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JORDAN TROTTER
COMMERCIAL REAL ESTATE

KING MILL RETAIL

1693 Broad Street | Augusta, GA 30904

FOR LEASE

1,000 SF - 4,000 SF SPACES AVAILABLE,
12,000 SF TOTAL RETAIL SPACE

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Jordan Trotter is proud to present the King Mill Apartment historic redevelopment and retail development. This multifamily development consists of 245 residential apartment units, approximately 12,000 square feet of retail, a pool and lounge area, and an outdoor courtyard leisure space for the commercial and residential tenants to utilize. The site is located in an easily accessible location near the Summerville District, the Medical district downtown, and downtown North Augusta, SC.

King Mill Retail is an excellent location for dine-in restaurants, coffee shops, boutique fitness users, event space, and high-end retail. The retail is directly supported by a captive audience in the 245 residential units to make up approximately 500 residents. The retail has visibility from Broad Street and from River Watch Pkwy. There is a large parking lot off of Broad Street for the retail customers to access. The Commercial Village (dining, entertainment, shopping) is named "The Stitch at King Mill".

4,000 SF
RESTAURANT/
CAFE SPACE
AVAILABLE

8,000 SF RETAIL SPACE
will demise as needed

- Ample parking
- Currently 90% leased in the residential portion
- Low utility cost with hydroelectric power
- Low TICAM cost
- Up to 12,000 SF of commercial space
- Grease trap in place



COMMON AREA



COMMERCIAL SPACE



COMMERCIAL SPACE



COMMON AREA



COMMON AREA



COMMON AREA





COMMON AREA



APARTMENT



COMMON AREA



SITE



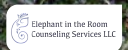
THE LOFTS AT
KING MILL
AUGUSTA, GA



NORTH AUGUSTA



Piedmont Health Charlie Norwood VA Medical Center



Academy of Richmond County

Tubman Education Center

Dr. Marian-Ebron

Paine College



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Population **1 mi** **3 mi** **5 mi**

Total Population	6,558	53,203	117,391
Median Age (m)	40	40	39
Median Age (f)	40	43	42

Households & Income **1 mi** **3 mi** **5 mi**

Total Households	2,972	24,180	52,304
Persons per HH	2.2	2.2	2.2
Average Income	\$59,644	\$72,475	\$78,782
Average Value	\$249,487	\$244,205	\$236,646

