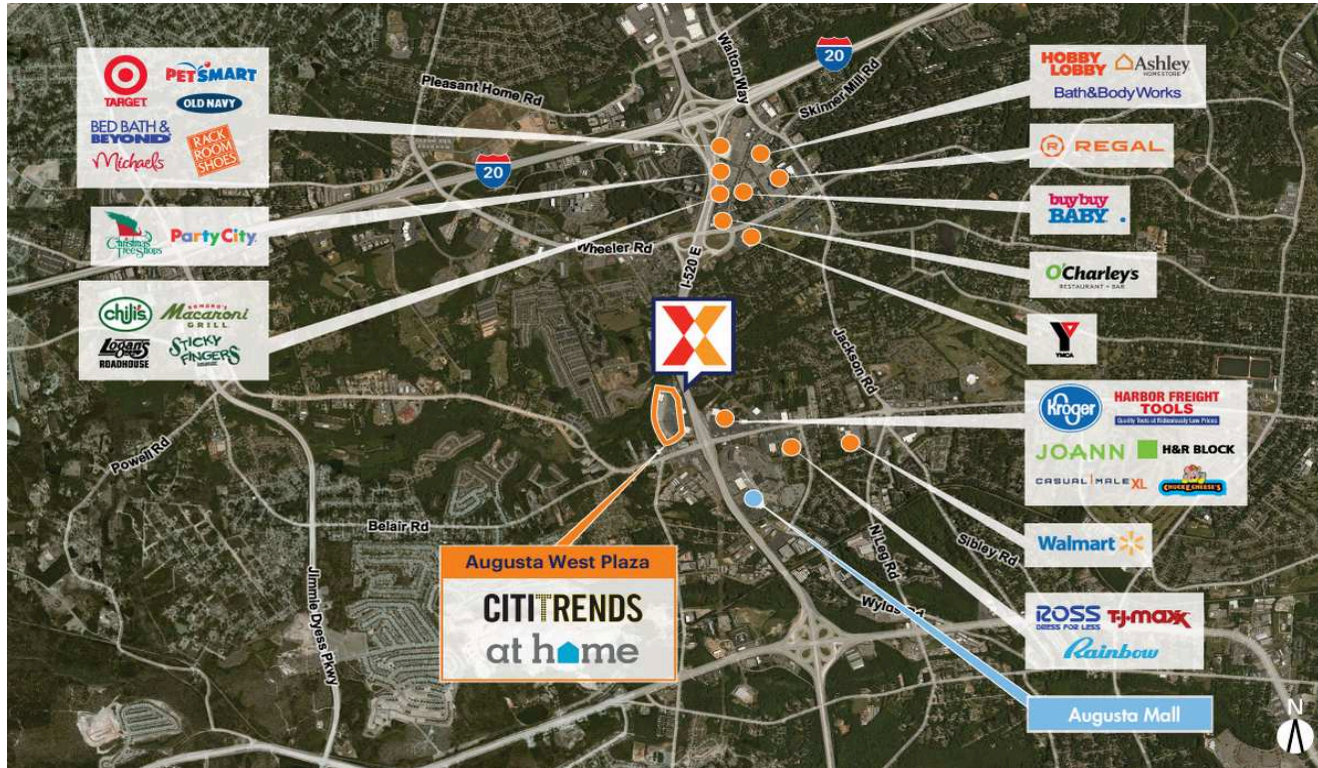


Augusta West Plaza

Augusta-Richmond County, GA-SC

33.4711, -82.0864

1323-1347 Augusta West Parkway | Augusta, GA 30909



Center Size: 170,681 SF



Demographics	1 Mile	3 Mile	5 Mile
	8,059	56,291	159,275
	3,887	23,841	64,109
	\$59,971	\$68,039	\$69,441

Excellent visibility from I-520, one of the area's most traveled corridors with 83,000+ vehicles daily

Easily accessible center with multiple points of ingress/egress

Close proximity to Georgia Regents University – Forest Hills Campus and 1.1 MM SF Augusta Mall, one of Georgia's largest malls outside of metro Atlanta

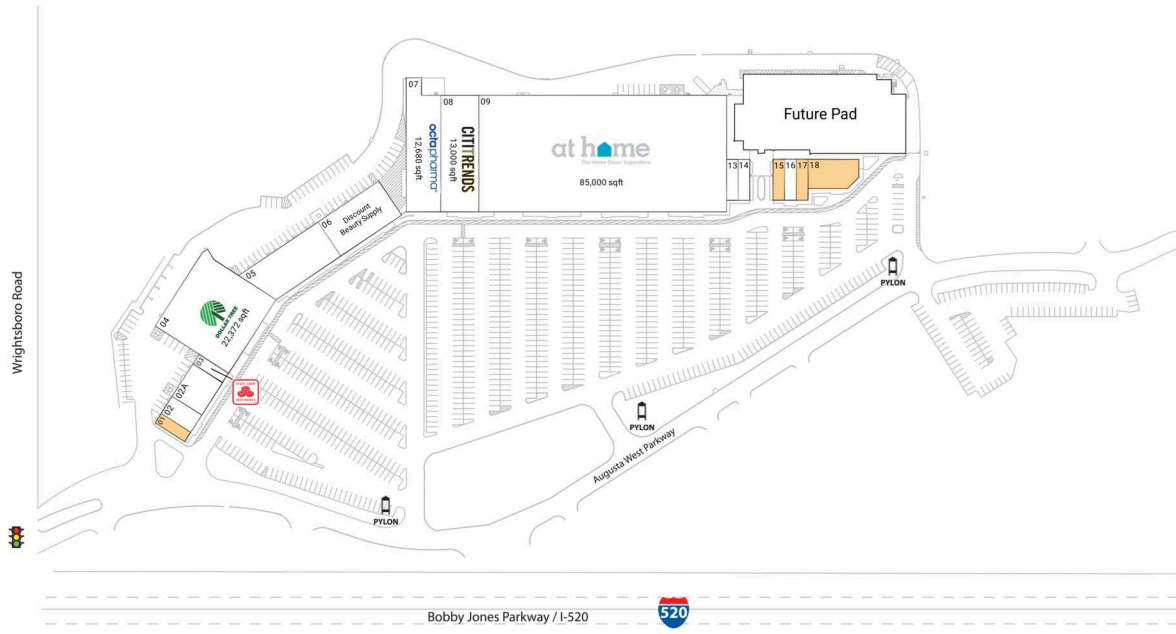
More than 159,000+ residents within a 5 mile radius with an average household income of \$69,000+

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Available Space

01	1,150 SF
15	1,400 SF
17	1,354 SF
18	4,125 SF

Current Retailers

02	GQ Menswear	2,000 SF
02A	Top Crab Seafood And Bar	4,000 SF
03	State Farm	1,200 SF
04	Dollar Tree	22,372 SF
05	Hibachi Grill Supreme Buffet	9,800 SF
06	Discount Beauty Supply	8,400 SF
07	Octapharma	12,680 SF
08	Citi Trends	13,000 SF
09	At Home	85,000 SF
13	La Guadalajara	1,400 SF
14	Sun Nails	1,400 SF
16	Universal Martial Arts Dojos	1,400 SF

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