SPACE FOR LEASE

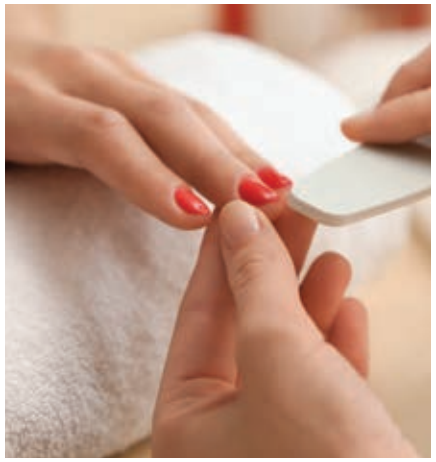
42,325± SF Grocery Big Box (Subdividable)
4,000± SF Inline (Subdividable)
4,000± SF Inline (Subdividable)

164 Washington Plaza Road
Washington, Georgia 30673

214.259.7032

Washington Plaza | Washington, Georgia

ENCORE COMMERCIAL



Washington Plaza is a 93,842 square-foot shopping center located at the intersection of E. Robert Toombs Avenue and Andrews Drive in Washington, Georgia. The city is located 45 miles southeast of Athens and 55 miles northwest of Augusta. Washington Plaza is the largest and most dominant retail center in the community, with customers driving up to 30 minutes in this trade area. The site is currently anchored by a BI-LO grocery store, scheduled to finish its lease at the end of May 2021. With BI-LO being one of only two major grocery stores located in the area, its exit will lead to an excellent opportunity for another grocer to lease 42,325 SF of future available space. Other available vacancies include two 4,000 SF in-line spaces, and all spaces are subdividable. Current tenants include Maxway, Family Dollar, DaVita Dialysis, Debby Deal Tools, Washington Dance Academy, Security Finance, and Cali Nails.

ENCORE COMMERCIAL

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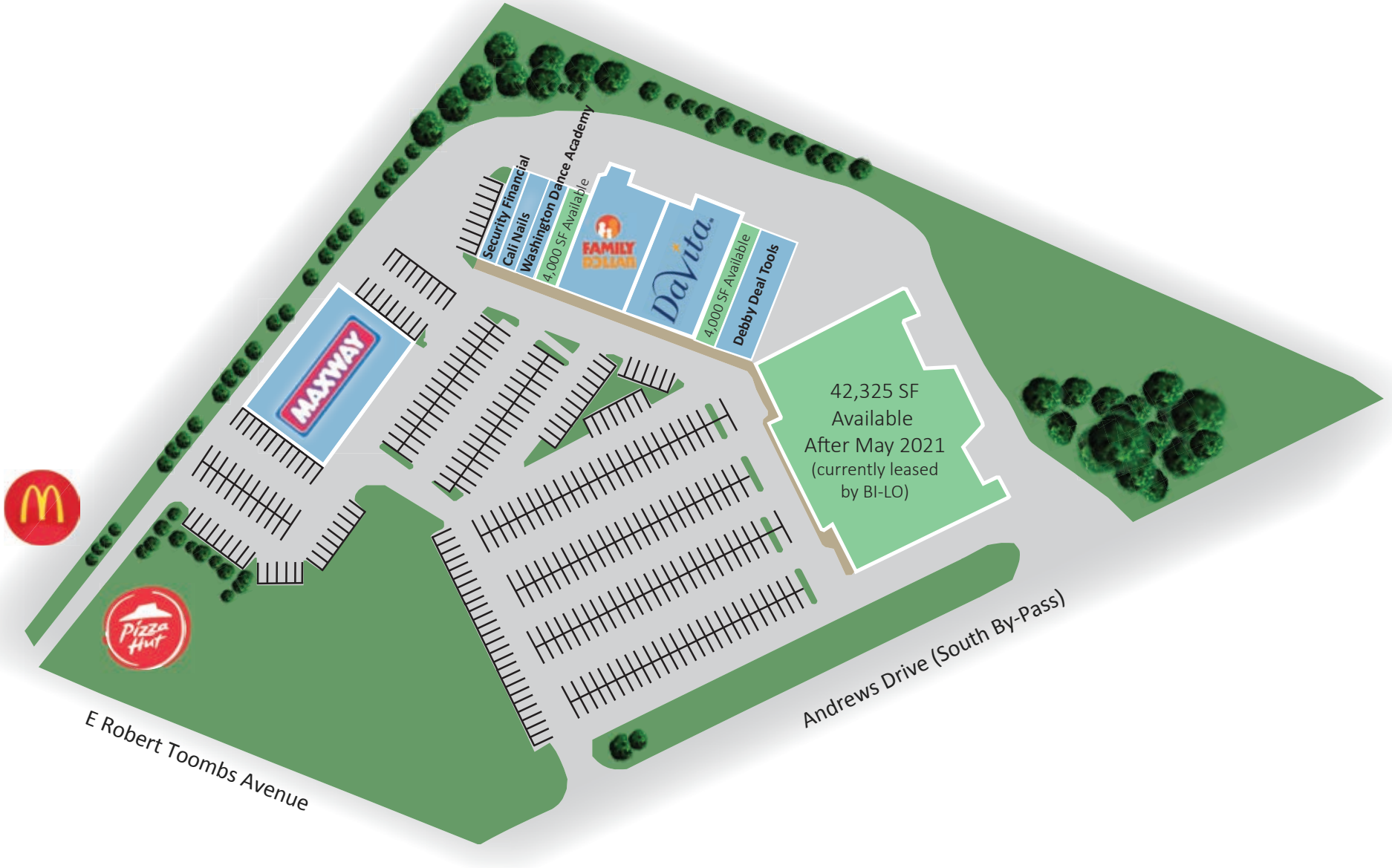
Site Plan



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Demographics[1]

2020 AVERAGE HOUSEHOLD INCOME

Income	Radius
$51,646	3 Miles
$51,948	5 Miles
$53,145	10 Miles

TRAFFIC SNAPSHOT	VEHICLES PER DAY
Highway 78	5,880
Highway 378	6,720

POPULATION

Radius	2020 Approximations
3 Miles	4,325
5 Miles	5,330
10 Miles	7,899
15 Miles	12,308

(1) As of March 2021. Source: CoStar

Top Reasons To Do Business Here

MAIN AREA SHOPPING HUB

Washington Plaza serves both urban and rural customers as the only major retail center in the region.

CLOSE TO DOWNTOWN

Just two miles from Washington Plaza is downtown Washington, with passionate local business owners offering a variety of unique shopping and antique stores.

LANDMARK TOURISM

Washington has more antebellum homes per capita than any other city in the United States. Due to the city's abundance of history, tourists also come to Washington to visit the historical homes, Kettle Creek Battlefield, and a variety of historical museums.

TOP 10 OF U.S. STATES IN WHICH TO DO BUSINESS

Georgia ranks #6 of best U.S. states to do business. Georgia has a low corporate tax rate of 5.75%,[2] high state credit ratings, and maintains one of the lowest debt-per-capita levels in the nation.[3]

WASHINGTON NEW BUSINESS INCENTIVES

Washington is excited to offer new qualifying businesses within the city limits discounted utility rates for electricity and water/sewer, as well as discounted permit fees for plans and water and sewer tap fees.

(2) As of January 2019.
(3) https://www.georgia.org/competitive-advantages/pro-business-environment

"Georgia ranks #6 in the top states for business." – Forbes and CNBC 2019
"No. 1 for Business," seven years running (2014-2020) - Area Development Magazine

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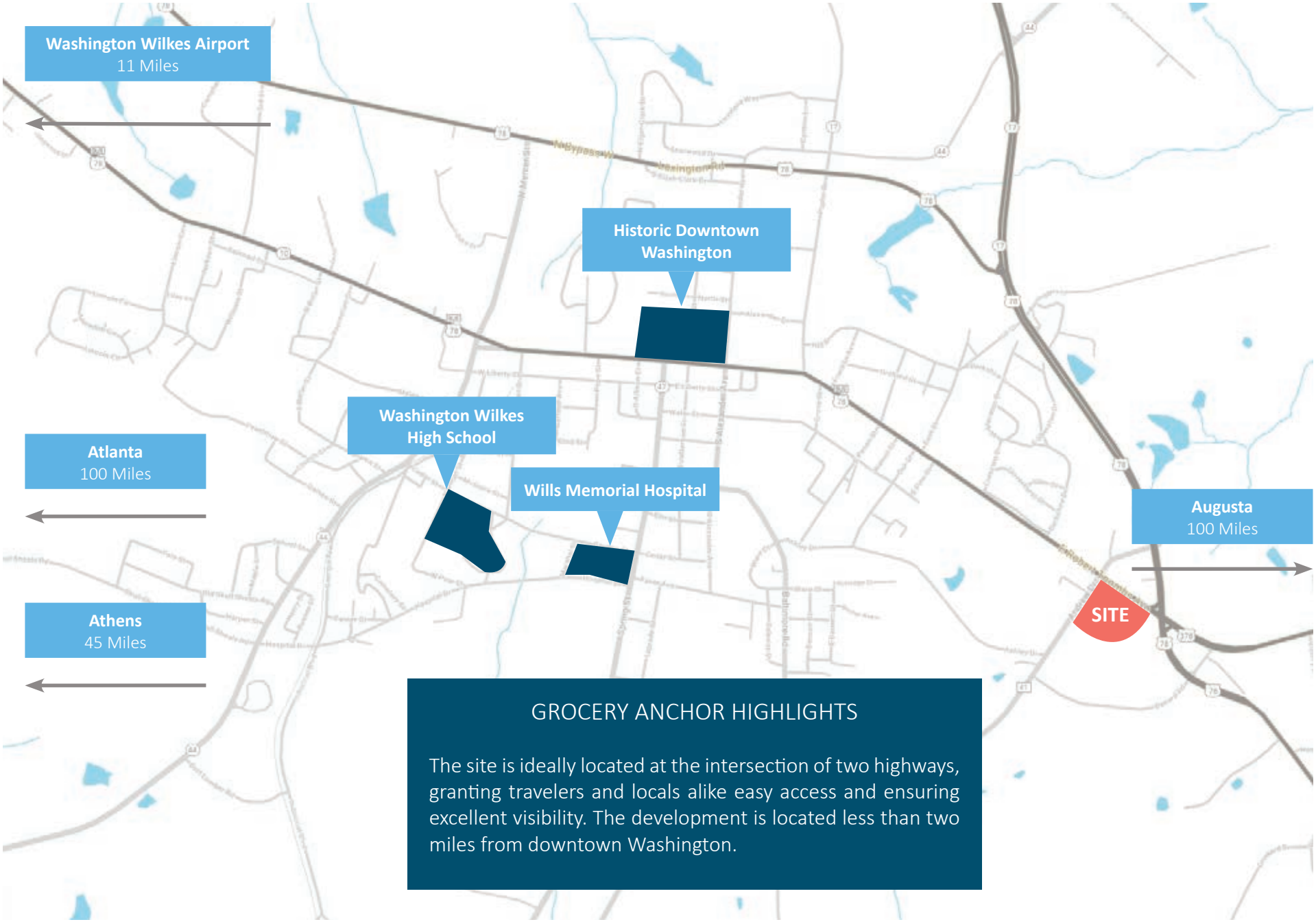
Area Map



GROCERY ANCHOR HIGHLIGHTS

The site is ideally located at the intersection of two highways, granting travelers and locals alike easy access and ensuring excellent visibility. The development is located less than two miles from downtown Washington.

Contact

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