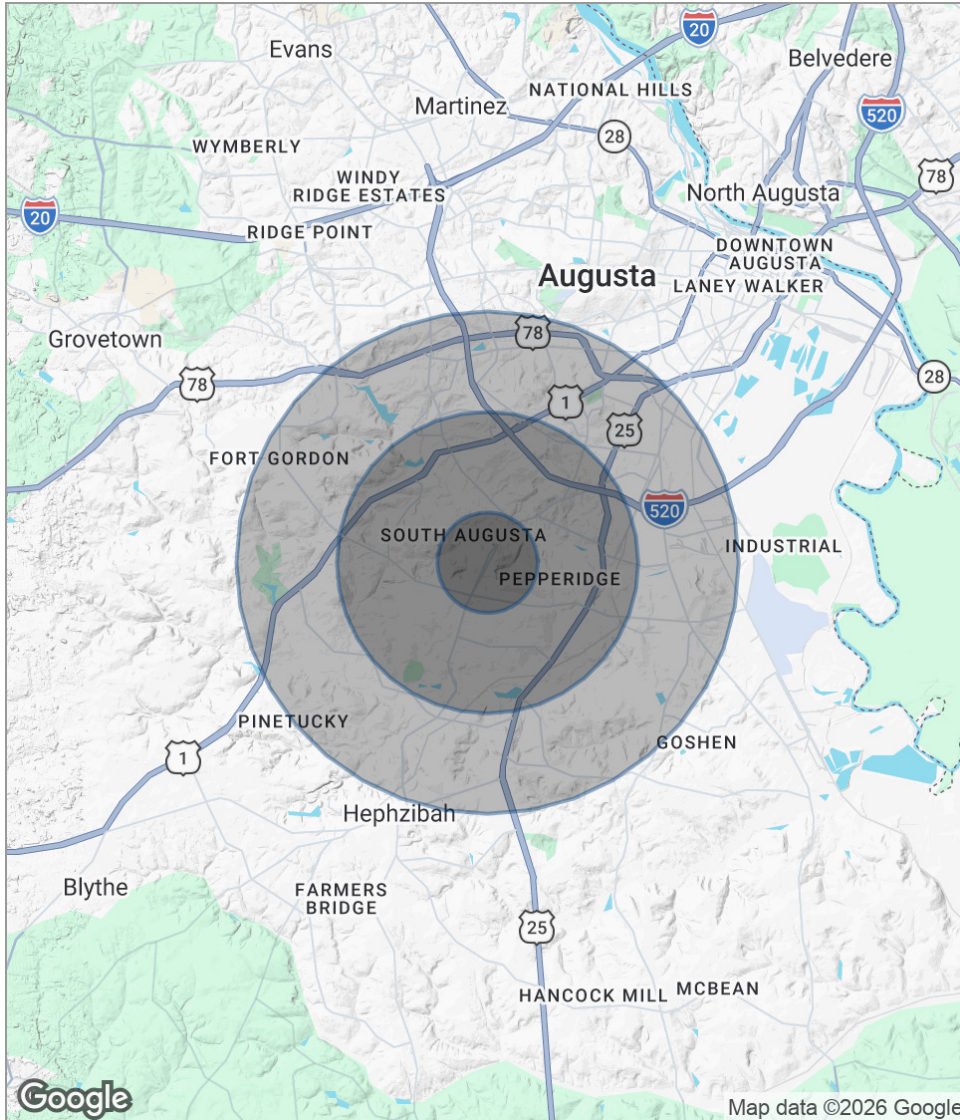
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,498	51,604	90,906
Median age	38.8	36.1	34.6
Median age (Male)	36.3	34.7	32.9
Median age (Female)	37.2	37.9	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,387	19,491	34,567
# of persons per HH	2.7	2.6	2.6
Average HH income	\$58,445	\$49,957	\$47,093
Average house value	\$112,501	\$112,779	\$101,519

* Demographic data derived from 2020 ACS - US Census