

Colony Plaza

2115 Windsor Spring Rd

Augusta, GA

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Colony Plaza
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Property Details

Available Space(s):

- **Suite 120: 28,559 SF**
- **Suite 500: 7,000 SF**
- **Suite 1300: 1,600 SF**
- **Suite 2100: 1,200 SF**
- **Suite 2200: 1,500 SF**

- 216,498 SF grocery-anchored community center located in South Augusta at the corner of Windsor Spring Road & Peach Orchard Rd
- Highly visible from the Bobby Jones Expressway & Peach Orchard Road (over 100k VPD).
- Strong mix of retailers including Food Lion, Planet Fitness, Five Below, Applebee's, and more that draw over 1.6M visitors a year.
- Prominent pylon signage available on Peach Orchard Rd and potential for Billboard opportunities.
- Shopping center has an abundance of parking with a total of 1,087 parking spaces.
- Burlington Opening in October 2026.

1.6 Million Visitors Annually

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,060	45,150	104,550
Total Households	2,477	17,119	41,523
Average HH Income	$68,879	$65,456	$76,353
Daytime Population	6,722	50,263	115,275

TRAFFIC COUNT

66,700 VPD
I-520

44,400 VPD
PEACH ORCHARD RD







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Site Plan



SUITE	TENANT	SIZE/SF
100	BURLINGTON	24,506
110	FIVE BELOW	9,350
120	**AVAILABLE**	**28,618**
150	PLANET FITNESS	19,253
200	IT'S FASHION METRO	9,700
500	**AVAILABLE**	**7,000**
900	ROSES DISCOUNT	35,200
1000	THOMSON TOBACCO	1,200
1100	CREDIT CENTER	1,200
1200	YOSHI EXPRESS	1,200
1300	**AVAILABLE**	**1,600**
1400	WINGS HOUSE	1,600
1500	A 2 Z NAILS	1,600
1600	HELPING HANDS 1	3,000
1700	CITY GEAR	3,181
1800	SOUTH AUGUSTA DIALYSIS	8,500
1900	COMCAST	2,500
2000	EPIC LABOR	1,200
2100	**AVAILABLE**	**1,200**
2200	**AVAILABLE**	**1,500**
2300	EVANS REHABILITATION SERVICES	3,000
2400	HELPING HANDS 2	2,400
2500	FOOD LION	47,990

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Trade Area



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