



1.28 ACRES PAD READY SITE PARKER'S KITCHEN RESIDUAL

3661 MIKE PADGETT HWY, AUGUSTA, GA



PARCEL LEGEND

Size	Sale	Lease	Ideal Use
1.28 Acres	\$521,100	Subject to Offer	QSR / Automotive / Carwash

OFFERING MEMORANDUM
PREMIUM RETAIL PAD FOR SALE OR LEASE
36.6 K VPD | 2X FULL MOTION ACCESS
698K ANNUAL VISITS AT ADJACENT PARKER'S

OFFERING MEMORANDUM TABLE OF CONTENTS

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

- Lease Rate
- Lease Term
- Lease Guarantor
- Special Stipulations

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EXECUTIVE SUMMARY



RETAIL OPPORTUNITY

WHY THIS SITE?



SITE CONDITION

Pad Ready Development Site



TRAFFIC COUNT

36,460 Combined VPD



ACCESS

2X Full Motion Access Points



UTILITIES ON SITE

Water and Sewer Available



WORKFORCE LOCATION

Located in Industrial Node



TRAFFIC SIGNAL

Adjacent to Signalized Intersection



ZONING

B-2 (High Commercial Zoning)

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present the pad-ready 1.28-acre site at 3661 Mike Padgett Highway for sale. Fully graded with stubbed-in water, sewer and power, the parcel offers dual full-motion access to Mike Padgett Highway (27,400 VPD) and Tobacco Road (9,060 VPD), and is zoned B-2 for a broad range of commercial and retail uses.

Situated within South Augusta's industrial district and directly adjacent to the newly constructed Parker's Kitchen, the site benefits from major road frontage and immediate visibility. The primary three-mile trade area encompasses 18,591 residents with an average household income of \$57,857, underpinning strong consumer demand for service-oriented or owner-operator businesses.

The property lies just 2.1 miles south of Interstate 520 (the Bobby Jones Expressway), offering seamless regional connectivity, and only 1.3 miles southwest of Augusta Regional Airport (AGS). This turnkey pad site eliminates the need for extensive site work and allows for rapid ground-up construction or build-to-suit opportunities.

Strategically positioned at the intersection of Mike Padgett Highway and Tobacco Road, this parcel benefits from regional traffic drivers and immediate adjacency to leading convenience retail. The new Parker's Kitchen draws over 698,000 annual visits, while the Circle K on the opposite corner captures 529,800 annual visits. Less than a third of a mile away, the Food Lion grocery store receives over 1 million visits annually—ranking as the #1 performing Food Lion in Georgia and #14 nationwide. This high-volume retail intersection is supported by strong commuter flows to the Augusta Regional Airport and nearby industrial users along the corridor.

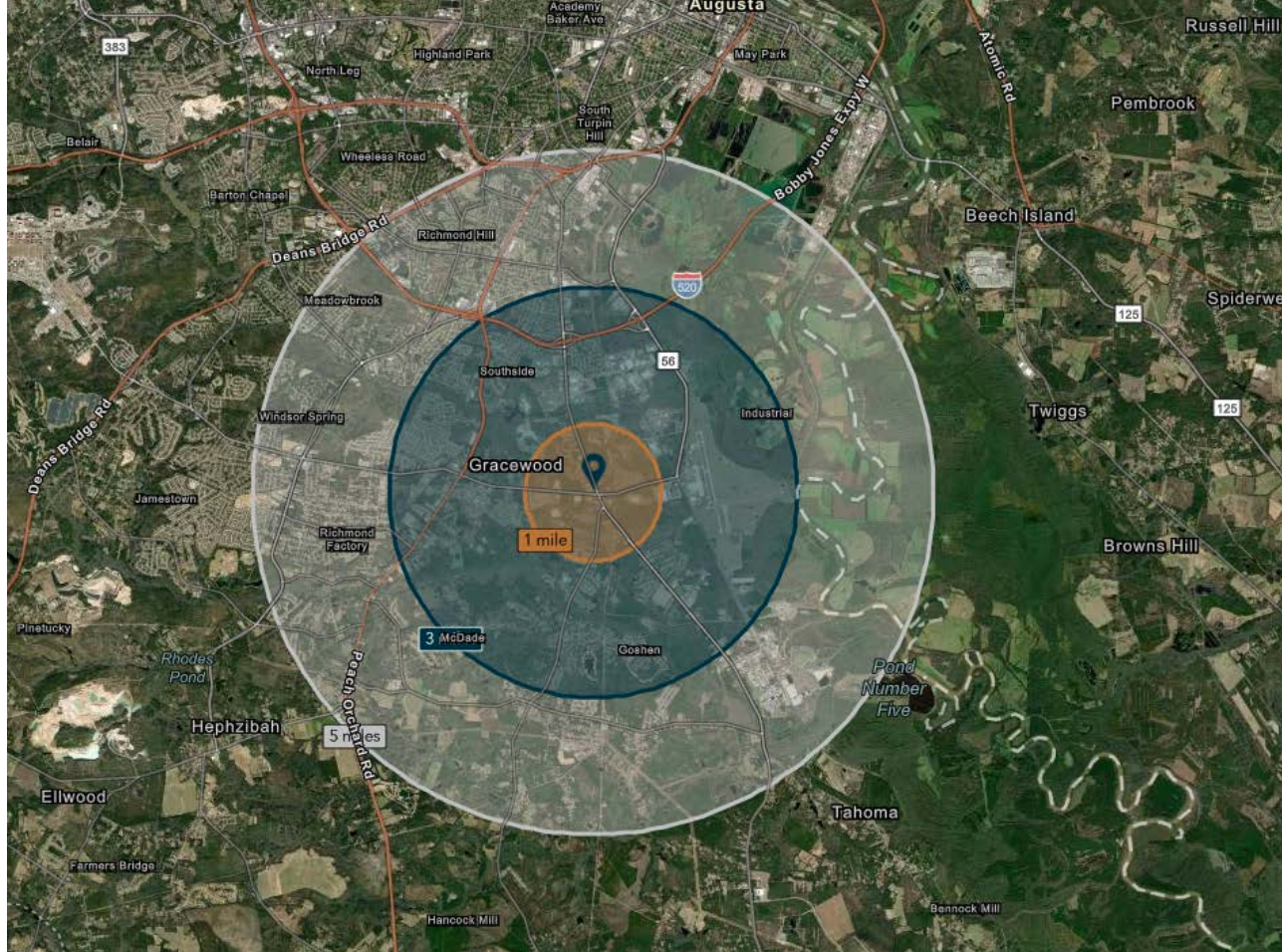
LOCATION OVERVIEW

HIGH TRAFFIC TRADE AREA



NOTABLE FEATURES WITHIN A 3 MILE DRIVE TIME

I-520	2.1 Miles
Food Lion #1 in GA	0.4 Miles
Augusta Regional Airport	1.3 Miles
Augusta's Industrial Park	0.5 Miles
Graphic Packaging	3.6 Miles
Textron Vehicles	1.6 Miles
Fort Gordon	7.5 Miles
Downtown Augusta	9.8 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	1,687	19,191	52,322
Median HH Income	\$60,306	\$58,104	\$54,643
Households	635	7,131	20,184





MIKE PADGETT HWY



27,400 VPD

FULL MOTION ACCESS POINT

FULL MOTION ACCESS POINT

RETAIL PAD
1.28 ACRE



698.2K ANNUAL VISITS



529.8K ANNUAL VISITS



1M ANNUAL VISITS
#1 FOOD LION IN GA
#14 FOOD LION IN THE US



TOBACCO ROAD

9,060 VPD









Google Earth

© 2025 Airbus





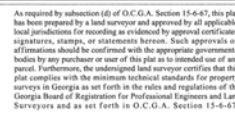
3661 MIKE PADGETT HWY



PLAT



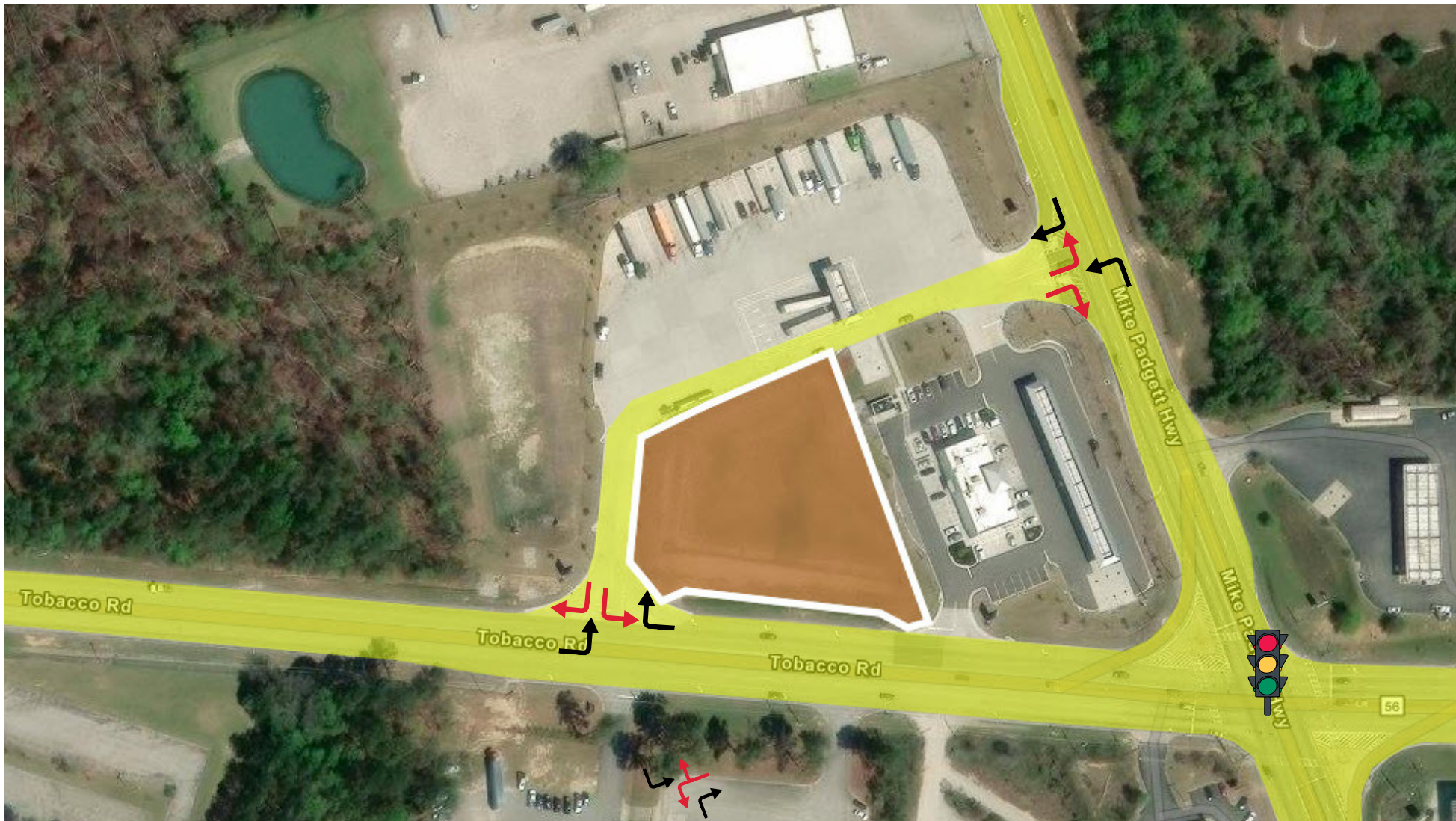
SURVEYORS CERTIFICATION



PROJECT NO.:	22-2062
DRAWN BY:	WEC
DESIGNED BY:	---
SURVEYED BY:	EMC
SURVEY DATE:	5-22-2023
CHECKED BY:	WPW

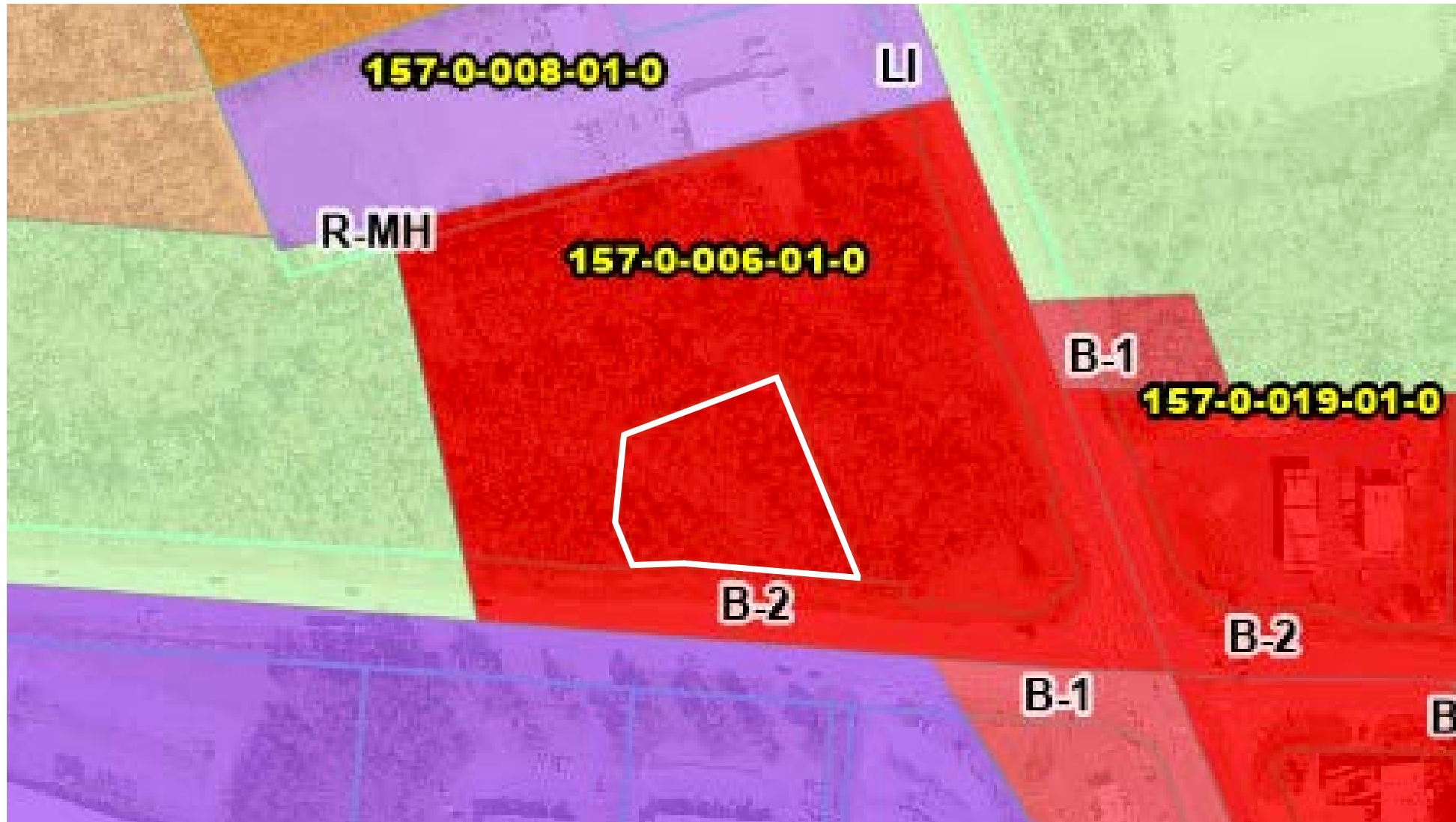
PAD READY RETAIL SITE

ACCESS MAP



PAD READY RETAIL SITE

ZONING MAP



PAD READY RETAIL SITE

PROPERTY PHOTO



AREA OVERVIEW



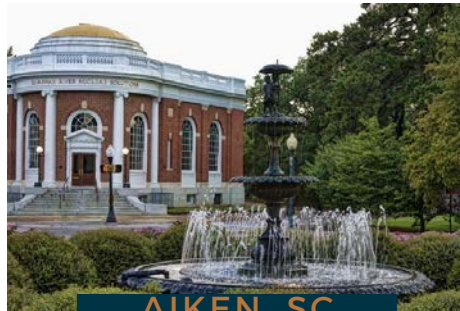
WHY? AUGUSTA

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.



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.

2nd

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 Next the
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 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.



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,
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