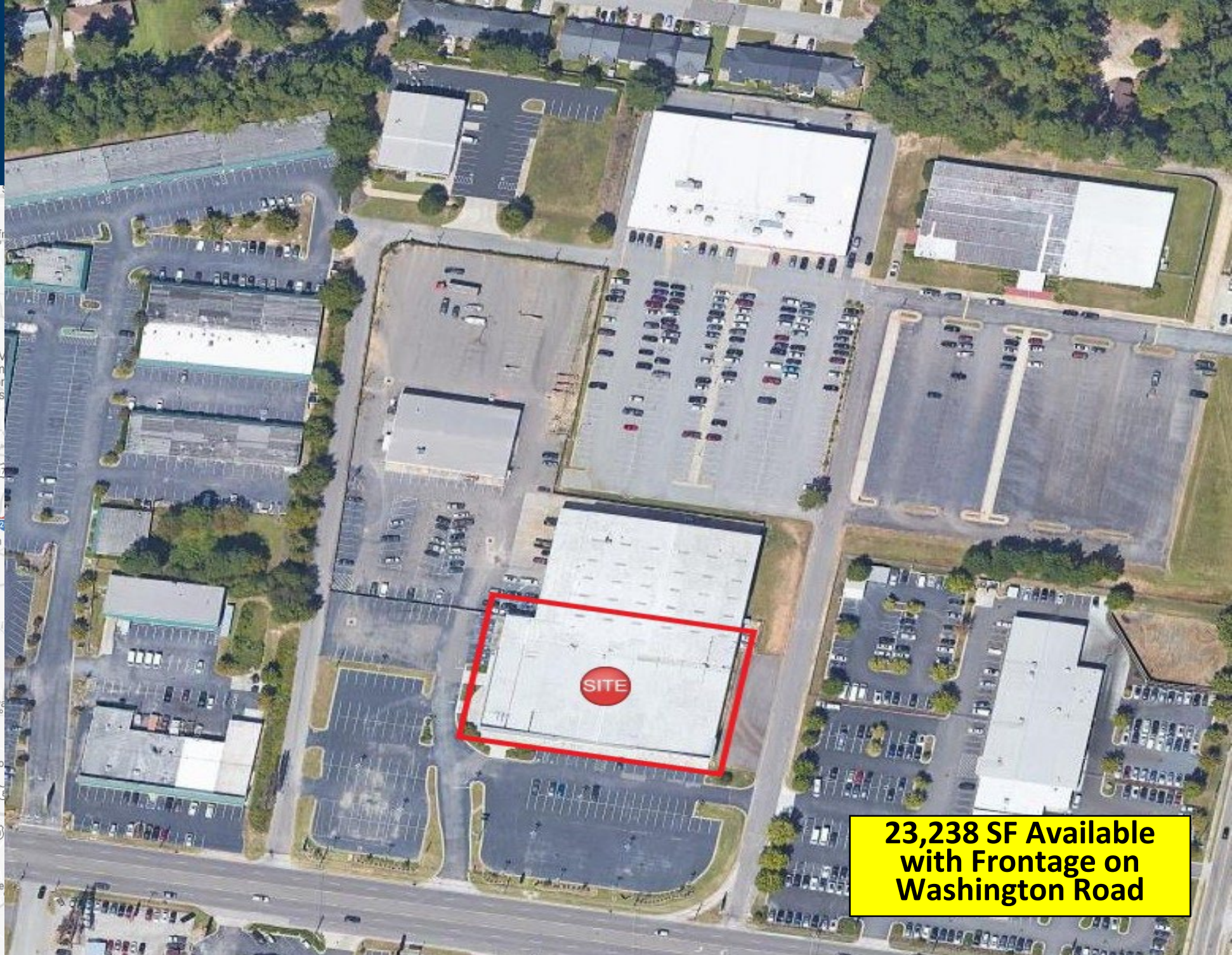
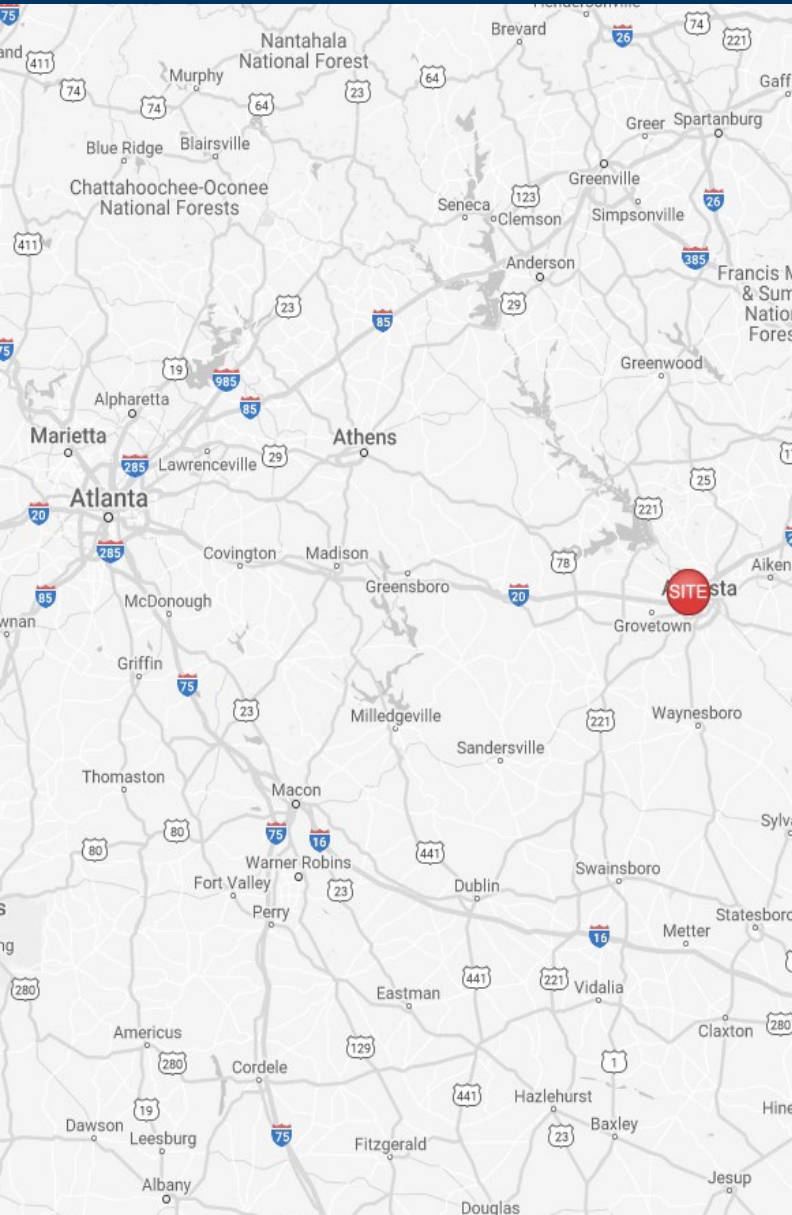


Classic Exchange

3069 Washington Road
Augusta, GA 30909



**23,238 SF Available
with Frontage on
Washington Road**

Leasing Contacts

Marrissa Chanin
678-501-5341
Marrissa@riverwoodproperties.com

Anita Ford
678-501-5348
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Property Highlights

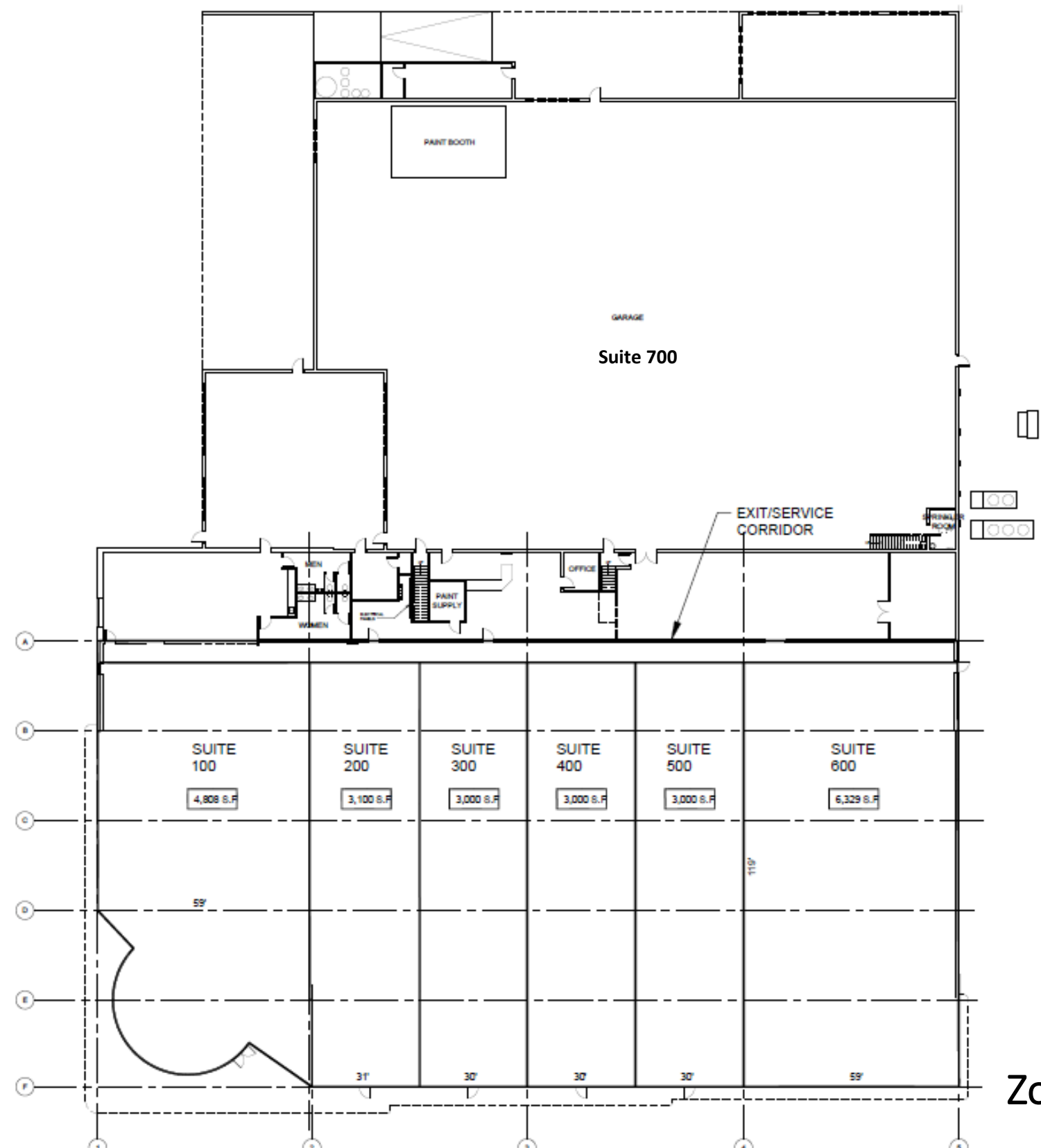
Classic exchange is a centrally located property, between Augusta and Evans. This former Toyota dealership is being redeveloped into a retail strip center. The 54,039 square-foot development offers optimal visibility from Washington Road and is supported by traffic counts of over 38,000 vehicles per day. Additionally, the property is in the center of a high retail area that is located only a 1/2 mile from I-20. The site yields ample parking available and is easily accessible via two local roads as well as an entrance directly on Washington Road.

Site Access: Property is accessible via two curb cuts on Washington Road.

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Classic Exchange

Suite 100	Retail Space Available	4,808 Sf
Suite 200	Retail Space Available	3,101 Sf
Suite 300	Retail Space Available	3,000 Sf
Suite 400	Retail Space Available	3,000 Sf
Suite 500	Retail Space Available	3,000 Sf
Suite 600	Retail Space Available	6,329 Sf
Suite 700	Classic Collision	41,696 Sf
GLA		69,470 Sf
Available		23,238 SF



Zoned C3

CLASSIC EXCHANGE

Floor Plan



Zoned C3

CLASSIC EXCHANGE

Site Plan

AREA DEMOGRAPHICS



2022
Population

1 MILE	13,203
3 MILE	71,547
5 MILE	168,640



2022 Daytime
Population

1 MILE	2,267
3 MILE	38,669
5 MILE	86,074



Household 2022

1 MILE	5,346
3 MILE	30,960
5 MILE	69,528



Household
Income

1 MILE	\$62,419
3 MILE	\$61,625
5 MILE	\$64,884



CLASSIC EXCHANGE

Trade Area Overview

RIVERWOOD
PROPERTIES, LLC