



Augusta Mall

AUGUSTA, GEORGIA



Augusta Mall AUGUSTA, GEORGIA

CENTRALLY LOCATED ON ONE OF AUGUSTA'S MOST TRAVELLED TRAFFIC CORRIDORS

- Augusta Mall enjoys excellent visibility and access from I-520 (Bobby Jones Expressway) and is one mile south of its interchange with I-20.
- I-520 (Bobby Jones Expressway) is one of the most traveled traffic corridors with daily traffic of 80,000 cars, over 25,000 more cars per day than I-20. The mall is situated at the intersection of I-520 and Wrightsboro Road which has average daily traffic of 35,000 cars.
- The City of Augusta, the second largest in the state, is a major center of commerce in the Southeast and serves as cultural, educational, and medical hubs for a two state, 18 county area that extends as far as 75 miles from the center of the city.

THE TRADE AREA

- The area's highest household incomes are concentrated within a 5 mile radius of the mall and include Historic Summerville (\$96,125) and the Hill (\$113,002).
- 44% of the trade area has an average household income over \$50,000 and 24% of the trade area has an average household income over \$75,000.
- Augusta's overall cost of living is 8.2% below the national average and average housing costs are 24% below the national average which transfers into more disposable income.
- Augusta Mall captures 89% of its trade area with a staggering 71% of area residents indicating they shop Augusta Mall the most; clearly making it the region's most dynamic shopping center.
- Augusta is #23 of the Top 40 Strongest Metro Economies in the United States.

AREA EMPLOYMENT

- 76,048 daytime employees within a 5 mile radius.
- United States Army Signal Center (Fort Gordon), located only 3 miles from the center, boasts a population of 17,000 employees with a local economic impact of \$1.2 billion and received \$286 million in 2007 for a project to expand intelligence operations.
- Savannah River Site employs 13,300 people and has a current payroll budget of nearly \$1 billion.
- There are 7 hospitals within a 7.5 mile radius, with a total of 23,500 employees.

REDEVELOPMENT OPENED 2007

- A multi-million dollar redevelopment opened in 2007 with 180,000 square feet of lifestyle retailers and restaurants.
- Open-air village complete with pedestrian friendly streetscape offering upscale dining options, new retail shops and up front parking.
- Completed major interior renovation which included new flooring, children's play area, food court remodel, refinished ceiling, upgraded lighting treatments, family restrooms and lounge and soft seating areas.

STRONG RETAIL LINE-UP

- | | | |
|-------------------|---------------------------|------------------------------|
| • Ann Taylor | • Coldwater Creek | • White House Black Market |
| • Ann Taylor Loft | • Coach | • William Sonoma |
| • Apple | • Gymboree | • Coming Soon: |
| • Banana Republic | • J.Jill | Forever 21 & |
| • Barnes & Noble | • Jared | Moe's Southwest Grill |
| • Chico's | • PF Chang's China Bistro | |
| • Chop House | • Sephora | |

MALL INFORMATION

LOCATION

Cross Streets: I-20 & Bobby Jones Expwy

MARKET

Augusta-Aiken

DESCRIPTION

Two-level, enclosed with a super-regional draw

ANCHORS

Dillard's, JCPenney, Macy's, Sears, Dick's Sporting Goods

TOTAL RETAIL SQUARE FOOTAGE 1,106,538 sq. ft.

PARKING SPACES 5,396

OPENED 1978

EXPANDED 1987, 1990, 1998, 2002, 2007

TRADE AREA PROFILE

2009 POPULATION 516,198

2014 PROJECTED POPULATION 538,638

2009 HOUSEHOLDS 196,395

2014 PROJECTED HOUSEHOLDS 206,660

2009 MEDIAN AGE 36.3

2009 AVERAGE HH INCOME \$59,908

2014 PROJECTED AVERAGE HH INCOME \$65,950

10-MILE RADIUS PROFILE

2009 POPULATION 309,076

2014 PROJECTED POPULATION 322,771

2009 HOUSEHOLDS 116,720

2014 PROJECTED HOUSEHOLDS 122,823

2009 MEDIAN AGE 35.1

2009 AVERAGE HH INCOME \$61,537

2014 PROJECTED AVERAGE HH INCOME \$67,689

DAYTIME EMPLOYMENT

3-MILE RADIUS 27,284

5-MILE RADIUS 76,048

SOURCE: CLARITAS, INC.

