

# 348 SF OFFICE/RETAIL

**Meybohm**  
COMMERCIAL

- M** Downtown Augusta Office For Sale
- M** Right-In, Right Out Access
- M** Two Offices, Lobby, Restroom, Utility Closet



OFFERING MEMORANDUM | 1484 BROAD STREET, AUGUSTA, GA 30909

# OFFERING MEMORANDUM

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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

## DEAL TEAM



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# SECTION 01 PROPERTY OVERVIEW

# OFFERING MEMORANDUM

## DEAL HIGHLIGHTS



**PRICING**  
\$125,000



**BUILDING SIZE**  
348 SF



**LAND SIZE**  
0.05 acres



**ZONING**  
B2 | General Business



**ACCESS**  
Right In, Right Out



**TRAFFIC COUNT**  
8,360 VPD

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 1484 Broad Street, Augusta, GA for sale. This ±348-square-foot office/retail building offers a compact, flexible layout along Broad Street near the western end of Downtown Augusta. The building includes two connecting offices, a lobby/waiting area, one restroom, a small utility closet, and an exterior hand-wash sink. Zoned B-2 and positioned along Broad Street with 8,360 vehicles per day, the site offers visibility, simple access, and proximity to surrounding downtown development activity. This building is located on a 0.05 acre lot with about 6 parking spaces available.

1484 Broad Street is located near the western end of Downtown Augusta's Broad Street corridor, connecting to downtown and West Augusta via Washington Rd. The property benefits from right-in/right-out access, quick access to a U-turn on Broad Street, and frontage along a corridor with 8,360 vehicles per day.

The site backs up to the Augusta Canal and sits adjacent to a soon-to-be-completed apartment building, placing it near new residential density and ongoing investment in the downtown area. It is also positioned within the broader Broad Street construction and revitalization effort, which is intended to strengthen connectivity, streetscape appeal, and long-term activity in Downtown Augusta.

# OFFERING MEMORANDUM

## PROPERTY DETAILS



### KEY DETAILS

Property Type	Retail/Office
Building Size	348 SF
Lot Size	0.05 Acres
Zoning	B-2   General Business
Access	Right In, Right Out
Broad Street Traffic	8,360 VPD
Number of Offices	2

### EXTERIOR PHOTOS



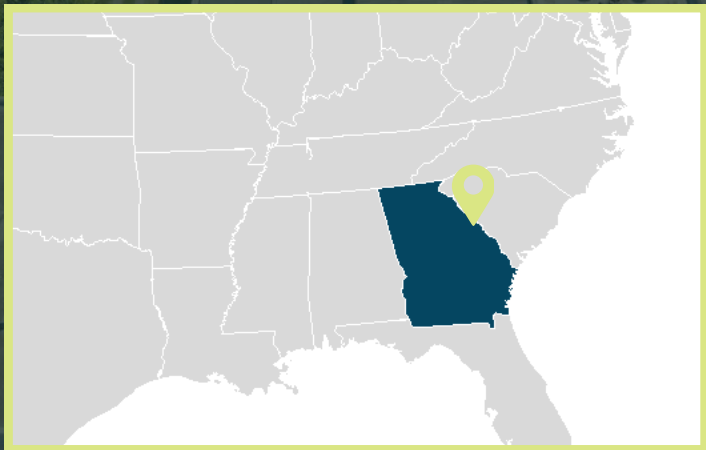
# OFFERING MEMORANDUM

## LOCATION OVERVIEW

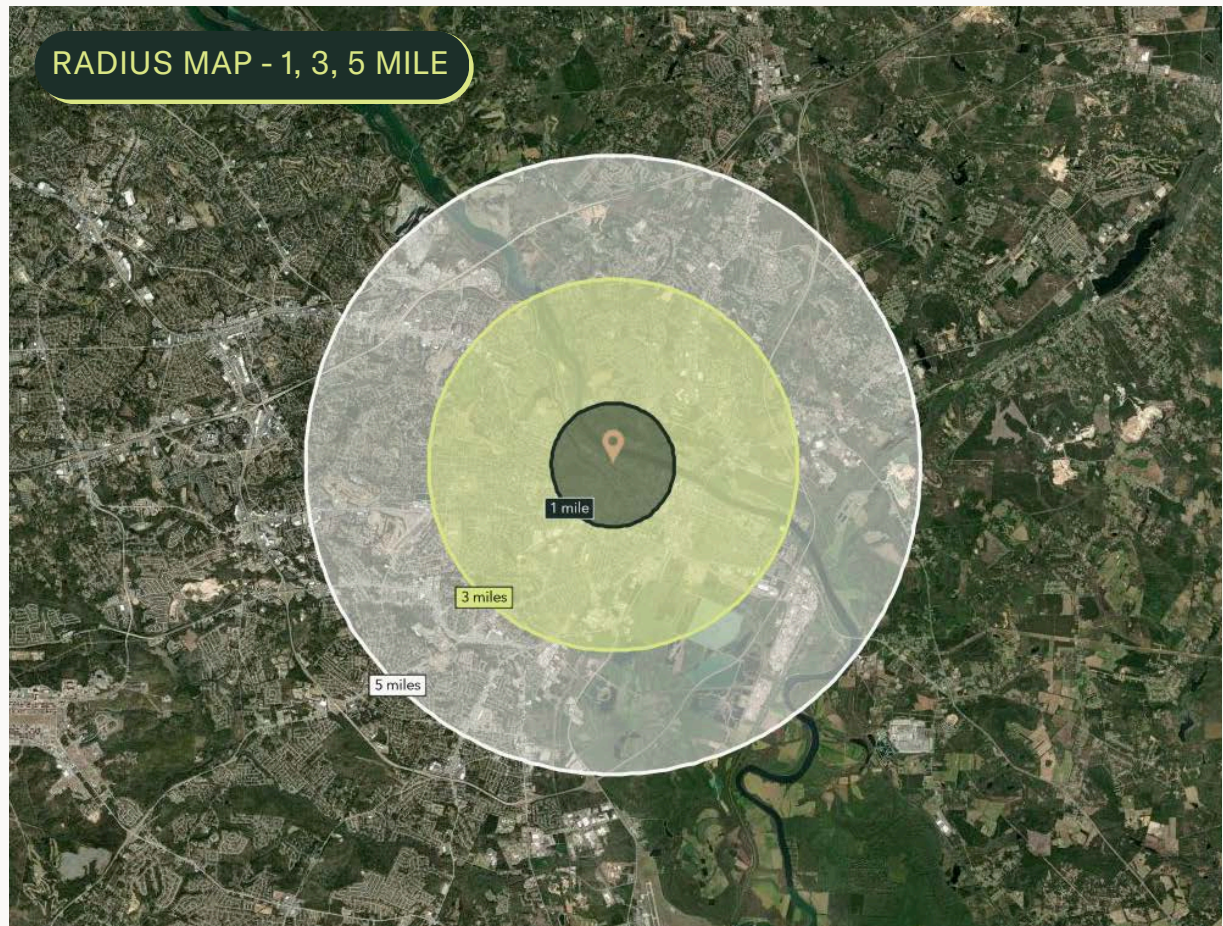


### NOTABLE FEATURES

Population	51K People
Median Household Income	\$49,196
Downtown Augusta CBD	1.0 Miles
Medical District	1.0 Miles
James Brown Arena	1.4 Miles
SRP Park	1.5 Miles
Augusta National Golf Club	3.6 Miles
Washington Rd Retail Corridor	4.5 Miles



RADIUS MAP - 1, 3, 5 MILE



Demographics	1 Mile	3 Mile	5 Mile
Population	6,025	50,962	110,000
Median Household Income	\$32,323	\$49,196	\$53,590
Households	2,740	23,384	50,002
Average Age	40.1	39.6	38.3



# SECTION 02 AERIAL IMAGES



CANALSIDE APARTMENTS

AUGUSTA HOUSING AUTHORITY

AUGUSTA MEDICAL DISTRICT

AUGUSTA UNIVERSITY HEALTH SCIENCE CAMPUS



SUBJECT PROPERTY

BROAD STREET  8,280 VPD



NORTH AUGUSTA, SC



DOWNTOWN AUGUSTA  
COMMERCIAL BUSINESS DISTRICT



DAVIDSON FINE ARTS  
MAGNET SCHOOL

NEW APARTMENT  
UNDER CONSTRUCTION

8,280 VPD



SUBJECT  
PROPERTY

BROAD STREET





*Hammond's Ferry*  
NORTH AUGUSTA'S RIVERFRONT



RIVERWATCH PKWY

SAVANNAH RIVER

NEW APARTMENT UNDER CONSTRUCTION

SUBJECT PROPERTY

TELFAIR STREET

BROAD STREET

JOHN C CALHOUN EXPY

GREENE STREET

15TH STREET

ST SEBASTIAN WAY

13TH STREET

WALTON WAY

DOWNTOWN AUGUSTA MEDICAL DISTRICT

WALTON WAY

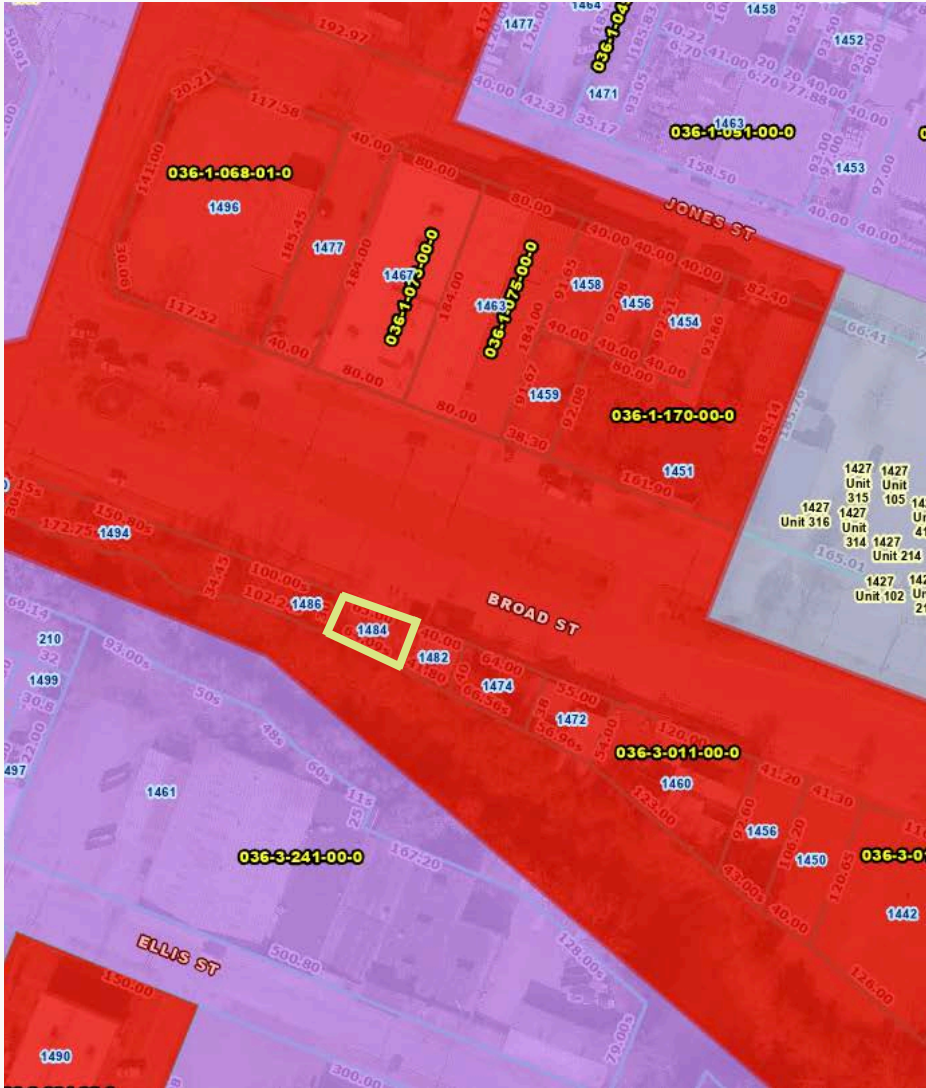
AUGUSTA UNIVERSITY HEALTH SCIENCE CAMPUS



# SECTION 03 SITE MAPS

# OFFERING MEMORANDUM

## ZONING DESCRIPTION



### B-2 | General Business

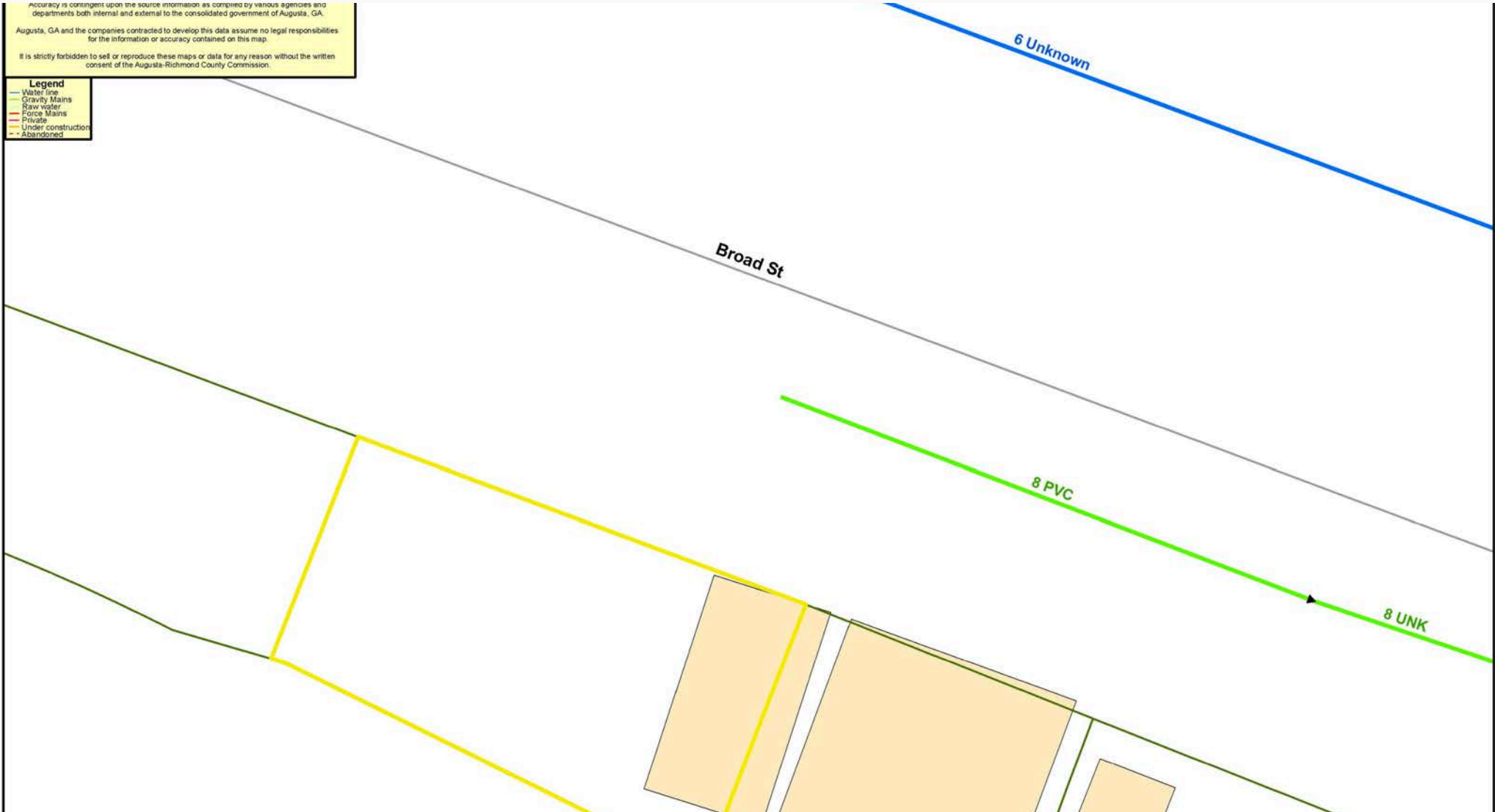
Retail stores and shops (any retail business); restaurants and cafes, including dancing and entertainment; theaters, billiard/pool parlors, bowling alleys, skating rinks, and similar recreational or assembly uses (with restrictions near K-12 schools for incidental game/amusement uses); telephone offices and call centers; bakeries, confectioneries, dry cleaners, dressmaking, printing, tailoring, upholstery, and similar light manufacturing/processing businesses where goods are made and sold on-site; golf driving ranges (minimum 10-acre tract with 100-foot buffer); public parking garages, parking lots, and automobile sales lots; flea markets; mini-warehouses; travel trailer parks; business parks (50%+ commercial/retail leasable area); video/electronic game rooms and arcades; automobile service stations and repair garages (excluding body/fender work, subject to enclosure and setback requirements); gun shops; pawn shops; funeral homes; car washes; hotels (subject to operational standards including 280 sq. ft. minimum room size and 24/7 staffing); liquor stores; and convenience stores. Fences, walls, or latticework screens in front, side, or rear yards may not exceed 6 feet in height, with additional restrictions at corner lot intersections.



[Zoning Ordinance Link](#)

# OFFERING MEMORANDUM

## UTILITIES MAP





# SECTION 04 PROPERTY PHOTOS

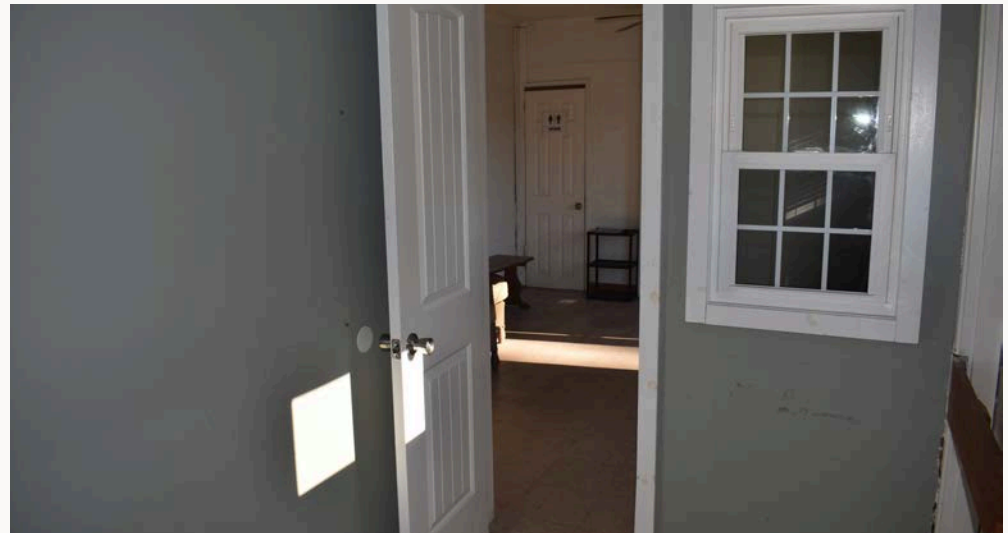
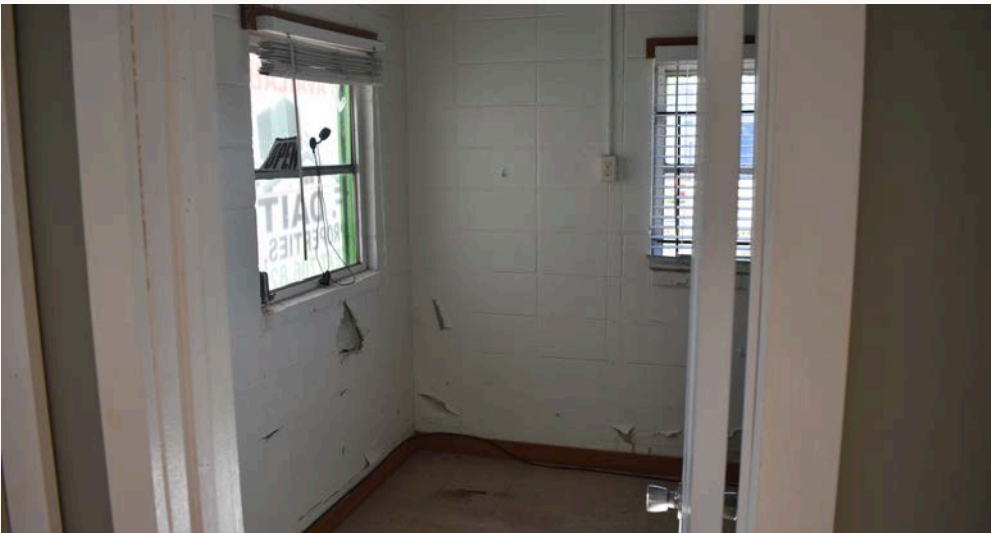
# OFFERING MEMORANDUM

## PROPERTY PHOTOS



# OFFERING MEMORANDUM

## PROPERTY PHOTOS





# SECTION 05 AREA OVERVIEW

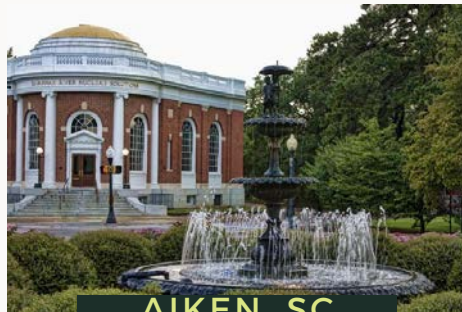
# WHY? AUGUSTA

## OVERVIEW

The Central Savannah River Area (CSRA) which includes Augusta, GA, Aiken, SC and more, is in a perfect phase for business. Right-sized, ideally strategically located, with a backbone of education, medical, and military pumping out a solid labor force, the city has become a beacon for companies to set up shop. **Infrastructure, labor force, cost of living, location, education, industry- they are all leading companies large and small to the CSRA.**



AUGUSTA, GA



AIKEN, SC

## HOME OF THE AUGUSTA NATIONAL

Year after year during the first full week of April, golf fans descend on Augusta by the thousands. The annual event marks a boom for the local economy with over 200,000 average attendees. Augusta is known as the golf capital of the universe for good reason, and the love of golf extends well beyond the confines of Augusta National. It attracts politicians, athletes, musicians, Corporate CEOs, and many more which brings some of the world's most powerful people all in the same week to Augusta, GA.



# MASTERS



## A WELL CONNECTED CITY

Few places are as ideally located as The CSRA. It sits on I-20 between Atlanta (eastbound) and Columbia (westbound), with every major artery of Southeastern Interstate within easy reach, especially I-95 and I-77.

Augusta is less than 150 miles from the Ports of Savannah and Charleston.

Augusta's regional airport has direct flights to Atlanta, Charlotte, Washington DC, and Dallas.



## CYBER CITY

The CSRA has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States.

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command.



## HEALTHCARE

Augusta University is Georgia's health sciences university, offering resources and services for those throughout the state and beyond. It features the Medical College of Georgia, the Dental College of Georgia, and a highly sought-after nursing program.

There are 12 total Hospitals in the area with a brand new one being constructed.

Doctor's Hospital in Augusta is the largest burn center in the United States and the third largest in the world.



## LOW HOUSING COSTS

One of the biggest jewels in the CSRA is our low housing cost. Here, a broad variety of options are available, encompassing everything from new TND neighborhoods to established communities of antebellum and craftsman style homes.

Our market is more than 50% less than the national average, complementing the low cost of living and doing business in Augusta.

2<sup>nd</sup>

Most Populated MSA in GA

611K

CSRA Population

270K

CSRA Labor Force

5.7%

Percentage Unemployed

13K

Projected Job Growth in Next 5 Years

27K

Projected Population Growth in the Next 5 Years

# WHY? GEORGIA

## KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastructure which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation



Annual Georgia Freight Tonnage will increase 91% by 2050



Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050



Manufacturing is expected to grow by 77% by 2050



Agriculture is expected to grow by 43% by 2050



Distribution freight flows are expected to more than triple from 2019 to 2050

## TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

Site Selection Magazine's most annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:

- Top State Business Climate: GA#3
- Best Manufacturing Workforce States: GA#4
- Best States for Manufacturing: GA#3

Other items of interest:

- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life



## ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.



## ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.

Georgia ranks 8th for change in capital invested over the last 5 years indicating the attraction of investment and innovation.



## FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

Georgia continues to be a leader in job growth.

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base.



## INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.

11M

Total State Population

61%

Labor Force Participation

268K

Jobs Created Last 5 Years

134B

Invested in GA in Last 5 Years

13M

2050 Projected State Pop.

90%

Growth in Trade at Port of Savannah Over the Last Decade

FOR INQUIRIES,  
CONTACT US.

**Meybohm**  
COMMERCIAL

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