

FOOD  LION

## Colony Plaza

2115 Windsor Spring Rd

Augusta, GA

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## Property Details

### Available Space(s):

- » Suite 120: 28,559 SF
- » Suite 1300: 1,600 SF
- » Suite 500: 7,000 SF
- » Suite 2100: 1,200 SF
- » Suite 1200: 1,200 SF
- » Suite 2200: 1,500 SF

- 216,693 SF grocery-anchored community center located in South Augusta at the corner of Windsor Spring Road & Peach Orchard Rd
- Finalizing leases with two national box retailers
- Highly visible from I-520 (Bobby Jones Expressway) & Windsor Spring Road
- Strong mix of retailers including Food Lion, Planet Fitness, Applebee's, and more
- Pylon signage available
- 1,087 parking spaces
- Five Below and Burlington Opening in 2026

### 1.6 Million Visitors in 2025

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	6,366	44,447	102,081
<b>Total Households</b>	2,590	17,068	40,951
<b>Average HH Income</b>	\$59,546	\$59,414	\$68,324
<b>Daytime Population</b>	7,220	48,421	118,163

### TRAFFIC COUNT



**65,400 VPD**

I-520

**44,000 VPD**

PEACH ORCHARD RD



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## Site Plan



SUITE	TENANT	SIZE/SF
100	BURLINGTON	22,794
110	FIVE BELOW	9,350
120	AVAILABLE	27,881
150	PLANET FITNESS	19,253
200	IT'S FASHION METRO	9,700
500	AVAILABLE	7,000
900	ROSES DISCOUNT	35,200
1000	THOMSON TOBACCO	1,200
1100	CREDIT CENTER	1,200
1200	AVAILABLE   2ND GEN RESTAURANT	1,200
1300	AVAILABLE	1,600
1400	WINGS HOUSE	1,600
1500	A 2 Z NAILS	1,600
1600	HELPING HANDS	5,400
1700	CITY GEAR	3,181
1800	SOUTH AUGUSTA DIALYSIS	8,500
1900	COMCAST	2,500
2000	EPIC LABOR	1,200
2100	AVAILABLE	1,200
2200	AVAILABLE	1,500
2300	EVANS REHABILITATION SERVICES	3,000
2500	FOOD LION	47,990

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## Trade Area

