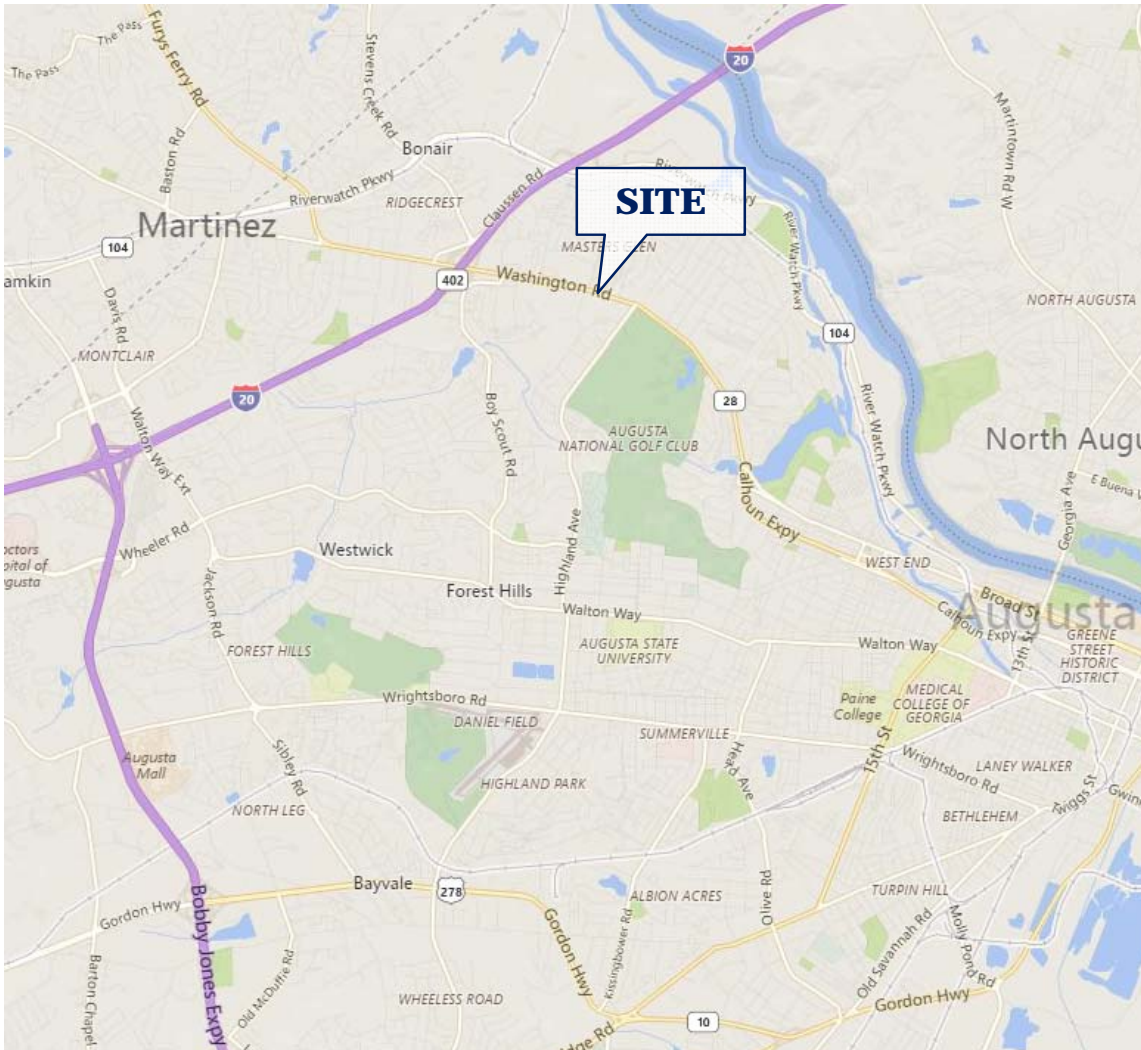




For More Information Contact:

Rhodes Seeger
rhodes.seeger@southeastern.company
706-825-4457

Chris Senn
Chris.Senn@southeastern.company
706.421-9677



Property Highlights

Washington Walk is a Kroger-anchored center centrally located on a major Augusta thoroughfare, Washington Road. Truly located in the heart of Augusta, the center is directly adjacent to Augusta National Golf Course, minutes from Downtown and in the heart of Augusta's retail epicenter. As if this site couldn't get any better, Berckman's Road was recently realigned to the site and the addition of a traffic light in front of this spot, makes access to this center even more convenient! The recent addition of World of Beer and Chicken Salad Chick add additional retail traffic as well. One retail spot is currently available with 2,450 SF.

Don't miss this opportunity to be front and center in one of Augusta's busiest shopping centers!

Available for Lease: 2,450 SF

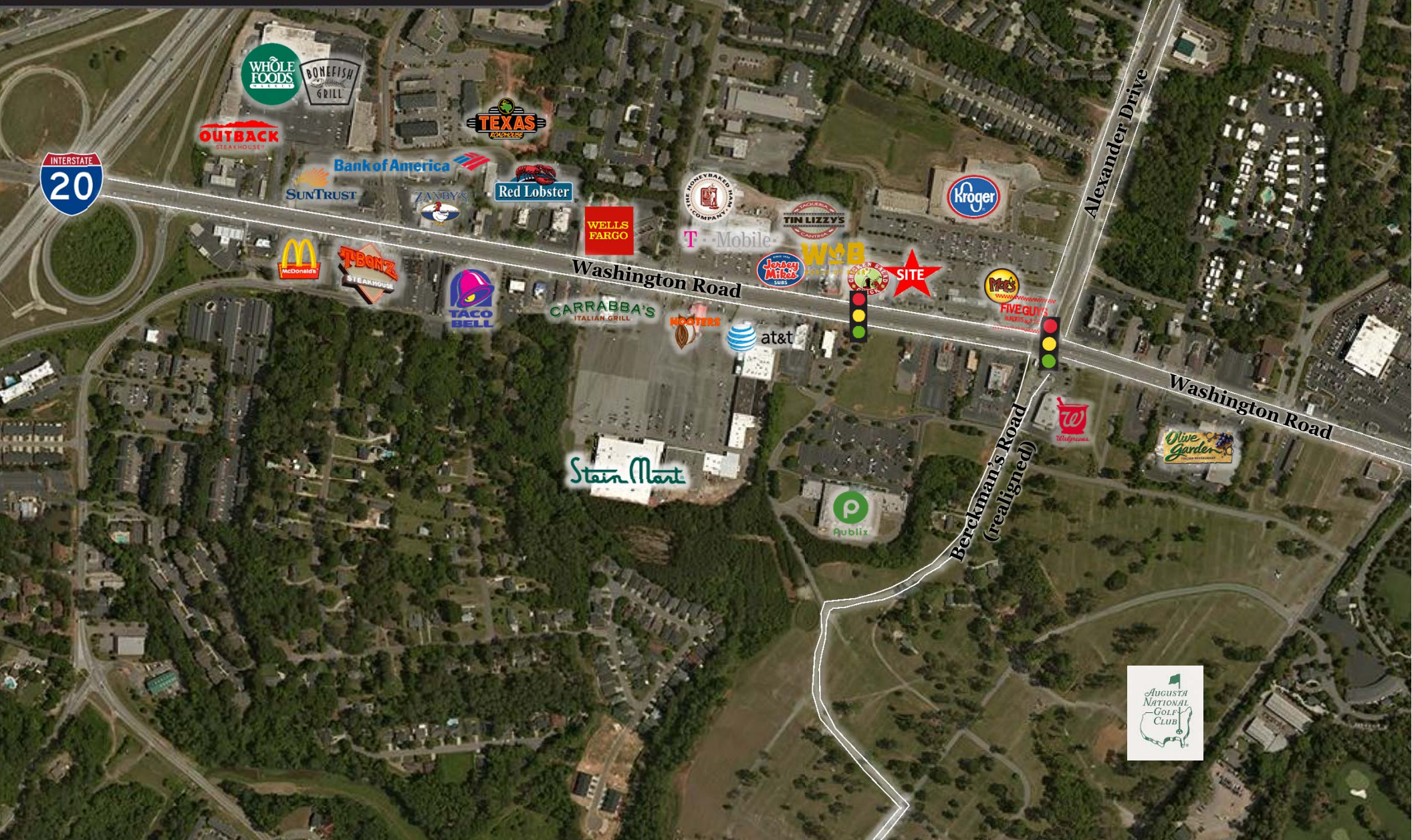
Unit SF	2,450 SF
Property	Centrally located in the heart of Augusta on Washington Road
Area	Minutes from key economic drivers
Price	\$32/SF NNN

Demographics	HHI	Population
3 miles	\$67,506	50,863
5 miles	\$57,506	133,269
10 miles	\$59,742	307,306

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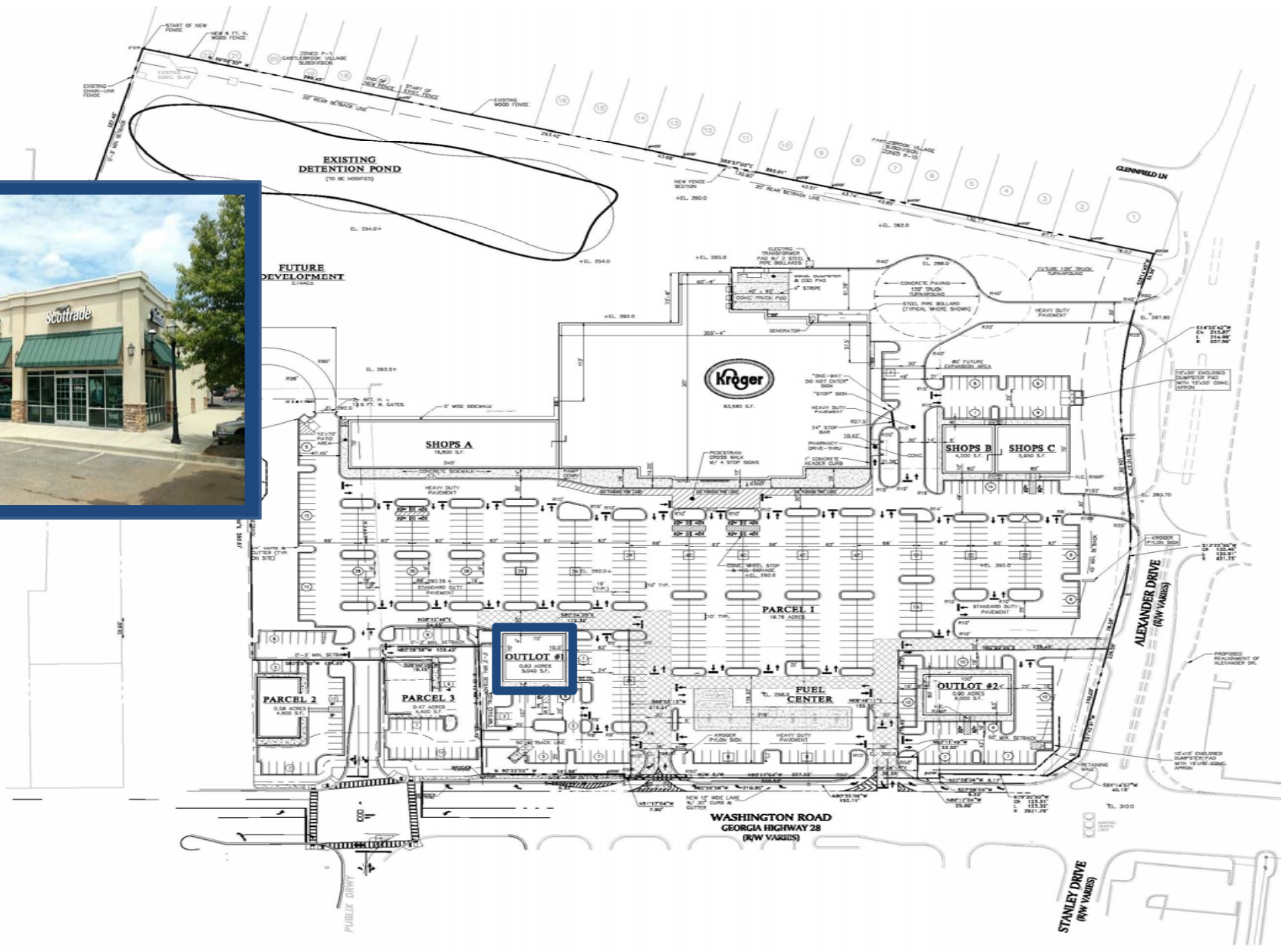


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