




JORDAN TROTTER
COMMERCIAL REAL ESTATE

SHOPPES AT BLUE RIDGE

4108 Evans to Locks Road | Evans, GA 30809

FOR LEASE | \$20/SF/YR

1,125 SF

APN | 078 149

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EVANS TO LOCKS ROAD --- 15,400 VPD

BLUE RIDGE ROAD --- 7,800 VPD

The Shoppes at Blue Ridge shopping center is located at the corner of Blue Ridge and Evans to Locks Road near the heart of Evans, GA. The center is less than a mile from Lakeside High School, and it is very accessible from Furys Ferry Road, River Watch Parkway, and Washington Road.

The available retail suite at Shoppes at Blue Ridge is a unique opportunity for boutique retail users looking for affordable space in Evans. It is ideal for start-up businesses looking for their first spot, and mature businesses that need a smaller footprint.

- Accessible location near the heart of Evans, GA
- Strong population and income demographics
- Located in area with a good mix of office, retail, industrial, and residential
- Evans to Locks Road - 15,400 VPD
- Blue Ridge Road - 7,800 VPD

BLUE RIDGE ROAD---7,800 VPD

EVANS TO LOCKS ROAD---15,400 VPD







RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Major Industry: Fort Eisenhower, Savannah River Site, Augusta University, Piedmont Augusta, Charlie Norwood VA Medical Center, Bridgestone, East Central Regional, E-Z, Starbucks

Population

	1 mi	3 mi	5 mi
Total Population	6,618	51,120	117,098
Median Age (m)	39	40	39
Median Age (f)	42	43	42

Households & Income

	1 mi	3 mi	5 mi
Total Households	2,521	19,408	46,975
Persons per HH	2.6	2.6	2.5
Average Income	\$130,419	\$135,523	\$123,664
Average Value	\$332,109	\$324,808	\$311,501

