

FOOD  LION

Colony Plaza

2115 Windsor Spring Rd

Augusta, GA

Whitney Spangler

Senior Vice President

+1 404 574 1046

whitney.spangler@colliers.com

David Martos

Associate Vice President

+1 404 574 1003

david.martos@colliers.com

Colony Plaza

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Property Details

Available Space(s):

- » Suite 120: 27,881 SF
- » Suite 1300: 1,600 SF
- » Suite 500: 7,000 SF
- » Suite 2200: 1,500 SF
- » Suite 1200: 1,200 SF

- 216,693 SF grocery-anchored community center located in South Augusta at the corner of Windsor Spring Road & Peach Orchard Rd
- Finalizing LOIs with 3 national box retailers
- Highly visible from I-520 (Bobby Jones Expressway) & Windsor Spring Road
- Strong mix of retailers including Food Lion, Planet Fitness, Applebee's, and more
- Pylon signage available
- 1,087 parking spaces

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,142	47,940	110,455
Total Households	2,501	17,990	43,571
Average HH Income	\$56,543	\$55,840	\$68,477
Daytime Population	7,370	54,202	140,788

TRAFFIC COUNT



66,900 VPD

I-520

34,200 VPD

PEACH ORCHARD RD



2115 Windsor Spring Rd

Site Plan

The site plan shows a commercial property with several existing and planned buildings and a large outparcel for sale.

Existing Buildings and Tenants:

- Roses:** A large building at the top left.
- 500:** A small blue building below Roses.
- it's fashion metro:** A building below the 500 building.
- planet fitness:** A building with a logo below it's fashion metro.
- 120:** A blue building below planet fitness.
- 110:** A yellow building below 120.
- 100:** A yellow building below 110.
- AT LEASE WITH NATIONAL TENANT:** Two yellow boxes, one below 110 and one below 100.
- Applebee's:** A building with a logo on the right side.
- Food Lion:** A large building at the top right with a logo.

Outparcel for Sale:

- FOR SALE**
- 1.87± AC Outparcel**
- Price \$675,000**

Other Features:

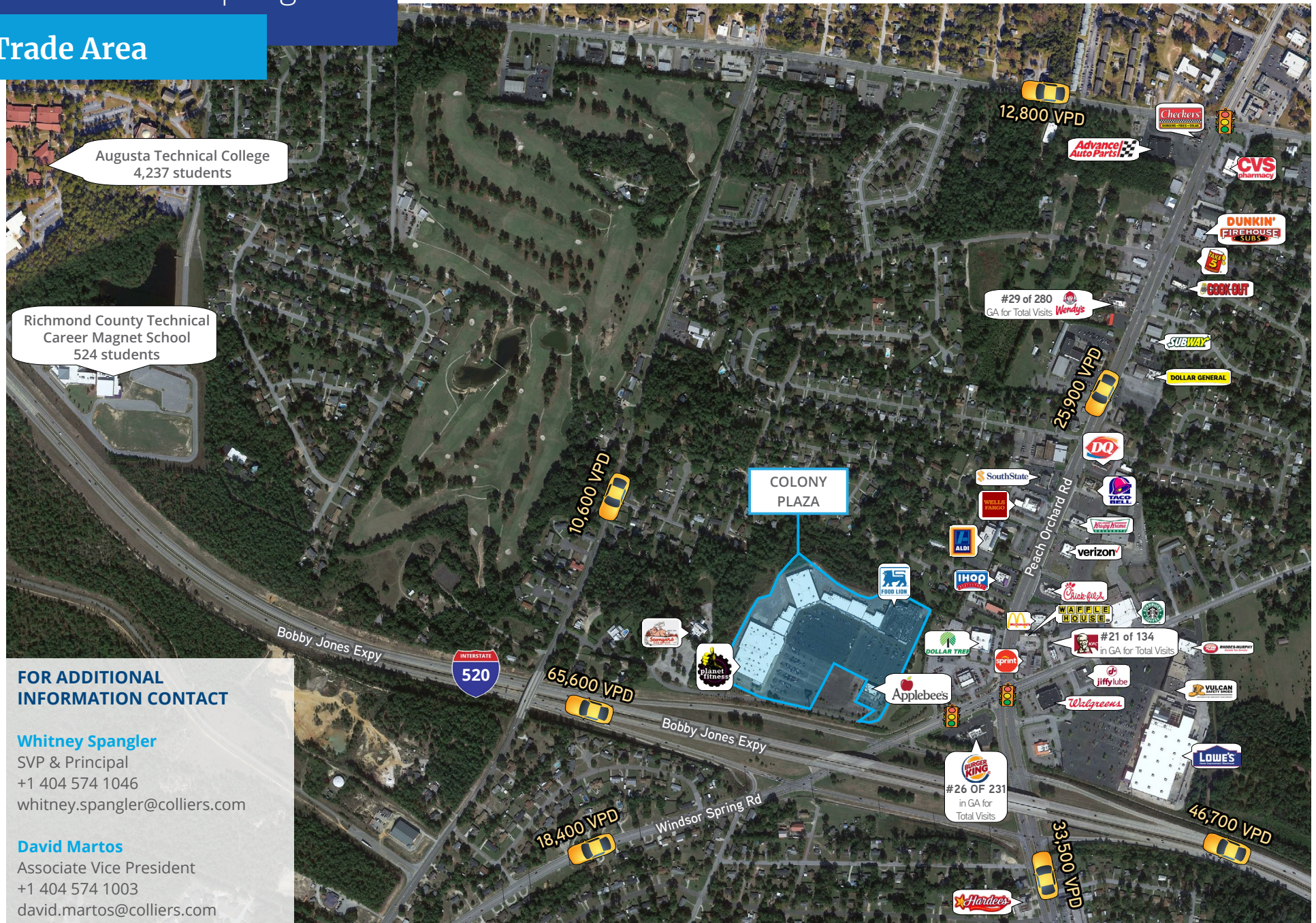
- Scyoners Way:** A road at the bottom of the site.
- Lot Numbers:** A row of lot numbers (1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300) is located between the Roses building and the Food Lion building.
- Parking:** A large parking lot is located in the center of the site.
- Landscaping:** Green areas with trees and shrubs are shown around the buildings and parking lot.

SUITE	TENANT	SIZE/SF
100	AT LEASE WITH NATIONAL TENANT	22,794
110	AT LEASE WITH NATIONAL TENANT	9,350
120	AVAILABLE	27,881
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	AVAILABLE 2ND GEN RESTAURANT	1,200
1300	AVAILABLE	1,600
1400	WINGS HOUSE	1,600
1500	A 2 Z NAILS	1,600
1600	HELPING HANDS	5,400
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
2500	FOOD LION	47,990

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Trade Area



FOR ADDITIONAL INFORMATION CONTACT

Whitney Spangler

SVP & Principal

+1 404 574 1046

whitney.spangler@colliers.com

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