



Augusta Mall

Augusta, Georgia



Augusta Mall Property Overview

Augusta Mall welcomes millions of guests annually with a grand, two-story entrance flanked by several first-to-market stores and dining options, including P.F. Chang's, The Chop House, Sephora, and Apple. As the area's largest shopping center, Augusta Mall provides locals and visitors with the broadest selection of retailers such as H&M, Michael Kors, and Barnes & Noble. The shopping center offers prime business space for rent alongside heavily trafficked department stores such as Dillard's, Macy's, and JCPenney.

Centrally located on one of Augusta's most traveled traffic corridors, Augusta Mall enjoys excellent visibility and access from I-520, which is travelled by more than 82,000 cars per day. Augusta is the second-largest city in the state of Georgia and is the major center of commerce in the region. The area is a cyber security powerhouse for the United States with the extension of the National Security Agency, expansion of Fort Eisenhower, and the headquarters for the Georgia Cyber Center. Augusta Mall proudly serves over 20,000 active service members, 61,000 retirees, 20,000 medical personnel, and three colleges. The city serves as the cultural, educational, and medical hub for a two-state, 21-county area that extends as far as 75 miles from the city center.

PROPERTY INFORMATION

Address: 3450 Wrightsboro Rd
 Market: Augusta, GA
 Total Retail Square Footage: 1+ million

7-MILE RADIUS

2023 Population: 254,625
 2023 Households: 101,363
 2023 % of Households:
 w/Income \$75k+: 35.86%
 w/Income \$100k+: 23.25%
 2023 Average Household Income: \$75,213
 2023 % Pop Age 25+ w/Bachelor's Degree
 or Higher: 29.37%
 2023 Average Home Value: \$281,664
 2028 Projected Population: 257,637
 2028 Projected Households: 102,218
 2028 Projected Average Household Income: \$83,186

TRADE AREA PROFILE

2023 Population: 601,754
 2023 Households: 234,439
 2023 % of Households:
 w/Income \$75k+: 38.33%
 w/Income \$100k+: 25.51%
 2023 Average Household Income: \$77,013
 2023 % Pop Age 25+ w/Bachelor's Degree
 or Higher: 27.26%
 2023 Average Home Value: \$283,437
 2028 Projected Population: 627,318
 2028 Projected Households: 243,294
 2028 Projected Average Household Income: \$85,615

DAYTIME EMPLOYMENT

3-mile radius total: 17,750
 White Collar: 66.6%
 Executive/Professional: 44.11%
 5-Mile radius total: 60,386
 White Collar: 56.18%
 Executive/Professional: 37.53%

Source: Synergos

Irys Citko | Retail Leasing

214.907.8141 | irys.citko@bpretail.com