

SPACE FOR LEASE

17,325± SF Grocery Big Box
4,000± SF Inline (Subdividable)
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164 Washington Plaza Road
Washington, Georgia 30673

228.234.5663



Washington Plaza | Washington, Georgia





Washington Plaza is a 93,842 square-foot shopping center located at the intersection of E. Robert Toombs Avenue and Andrews Drive in Washington, Georgia, situated 45 miles southeast of Athens and 55 miles northwest of Augusta. Ideally positioned for regional access, the center is located less than 20 miles from I-20. As the largest and most dominant retail hub in the community, the plaza serves a robust trade area with customers driving up to 30 minutes to reach the site.

Following the recent lease of 23,265 SF to Tractor Supply, there is now an excellent opportunity for a new tenant to occupy the remaining 19,060 SF of available anchor space. Other vacancies include two 4,000 SF in-line spaces, and all available areas are subdividable to accommodate various footprints. The center features a diverse mix of national and local tenants, including Tractor Supply, Maxway, Family Dollar, DaVita Dialysis, Washington Dance Academy, Security Finance, and Cali Nails.



Site Plan



Demographics¹

2020 AVERAGE HOUSEHOLD INCOME

Income	Radius
\$51,646	3 Miles
\$51,948	5 Miles
\$53,145	10 Miles

TRAFFIC SNAPSHOT VEHICLES PER DAY

Highway 78	5,880
Highway 378	6,720

POPULATION

Radius	2020 Approximations
3 Miles	4,325
5 Miles	5,330
10 Miles	7,899
15 Miles	12,308

(1) As of March 2021. Source: CoStar

Top Reasons To Do Business Here

MAIN AREA SHOPPING HUB

Washington Plaza serves both urban and rural customers as the only major retail center in the region.

CLOSE TO DOWNTOWN

Just two miles from Washington Plaza is downtown Washington, with passionate local business owners offering a variety of unique shopping and antique stores.

LANDMARK TOURISM

Washington has more antebellum homes per capita than any other city in the United States. Due to the city's abundance of history, tourists also come to Washington to visit the historical homes, Kettle Creek Battlefield, and a variety of historical museums.

TOP 10 OF U.S. STATES IN WHICH TO DO BUSINESS

Georgia ranks #6 of best U.S. states to do business. Georgia has a low corporate tax rate of 5.75%,² high state credit ratings, and maintains one of the lowest debt-per-capita levels in the nation.³

WASHINGTON NEW BUSINESS INCENTIVES

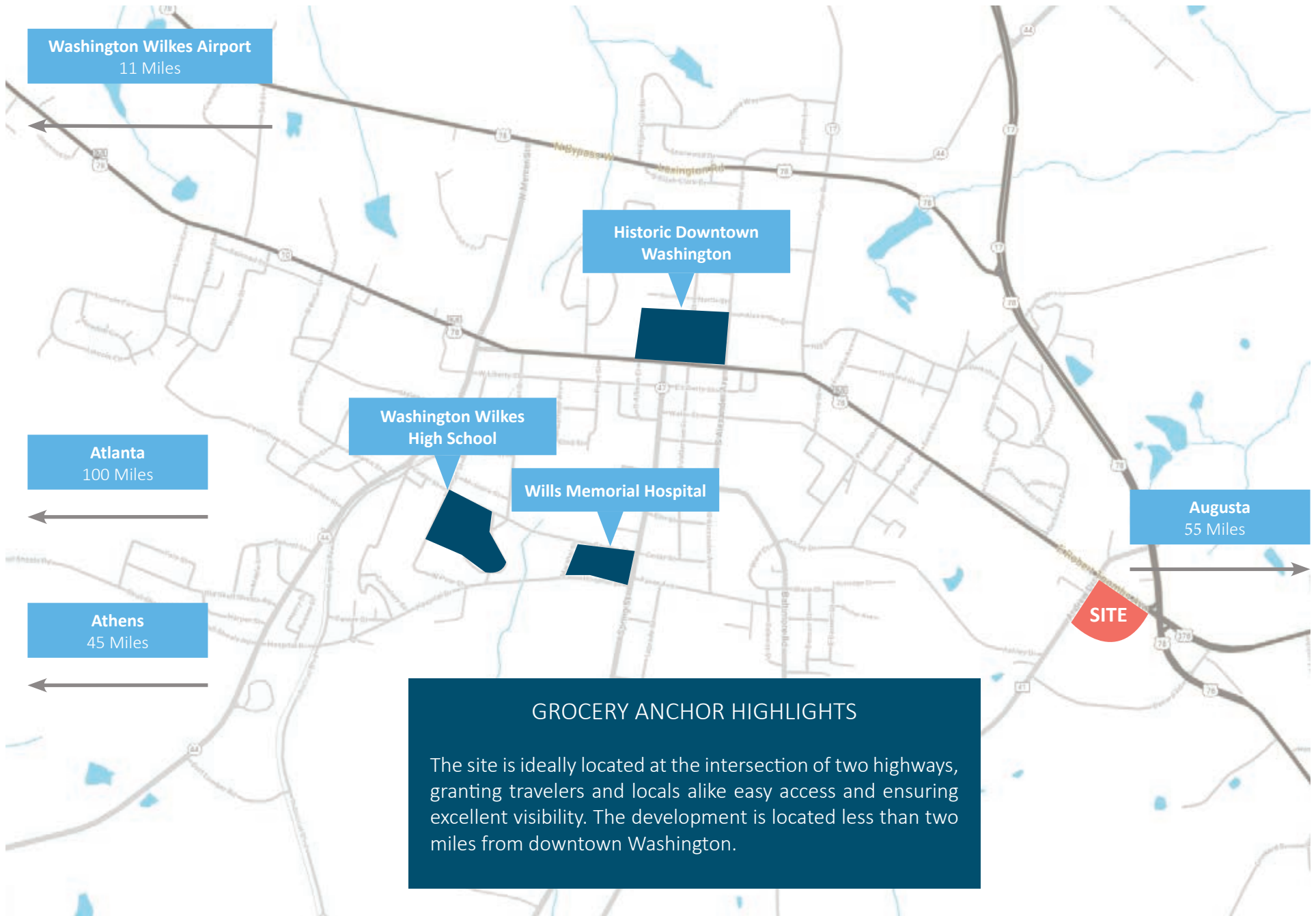
Washington is excited to offer new qualifying businesses within the city limits discounted utility rates for electricity and water/sewer, as well as discounted permit fees for plans and water and sewer tap fees.

(2) As of January 2019.

(3) <https://www.georgia.org/competitive-advantages/pro-business-environment>

“Georgia ranks #6 in the top states for business.” – Forbes and CNBC 2019
“No. 1 for Business,” seven years running (2014–2020) – Area Development Magazine

Area Map



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