



±2,624 SF RETAIL SPACE

3736 MIKE PADGETT HWY, AUGUSTA, GA



LEASING DETAILS

Space Size	±2,642 SF	Condition	Vanilla Shell Space
Lease Rate	\$14.50/SF	Zoning	B-1 Commercial Business
Lease Type	NNN	Property Type	Retail
Location	Signalized Corner	3 Mile Population	17,908
Traffic Counts	20,700 VPD	3 Mile Median Household Income	\$53,666

OFFERING MEMORANDUM

LEASE RATE: \$14.50/SF | NNN
±2,624 SQUARE FOOT RETAIL SPACE
20,700 VPD | SIGNALIZED CORNER



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

- Lease Rate
- Lease Period
- Lease Guarantor
- Intended Use

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EXECUTIVE SUMMARY



RETAIL LEASING OPPORTUNITY

WHY THIS SPACE?



GROWING CORRIDOR
Proximity to Economic Drivers



LOCATION
Signalized Corner



ANCHORED CENTER
Anchored by Food Lion



FLEXIBILITY
Build-to-Suit or As-Is



CONNECTIVITY
2.5 Miles to I-520



PARKING AVAILABILITY
Convenient, Plentiful Parking

LEASING SUMMARY

Address	3736 Mike Padgett Hwy, Augusta, GA, 30906
Tax Parcel ID	157-4-005-00-0
Space Size	±2,624
Daily Traffic Counts	20,700 VPD
Build-Out Options	As-Is or Build to Suit

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to offer a ±2,624 SF retail suite for lease in a high-visibility corridor of South Augusta. Located at 3736 Mike Padgett Hwy, this space is part of a ±15,000 SF multi-tenant neighborhood center with excellent access and signage at a signalized intersection.

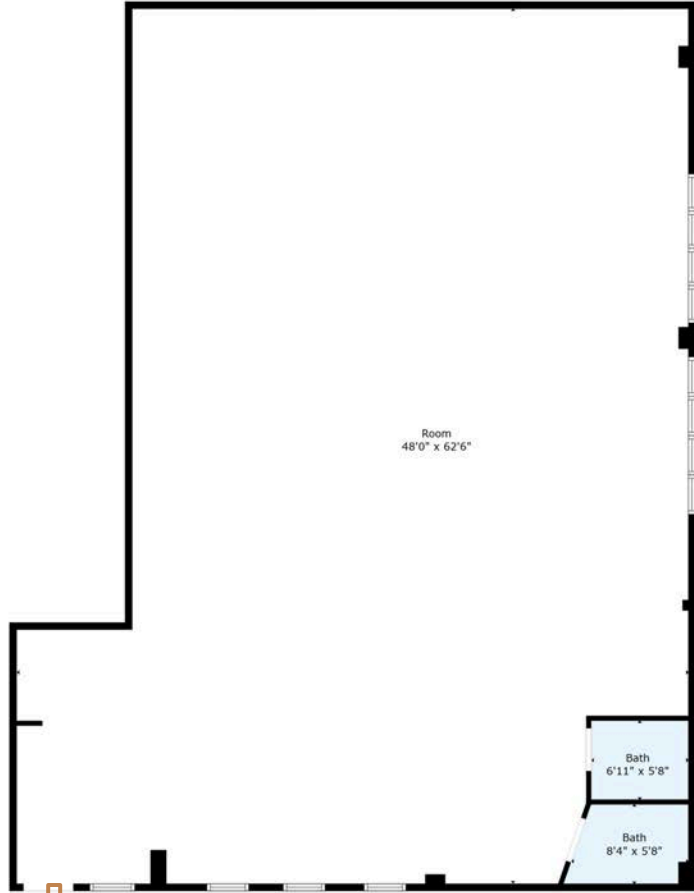
Delivered in vanilla shell condition, the suite is ideally suited for retail, medical, or professional service users. The property offers ample surface parking and benefits from co-tenancy with well-established healthcare providers including Doctor's Hospital Medical Office Building, Living Well Pharmacy, and Southern Family Medical Center.

The site is strategically located adjacent to a Food Lion-anchored retail center, providing natural traffic flow and complementary consumer activity. The building sits on Mike Padgett Highway, offering ±20,700 vehicles per day and full-motion ingress/egress for easy customer access.

Zoned B-1 in Richmond County, this space is available as-is or via a tenant improvement arrangement, providing flexible options for customization. With 3 medical users currently leasing space in this center, this location is an excellent fit for urgent care, dental, optometry, physical therapy, boutique fitness, or neighborhood retail concepts.

±2,624 SF RETAIL SPACE FLOORPLAN

3736 Mike Padgett Hwy, Augusta, Ga



Entry

Generated By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



LOCATION OVERVIEW

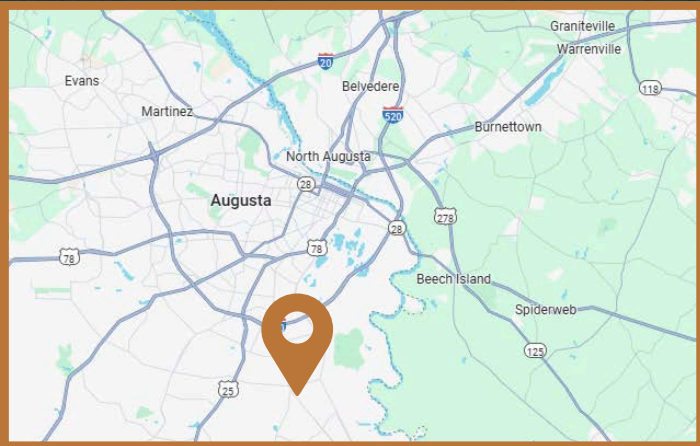
ESTABLISHED TRADE AREA



TRAVEL DISTANCES

To Areas within the CSRA

Augusta Regional Airport	1.4 Miles
Hephzibah	8.3 Miles
Augusta	9.4 Miles
Fort Eisenhower	12.5 Miles
North Augusta	13.4 Miles
Martinez	14.1 Miles
Evans	15.7 Miles
Grovetown	15.9 Miles



Strategically positioned on a signalized corner along Mike Padgett Hwy, this property offers excellent visibility and ease of access in one of South Augusta's busiest corridors. The area features a mix of retail, medical, and industrial users, with nearby national tenants like Food Lion, BP, Parker's Kitchen, and Bojangles drawing consistent daily traffic.

The site benefits from proximity to major employers including Kimberly Clark, FedEx Ground, and RBW Logistics, as well as quick access to Augusta Regional Airport. With over 32,000 residents within a 10-minute drive and strong surrounding demographics, the location is well-suited for service-based and customer-facing businesses.

±2,624 SF RETAIL SPACE

AERIAL MAP



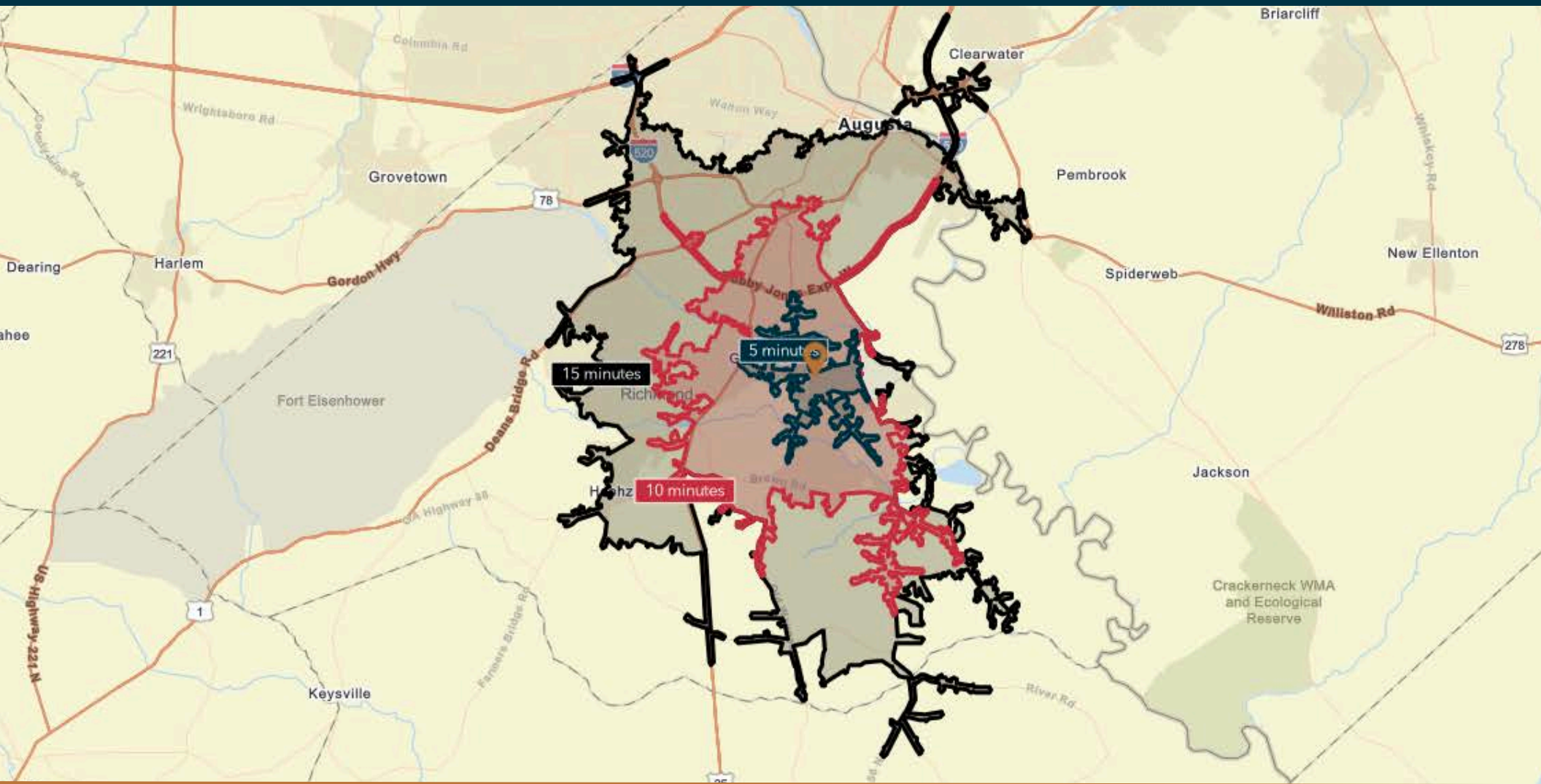
±2,624 SF RETAIL SPACE

ACCESS MAP



12,200 VPD

DRIVE TIME DEMOGRAPHICS



Drive Time Radii

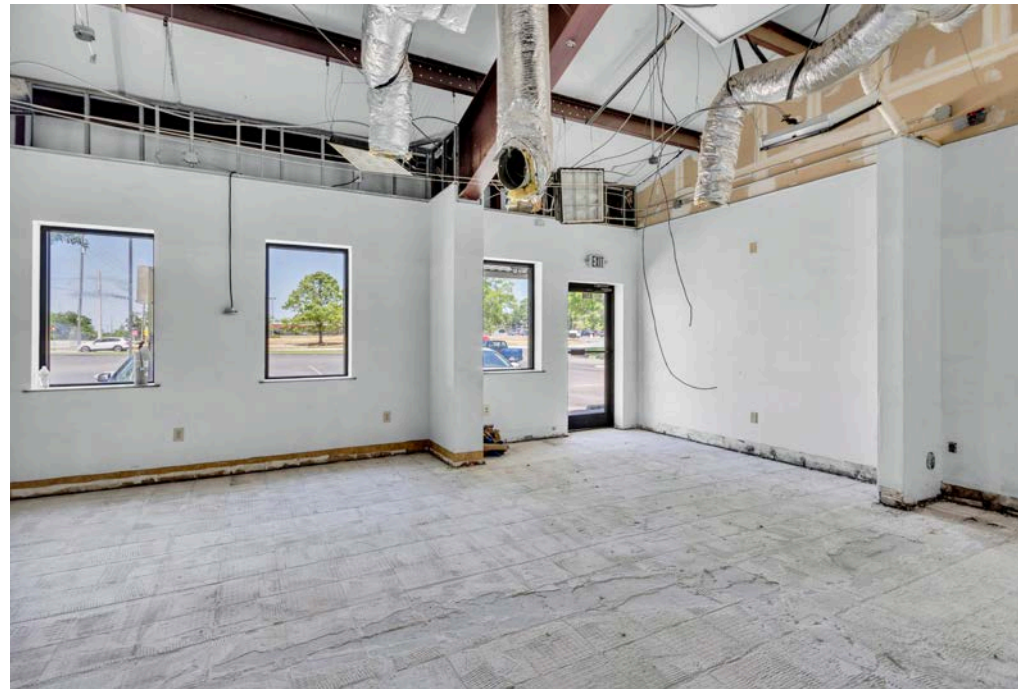
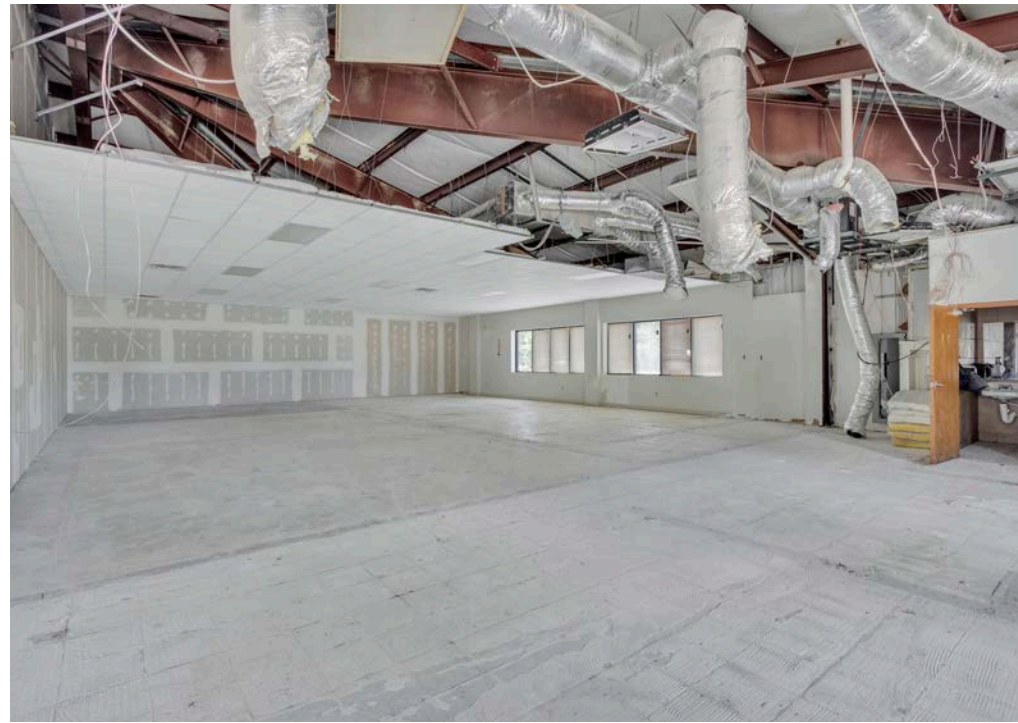
Drive Time Radii	5 Min	10 Min	15 Min
Population	3,751	32,768	111,652
Median HH Income	54,271	\$50,419	\$44,571
Median Age	34.3 Yrs	37.2 Yrs	37.7 Yrs

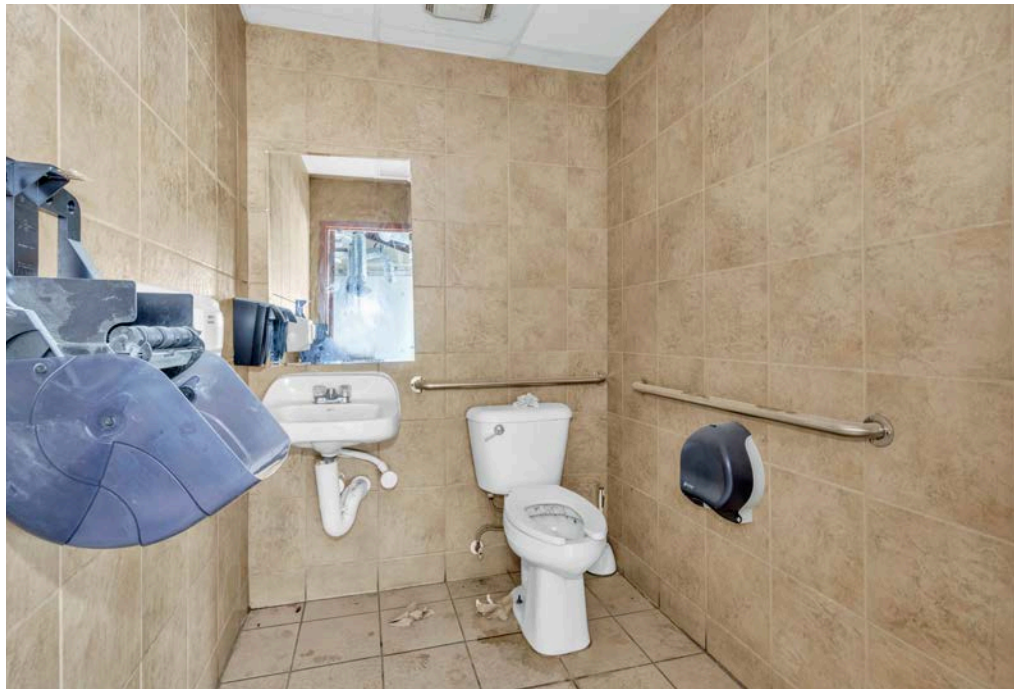
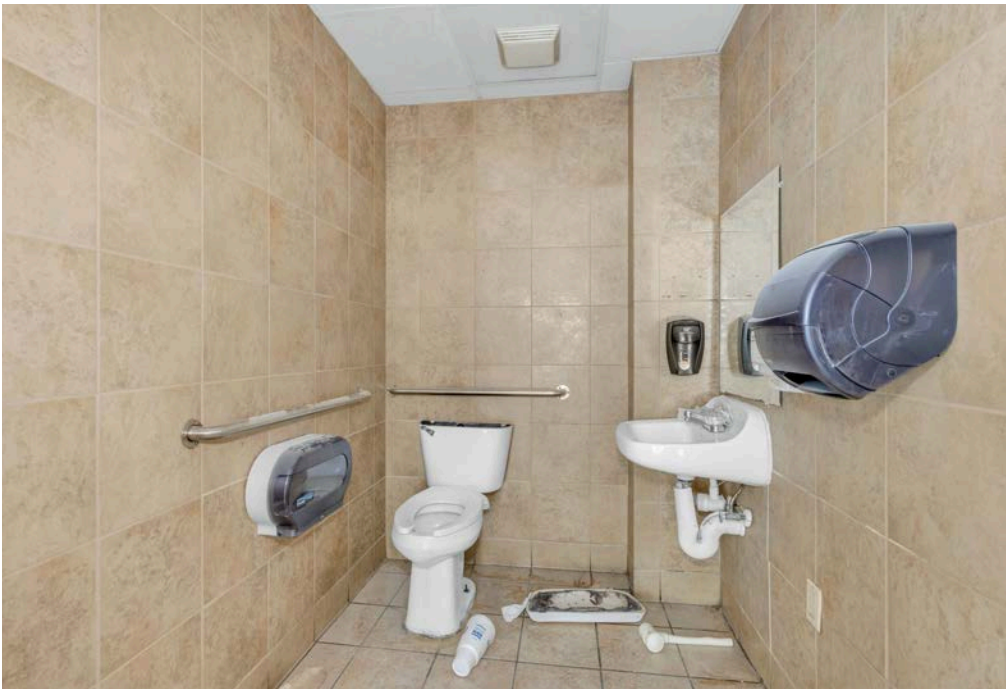












AREA OVERVIEW



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 indication 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

WHY? AUGUSTA

OVERVIEW

Augusta 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 Augusta.**



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 Augusta. The city 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 Augusta Region 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 Augusta's crown 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, complimenting 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

**For inquiries,
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