



S I Z E M O R E

AUGUSTA, GEORGIA

2003 GORDON HWY
AUGUSTA, GEORGIA 30909

PRICE

\$7,272,000

CAP RATE

8.25%

20-YEAR ABSOLUTE NNN SALE
LEASEBACK HQ FACILITY



SINGLE TENANT NNN INVESTMENT



TRANSWESTERN

National Net Lease | Sale Leaseback Group

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TENANT OVERVIEW

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Executive Summary

Transwestern Commercial Services, a full-service commercial real estate firm, as exclusive broker, is pleased to offer for sale the corporate headquarters for **Sizemore, Inc. (Sizemore)** located at **2003 Gordon Highway, Augusta, Georgia (Property)**. This offering presents investors with a rare opportunity to acquire a mission-critical facility through a **20-year sale leaseback** with Sizemore, a nationally recognized staffing and facility services company with over 70 years of operational history.

The property consists of **4.78 acres of land** and a **41,852 square foot commercial building**, strategically positioned in the South Richmond County submarket of Augusta. Sizemore will continue to occupy the site as its corporate headquarters and regional operations center, supporting its staffing, janitorial, and security services across the Southeastern U.S. The long-term leaseback structure ensures stable cash flow and no landlord responsibilities, while the location benefits from strong regional connectivity and proximity to major industrial corridors.

Investment Highlights



· **20-Year Sale Leaseback:** Long-term commitment from Sizemore ensures predictable income and tenant stability.



· **Blue Chip Customer Base:** Sizemore delivers staffing solutions to over 150 customers, including a substantial relationship with a major e-commerce company spanning nearly a decade of engagement across 70+ facilities.



· **Strategic Location:** Positioned in Augusta GA with close access to key logistics and industrial zones.



· **Strong Demographics:** Over 147,000 residents within a 5-mile radius; growing regional workforce.



· **Corporate HQ Use:** Mission-critical facility supporting national operations and vendor-on-premises programs.



· **Stable Submarket:** South Richmond County retail/commercial submarket with low vacancy and limited new construction.



Tenant's financial reports are available upon request with a signed confidentiality agreement.



Long term absolute
NNN sale leaseback



Strong Tenancy - Corporate
Guarantee large private
regional staffing agency at
rents that are operationally
sustainable



Population Density
60,094 people in a 3-mile radius
and over 147,843 people in
a 5-mile radius



Easily Accessible -
Located 1-mile east
of I-520 with over
81,000 vehicles per day



Stable Cash Flow - with
20-Year primary lease term



Mission Critical - Operations
for staffing is run from this
facility along with training of
new staff



Retail Visibility - Property
benefits from being situated
in a commercial corridor, with
24,100 vehicles per day on
Gordon Hwy



Upside Potential -
Future value in
additional undeveloped land



Solid Incomes - Average
household income within
a 3-mile radius is over
\$78,000

ASKING PRICE	CAP RATE	NOI (YR 1)
\$7,272,000	8.25%	\$600,000

Lease Abstract

Guarantor	Sizemore, Inc. (Corporate Guaranty)
Lease Type	Absolute NNN
Lease Commencement	Close of Escrow (2026)
Lease Expiration	20 Years from COE
Renewal Options	2 x 5 year
Rent Increases	2.50% Annually
Taxes	Tenant pays direct to municipality
Landlord Responsibilities	None

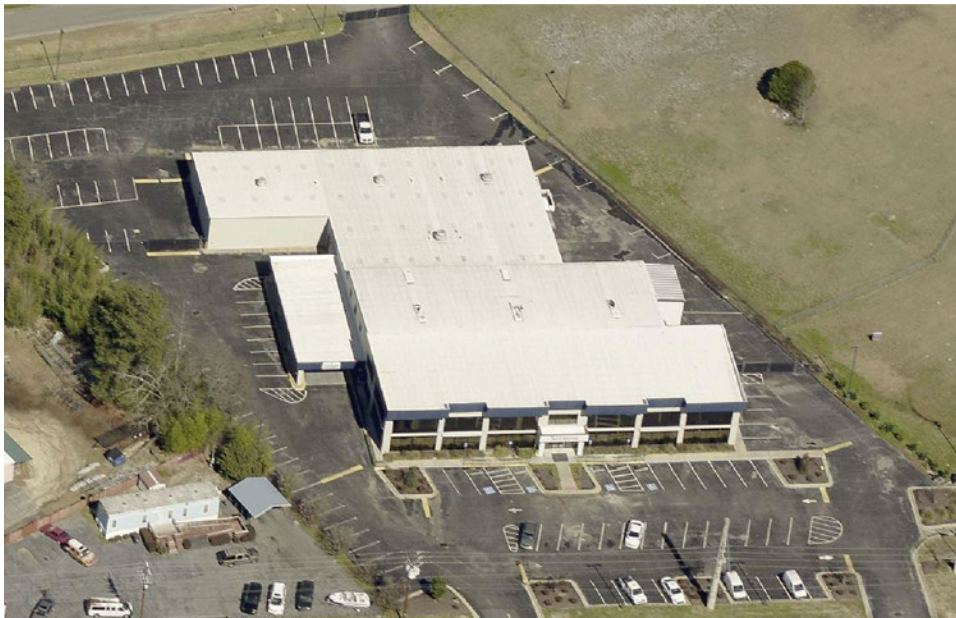
Overview

Tenant	Sizemore, Inc.
Address	2003 Gordon Hwy Augusta, Georgia 30909
Year Built/Renovated	1989/2017
Gross Leaseable Area (SF)	41,852 SF (approx. 30,000 SF finished office)
Lot Size (AC)	4.78 AC
Ownership	Fee Simple
Zoning	B-2 & B-1, General Business Zone & Neighborhood Business Zone

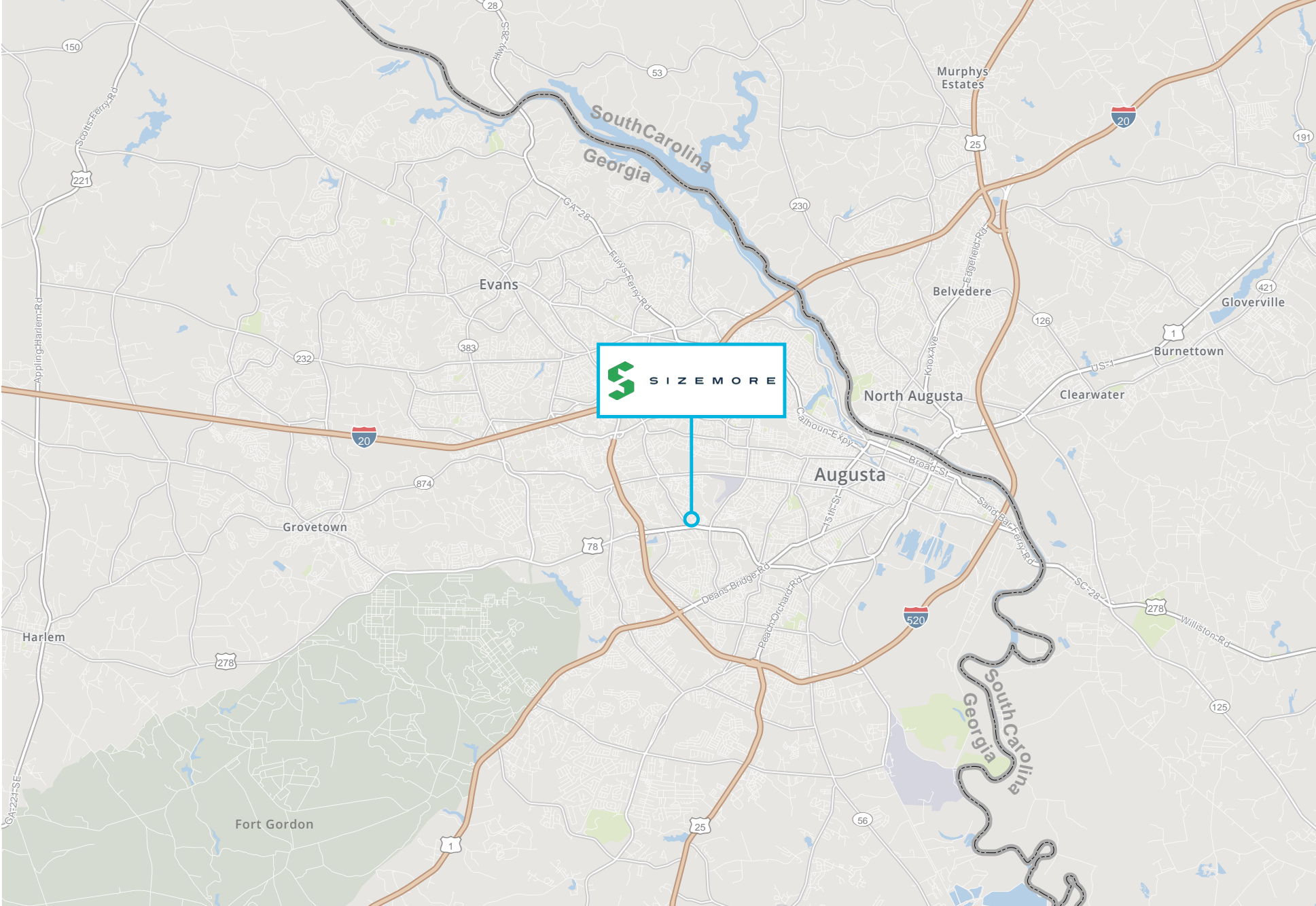
Tenant's financial reports are available upon request with a signed confidentiality agreement.



Property Photos



Locator Map



Market Aerial



Intersection Aerial





SIZEMORE

Tenant Overview

Sizemore, Inc. is a well-established, privately-held staffing and services firm with over 70 years of operational excellence. Headquartered in Augusta, Georgia, the company offers integrated workforce solutions across staffing, security, and janitorial services, with a strong footprint throughout the Southeastern United States. Sizemore's business model emphasizes long-term client partnerships, scalable hiring programs, and compliance-driven operations, making it a reliable partner for industries such as manufacturing, logistics, and healthcare. Its consistent performance, family-led leadership, and diversified service offerings position Sizemore as a stable and growth-oriented investment opportunity in the business services sector.

From an investor's perspective, Sizemore's strategic focus on customized staffing solutions and vendor-on-premises programs demonstrates a commitment to operational efficiency and client retention. The company's emphasis on quality over quantity—eschewing same-day labor for dependable, long-term workforce planning—reflects a mature approach to human capital management. With a robust talent acquisition infrastructure and a reputation for agility and integrity, Sizemore is well-positioned to capitalize on labor market trends and expand its market share. Its legacy, adaptability, and client-centric ethos make it a compelling candidate for investment in a resilient and essential services industry.



Diversified Service Portfolio

Sizemore offers staffing, security, and janitorial services—creating multiple revenue streams and reducing dependency on any single market.



70+ Years of Operational Excellence

Established in 1955, Sizemore has a proven track record of stability, adaptability, and long-term client retention.



Client-Centric, Long-Term Partnerships

The company focuses on strategic workforce solutions rather than transactional labor, fostering deep, recurring relationships with clients.



Data-Driven Talent Acquisition

Sizemore integrates workforce analytics and dedicated support teams to optimize hiring efficiency and compliance.



Strong Regional Footprint with Growth Potential

With a solid presence in the Southeastern U.S., Sizemore is well-positioned for geographic and vertical expansion.

Augusta, GA Overview

Augusta, Georgia continues to demonstrate resilience and growth across its commercial real estate sectors, making it an attractive market for investors seeking long-term stability and upside potential. The city benefits from a diversified economy anchored by healthcare, manufacturing, government, and cyber security, with Fort Eisenhower and Plant Vogtle serving as major economic drivers. Recent years have seen over \$6 billion in economic development investment, including high-profile industrial projects such as Aurubis AG’s copper recycling facility and GF Casting Solutions’ new manufacturing plant, both expected to bring hundreds of jobs to the region.

The retail sector in Augusta remains strong, with a vacancy rate of just 4.3%, outperforming national averages. Market rents have grown by 3.2% year-over-year, reaching \$16.80 per square foot, and over 270,000 square feet of new retail space was delivered in the past year. Industrial real estate is also thriving, with vacancy rates at 5.5%, below historical averages, and rents rising 4.8% annually. The city’s strategic location near major highways and its affordability compared to larger metros make it a prime target for logistics and distribution operations.

Augusta’s population is growing steadily, with positive net migration driven by employment opportunities in healthcare and cybersecurity. The labor force expansion is fueling demand for commercial space, while the city’s affordability and business-friendly environment continue to attract new enterprises. With limited new construction in key submarkets and rising investor interest, Augusta offers a compelling landscape for commercial real estate investment.

Market Highlights



\$6B+ in Economic Development

Major industrial and tech investments driving job growth and demand.



Retail Vacancy at 4.3%

Strong absorption and rent growth outperforming national averages.



Industrial Rents Up 4.8%

Logistics and specialized industrial space in high demand.



Growing Population & Workforce

Net migration and employment growth supporting CRE fundamentals.

Demographic Snapshot

POPULATION			
	1 mile	3 miles	5 miles
2025 Total Population	5,928	60,094	147,843
2030 Projected Total Population	6,409	59,734	148,015
2025 - 2030 Projected Annual Growth Rate	1.6%	-0.1%	0.0%
2010 - 2020 Annual Growth Rate	1.2%	0.3%	0.1%
2025 Median Age	33.0	37.8	37.1

HOUSEHOLDS			
	1 mile	3 miles	5 miles
2025 Total Households	2,436	26,415	64,326
2030 Projected Total Households	2,734	26,751	65,576
2025 - 2030 Projected Annual Growth Rate	2.3%	0.3%	0.4%
2010 - 2020 Annual Growth Rate	0.6%	0.2%	0.1%

INCOME			
	1 mile	3 miles	5 miles
2025 Average Household Income	\$59,438	\$78,675	\$76,542
2024 Median Household Income	\$40,187	\$51,499	\$54,582



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