



±2,700 SF RETAIL SPACE 2X FULL MOTION ACCESS

1680 BROWN RD, HEPHZIBAH, GA



LEASING DETAILS

Space Size	±2,700 SF	Annual Visits	310.2K Visits
Lease Rate	\$16/SF	Zoning	B-1 Commercial Business
Lease Type	MG	Property Type	Retail
Location	Hard Corner	3 Mile Population	10,702
Combined Traffic Counts	5,600 VPD	3 Mile Median Household Income	\$74,551

OFFERING MEMORANDUM

±2,700 SF RETAIL SPACE
 LEASE RATE: \$16/SF | LEASE TYPE: MG
 5,600 COMBINED VPD | HARD CORNER



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 Period
- Lease Guarantor
- Intended Use

POINT OF CONTACT



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EXECUTIVE SUMMARY



RETAIL SPACE

WHY THIS SPACE?



SPACE SIZE
±2,700 Square Feet



LOCATION
Hard Corner



UNIT TYPE
End Cap



ANNUAL VISITS
310.2K Annual Visits



ANCHOR TENANT
Pine Hill Food Store



COMBINED TRAFFIC
5,600 VPD

LEASING SUMMARY

Address	1680 Brown Rd, Augusta, GA, 30815
Tax Parcel ID	213-0-096-01-0
Space Size	±2,700 SF
Daily Traffic Counts	5,600 VPD
Space Condition	Warm Vanilla Shell Space

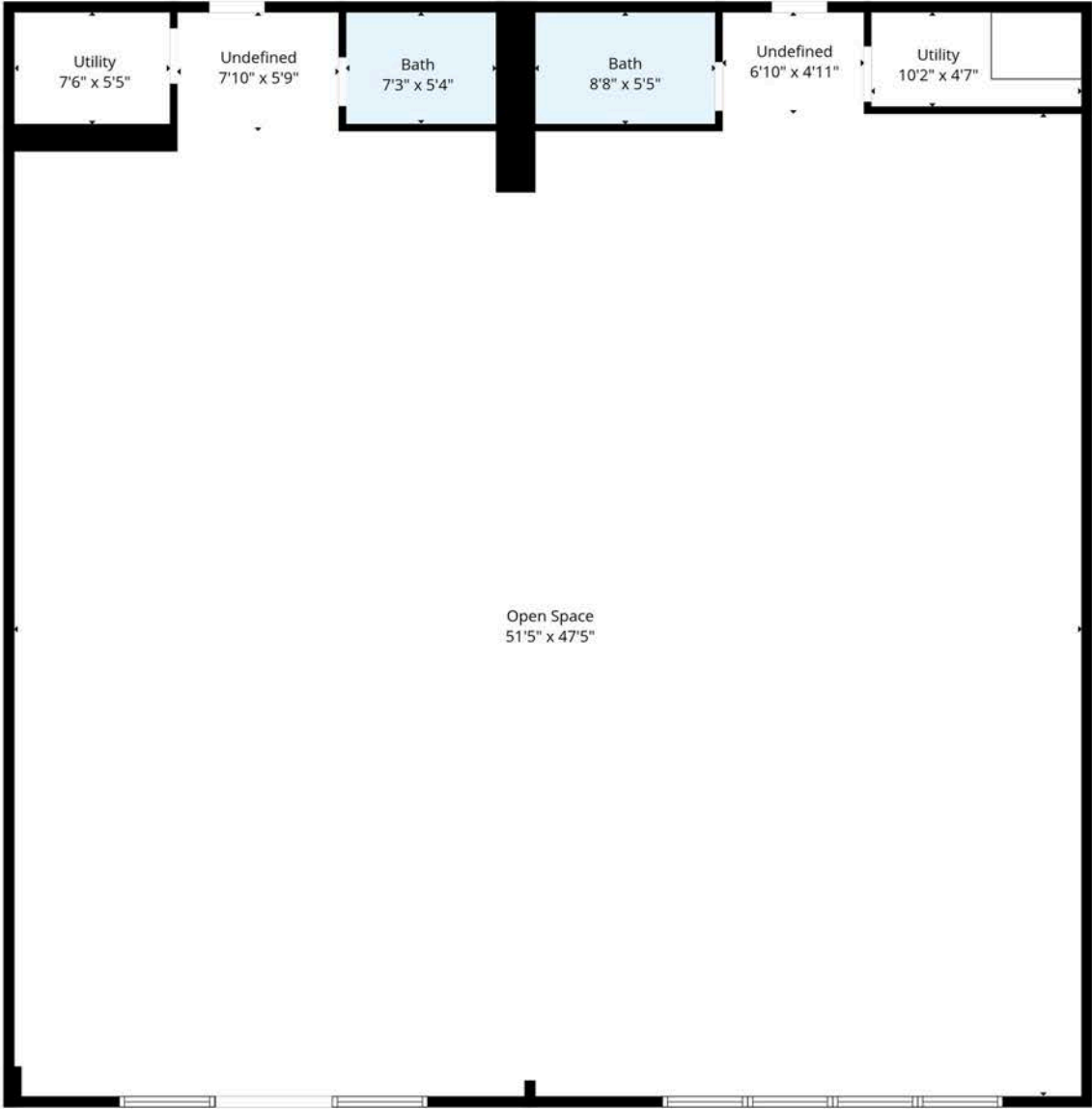
OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 1680 Brown Road, Hephzibah, GA, for lease. This ±2,700 square foot endcap retail space is attached to an operating gas station and will be delivered in warm vanilla shell condition.

Located at the signalized intersection of Brown Road and Old Waynesboro Road, the suite offers excellent visibility, a modern storefront, and ample surface parking. The B-1 zoned space is well-positioned for service-based retail, QSR, or small-format neighborhood retail. With strong traffic exposure and a hard corner position, the property is ideal for tenants seeking quick occupancy and long-term viability within a growing commuter corridor.

Situated in southern Richmond County, the property lies at the intersection of Brown Road and Old Waynesboro Road, offering a combined traffic count of approximately 5,600 vehicles per day. The location benefits from strong visibility and access at a hard corner, serving residential neighborhoods, school traffic, and commuter flows between Hephzibah and Augusta. The area continues to experience residential growth, supporting retail demand for convenience-oriented and neighborhood-focused businesses.

±2,700 SF RETAIL SPACE FLOORPLAN



LOCATION OVERVIEW

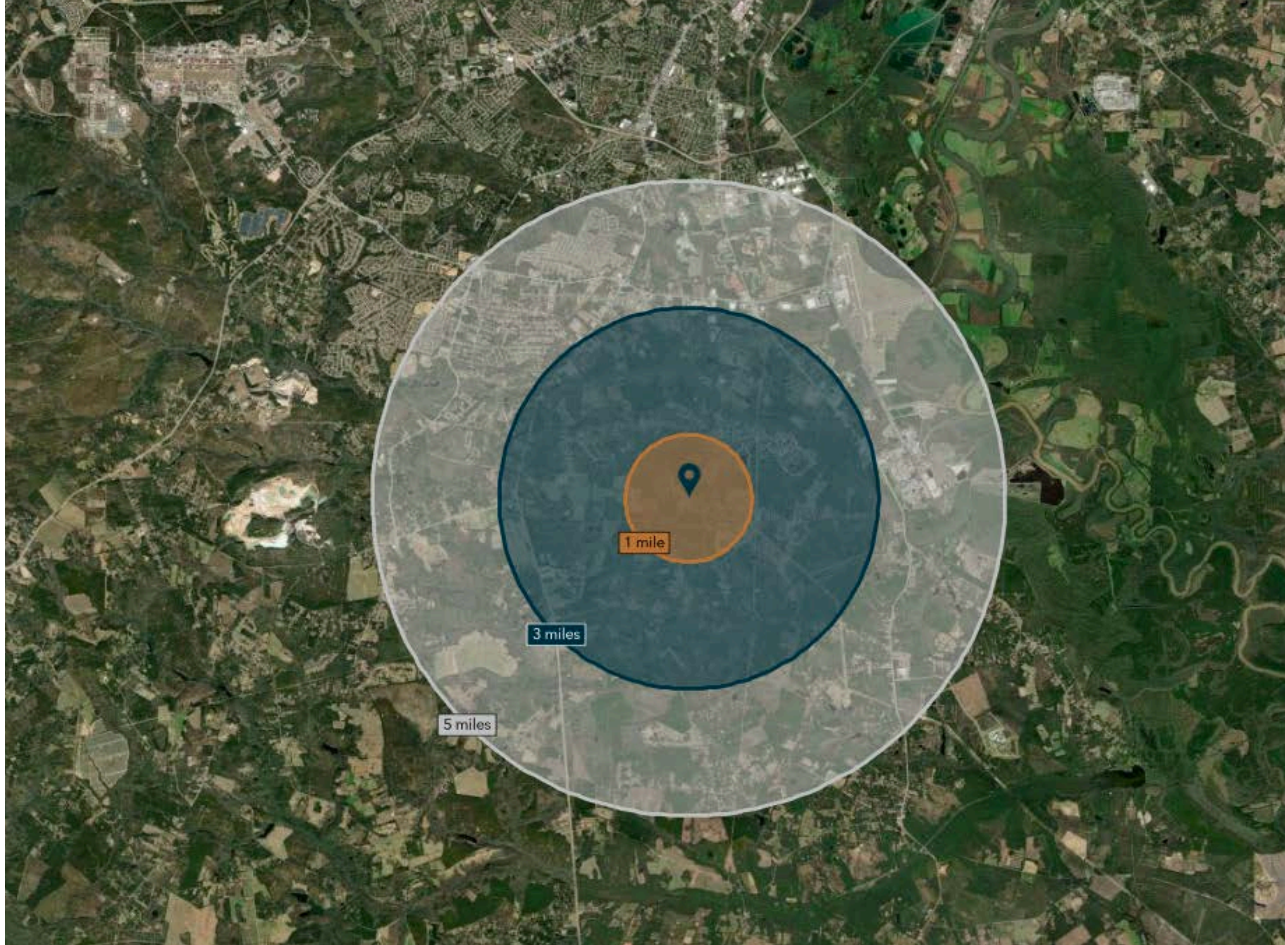
CORNER RETAIL



NOTABLE FEATURES

DRIVE TIMES TO KEY DRIVERS

Augusta Regional Airport	4.3 Miles
Bobby Jones Expy (I-520)	5.7 Miles
Diamond Lakes Park	6.2 Miles
Population	10.7K People
Median Household Income	\$74,551
Walton Hills Neighborhood	6.2 Miles
Walmart Shopping Center	7.2 Miles
Fort Gordon	10.1 Miles



Demographics	1 Mile	3 Mile	5 Mile
Daytime Population	1,956	10,702	32,012
Total Households	741	4,259	12,077
Median Household Income	\$82,496	\$74,551	\$66,938



±2,700 SF RETAIL SPACE

ACCESS MAP

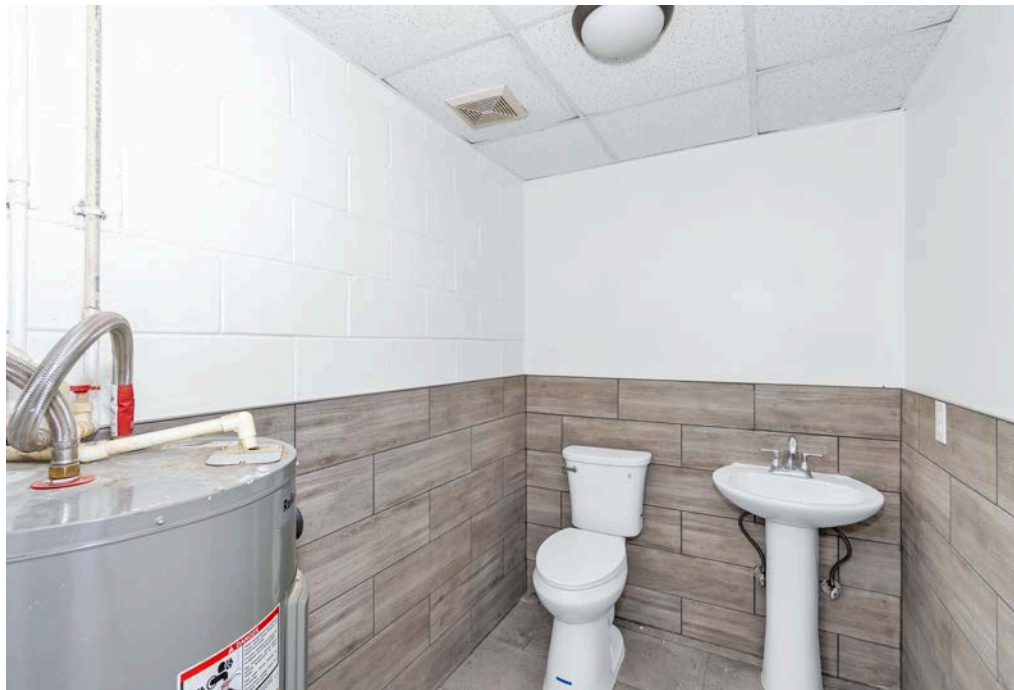
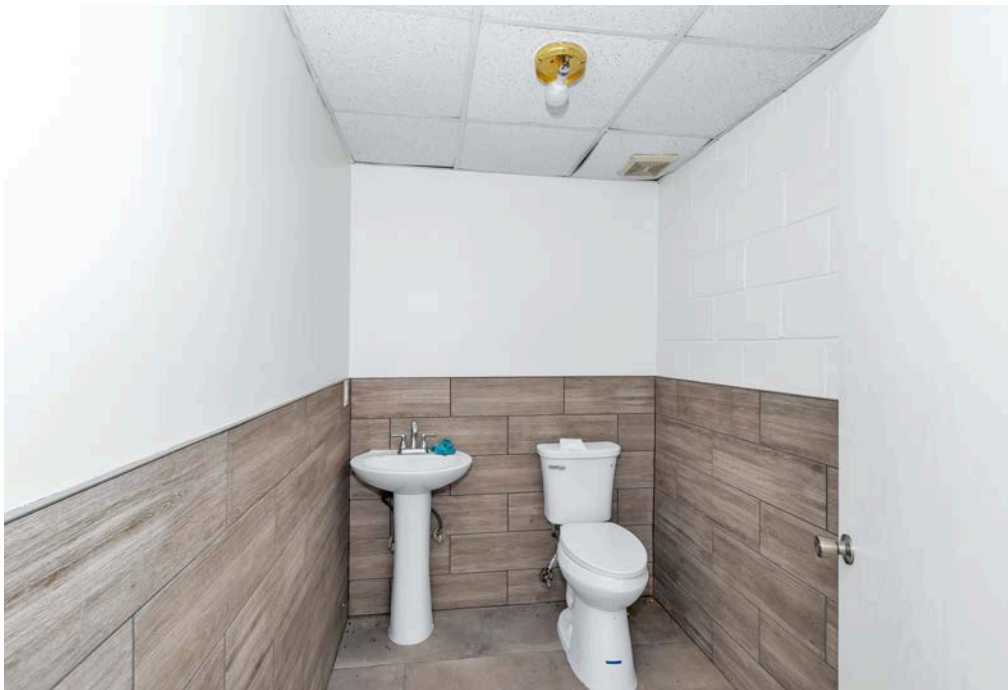














AREA OVERVIEW



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

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

Per Site Selection



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

WHY? CSRA

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, 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

**For inquiries,
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