

Peach Orchard Commons – Augusta, GA



LOCATION: Conveniently located at the intersection of Peach Orchard and Rosier Roads.

SIZE: More than 77,000 square feet of prime retail space.

VISIBILITY: The property is situated on 11 acres and enjoys excellent exposure from Peach Orchard Road.

ACCESSIBILITY: Accessibility is excellent. The center is located at a signalized intersection, providing easy ingress and egress onto Peach Orchard Road.

MARKET DATA: Augusta is Georgia's second-oldest and second-largest city. Tourist expenditures in this city alone are greater than \$366 million.



SHOPPING CENTER: BI-LO anchors the shopping center with additional tenants of Mike's Furniture, Family Dollar, Money Tree, Nail Salon, and a Chinese restaurant. The Shopping Center is currently 100% leased.

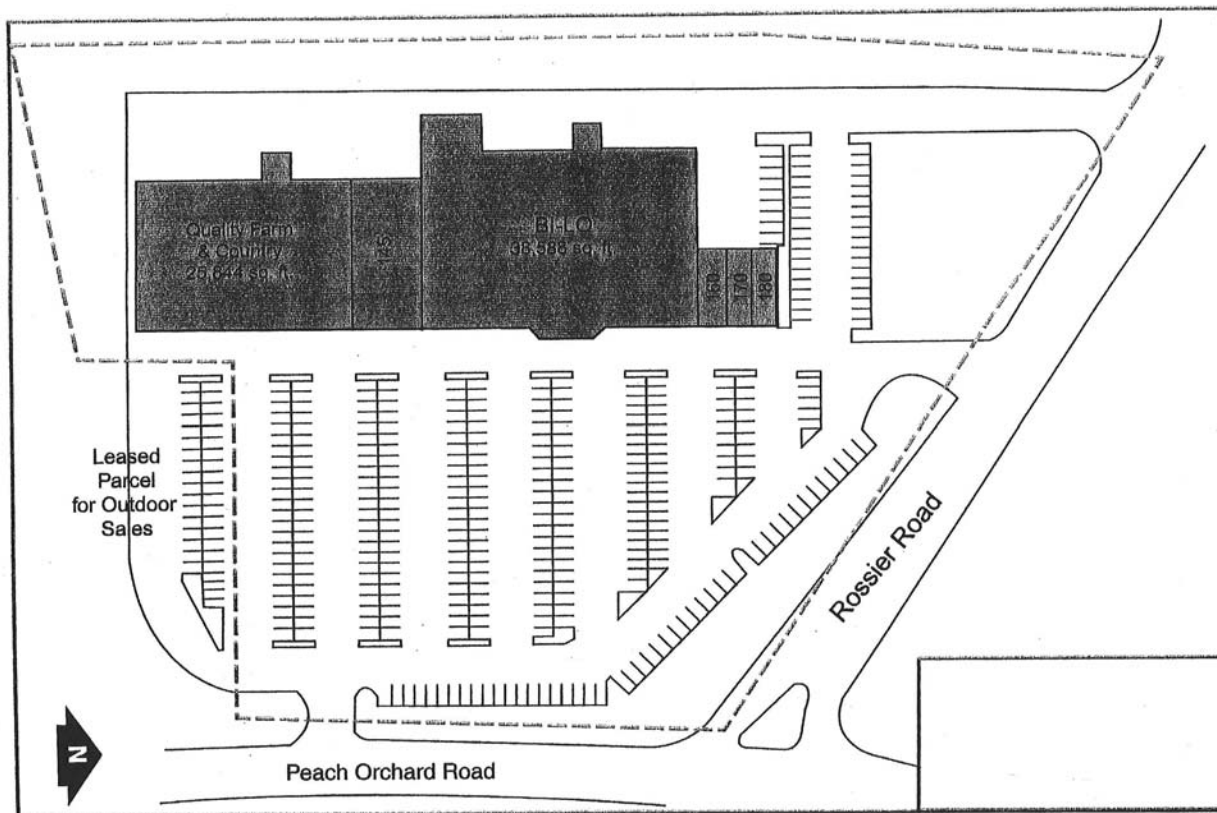
DEMOGRAPHICS:

2004 Estimates	1 Mile	3 Mile	5 Mile
Population	6,490	38,504	90,105
Avg Household Income	\$51,546	\$42,869	\$41,044
Growth 1990-2000	20.58%	5.68%	4.70%

2003 TRAFFIC COUNTS:

Peach Orchard Road (State Rt. 121)	25,892 ADT
Rosier Road	5,092 ADT

SITE PLAN:



For leasing information, contact:

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