

Colony Plaza

2115 Windsor Spring Road | Augusta, GA

Available Spaces:

- Suite 100: 62,471 SF
- Suite 1400: 1,600 SF
- Suite 1900: 2,400 SF
- Suite 2000: 1,200
- 1.87 AC Outparcel for Sale
- Outparcel for Ground Lease

- 216,693 SF mixed-use center located in South Augusta at the corner of Windsor Spring Road and Peach Orchard Road
- Highly visible from I-520 (Bobby Jones Expressway)
- Strong mix of retailers including Food Lion, Sitel, Planet Fitness, Rose's, and Applebee's
- Pylon signage available
- 1,087 parking spaces

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,180	48,464	110,895
Total Households	2,513	18,206	43,465
Average HH Income	\$64,300	\$54,960	\$61,696
Daytime Population	6,689	52,269	136,835



65,600 VPD
I-520

33,500 VPD
Peach Orchard Rd

Whitney Spangler

Senior Vice President
+1 404 574 1046
whitney.spangler@colliers.com

David Martos

Senior Associate
+1 404 574 1003
david.martos@colliers.com



Site Plan



SUITE	TENANT	SIZE/SF
100	AVAILABLE	62,471
150	PLANET FITNESS	19,253
200	IT'S FASHION METRO	9,700
500	BEAUTY EXPO	7,000
900	ROSES	35,200
1000	THOMSON TOBACCO	1,200
1100	CREDIT CENTER	1,200
1200	YOSHI EXPRESS	1,200
1300	CORNERSTORE BARBERSHOP	1,600
1400	AVAILABLE	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	AVAILABLE	2,500
2000	AVAILABLE	1,200
2100	EDIBLE ARRANGEMENTS	1,200
2200	NATIONWIDE	1,500
2300	EVANS REHABILITATION SERVICES	3,000
2500	FOOD LION	47,990

Retail Trade Area

