



SIZE

174,075 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
9,049	56,988	160,162
Households		
4,229	24,286	64,744
Median HH Income (\$)		
50,555	57,680	57,004

MAJOR TENANT(S)

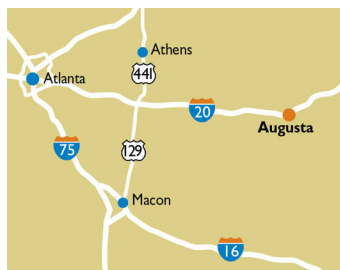
Ashley HomeStore and
Ashley Outlet
JOANN
Harbor Freight Tools

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

3435 Wrightsboro Road | Augusta, GA 30909

PROPERTY HIGHLIGHTS

- Anchored by Jo-Ann, Harbor Freight Tools, Ashley HomeStore and Ashley Outlet
- Located directly across the street from Augusta Mall, the only regional mall in a 75-mile radius
- Excellent visibility for 81,300 VPD on I-520 and 29,200 VPD on Wrightsboro Road
- More than 56,000 residents within a three-mile radius with an average household income over \$81,300
- Situated less than four miles away from Fort Gordon, which employs over 30,000 military and civilian employees and has an estimated \$1.1 billion economic impact on the county



RICHMOND PLAZA

3435 Wrightsboro Road | Augusta, GA 30909

SPACE	TENANT	SQ. FT.
SHADI	Burger King	
I002	The Nutrition Corner	730 SF
I004	The Insurance Agency	1,004 SF
I006	US Armed Forces Recruiting	2,730 SF
I010	US Armed Forces Recruiting	2,400 SF
I020	Harbor Freight Tools	17,700 SF
I100	JOANN	36,736 SF
I102	AVAILABLE	1,600 SF
I104	Fred Loya Insurance	1,600 SF
I106	MagLux Salon Suites	4,000 SF
I108	AVAILABLE	3,600 SF
I110	H&R Block	2,800 SF
I112	China Garden	1,400 SF
I114	Augusta Nails	1,400 SF
I116A	OneMain Financial	1,800 SF
I116B	Hat Nang 3	2,200 SF
I128	Chow Time Buffet & Grill	13,100 SF
I130	Taqueria El Patron	2,400 SF
I200	Ashley HomeStore and Ashley Outlet	47,287 SF
I202	AVAILABLE	4,500 SF
I206	Kixx America	2,700 SF
I212	Chuck E. Cheese	16,800 SF
3437	Mattress Firm	5,588 SF
TOTAL SQ. FT.		174,075

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

RICHMOND PLAZA

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Richmond Plaza Augusta, GA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	9,049	56,988	160,162
	2027 Projected Population	9,724	59,892	164,760
	2010 Census Population	7,922	51,490	151,102
	2000 Census Population	6,891	46,571	141,568
	1990 Census Population	6,123	45,481	136,547
	Historical Annual Growth 1990 to 2000	1.19%	0.24%	0.36%
	Historical Annual Growth 2000 to 2010	1.40%	1.01%	0.65%
	Estimated Annual Growth 2010 to 2022	1.05%	0.80%	0.46%
	Projected Annual Growth 2022 to 2027	1.45%	1.00%	0.57%
	Median Age	36.0	36.9	36.6
Households	Q2 2022 Estimated Households	4,229	24,286	64,744
	2027 Projected Households	4,545	25,564	66,653
	2010 Census Households	3,698	21,913	61,050
	2000 Census Households	2,902	18,657	55,293
	1990 Census Households	2,620	17,630	51,101
	Historical Annual Growth 1990 to 2000	1.03%	0.57%	0.79%
	Historical Annual Growth 2000 to 2010	2.45%	1.62%	1.00%
	Estimated Annual Growth 2010 to 2022	1.06%	0.81%	0.46%
	Projected Annual Growth 2022 to 2027	1.45%	1.03%	0.58%
	Population per Household	2.13	2.32	2.41
Population by Race	White	36.1%	43.4%	48.6%
	Black or African American	50.7%	44.5%	39.6%
	Asian & Pacific Islander	2.6%	2.3%	2.8%
	Other Races	6.1%	4.0%	3.9%
	Hispanic Population	4.5%	5.8%	5.1%
Income	Average Household Income	\$67,520	\$77,003	\$75,438
	Median Household Income	\$50,555	\$57,680	\$57,004
	Per Capita Income	\$31,758	\$33,195	\$31,162
Education (Age 25+)	Elementary	3.5%	3.3%	2.9%
	Some High School	4.8%	7.3%	8.4%
	High School Graduate	25.6%	28.1%	27.0%
	Some College	21.1%	19.9%	21.2%
	Associates Degree Only	14.4%	11.6%	10.1%
	Bachelors Degree Only	17.9%	16.5%	17.8%
	Graduate Degree	12.7%	13.3%	12.6%
Business	Number of Businesses	472	1,828	4,318
	Total Number of Employees	7,926	31,019	76,379
	Employees per Business	16.80	16.97	17.69
	Residential Population per Business	19.18	31.18	37.10

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.