

FOR LEASE

The Daitch Building

1216 Broad Street, Augusta, GA 30901

VIEW
VIRTUAL
TOUR



VIEW
PROPERTY
OVERVIEW
VIDEO



Meybohm
COMMERCIAL

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$7.20 SF/yr (MG)
Building Size:	20,478 SF
Available SF:	20,000 SF
Year Built / Renovated:	1911 / 1980

PROPERTY OVERVIEW

Meybohm Commercial is proud to present this Historic Downtown Storefront for Lease in Augusta, Georgia. Built in 1911 and located in the Augusta Downtown Historic District, this three-story Broad street building with over 20,000 sq ft of space has been family occupied and owned since the 1930's and now available for sale. Commonly referred to as the Daitch Building, the first floor offers 8,664 square feet of retail space that is currently divided into a retail/showroom space in the front with offices, restrooms and prime access for visitors and shoppers on the prime 1200 block of Broad Street and has a warehouse space in back. The second floor is 8,664 sq ft, and currently used for storage. The third floor is a 3,150 square foot historic shell, ready for renovation, with the original historic elements such as mantles and pocket doors intact. This building has been well cared for and offers unique features like a loading dock with a rollup door in a gated rear loading zone. Recent updates in the past two years have been to the roof that was TPO coated and sealed (\$88K) and the sprinklers on all three floors have had all the valves and heads replaced bringing it up to code for the next 50 years.

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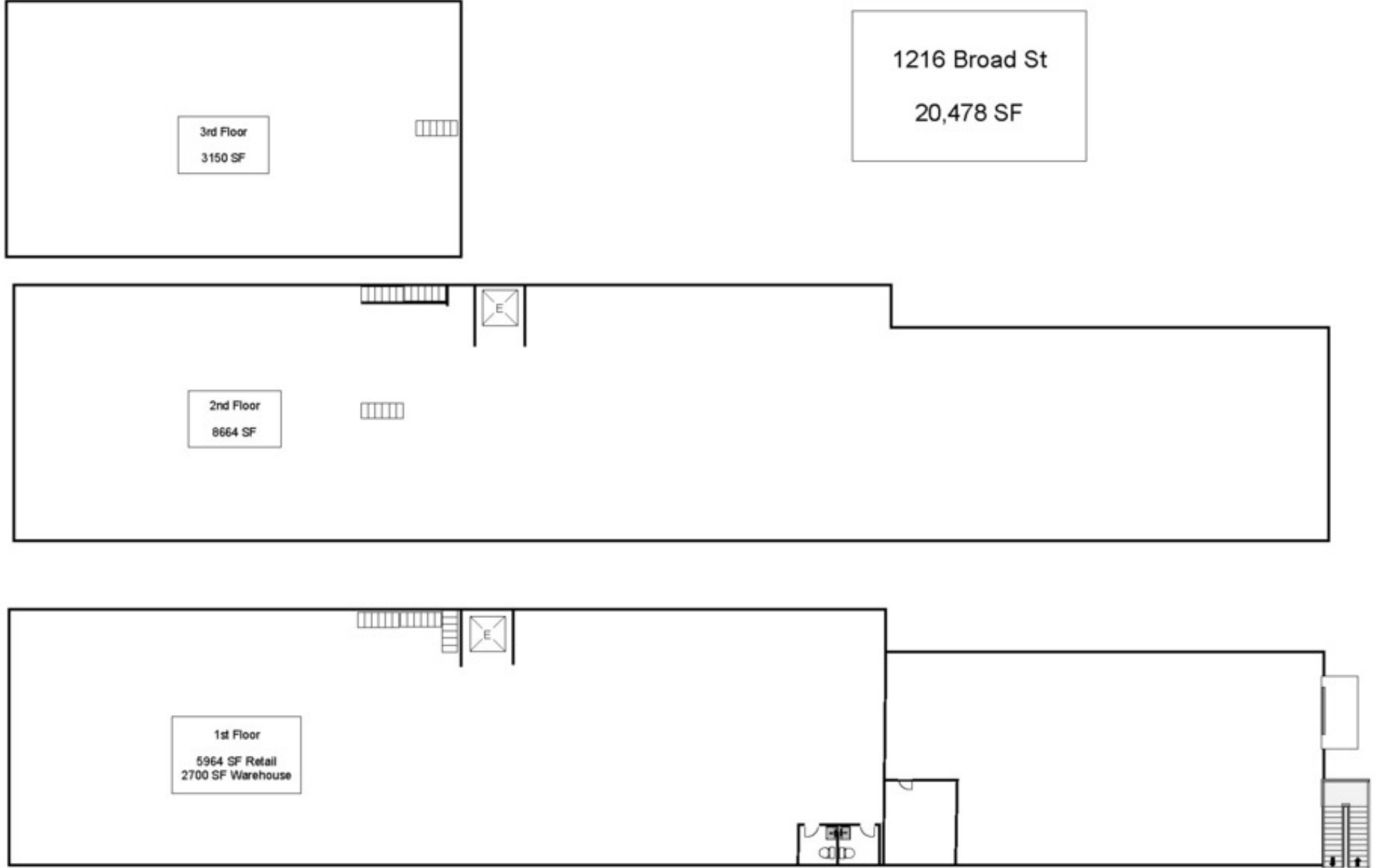
Utilities and plumbing have been updated with the front retail space featuring 2 Rheem 5ton heating and air systems and there is a new 6 ton unit ready to be installed in the warehouse. The building also features a working freight elevator and a fully monitored security and fire system in addition to great historic character throughout like heart pine floors, large windows with a great view onto Broad Street and more.

LOCATION DESCRIPTION

The property is located in the heart the Historic Downtown Restaurant and Entertainment District. The 1200 block of Broad is located directly between major new developments including three new multifamily developments, and the \$111 Million development of the Georgia Cyber Center. This property is located in an Opportunity Zone and eligible for Federal and State Historic Tax incentives.

ADDITIONAL PHOTOS

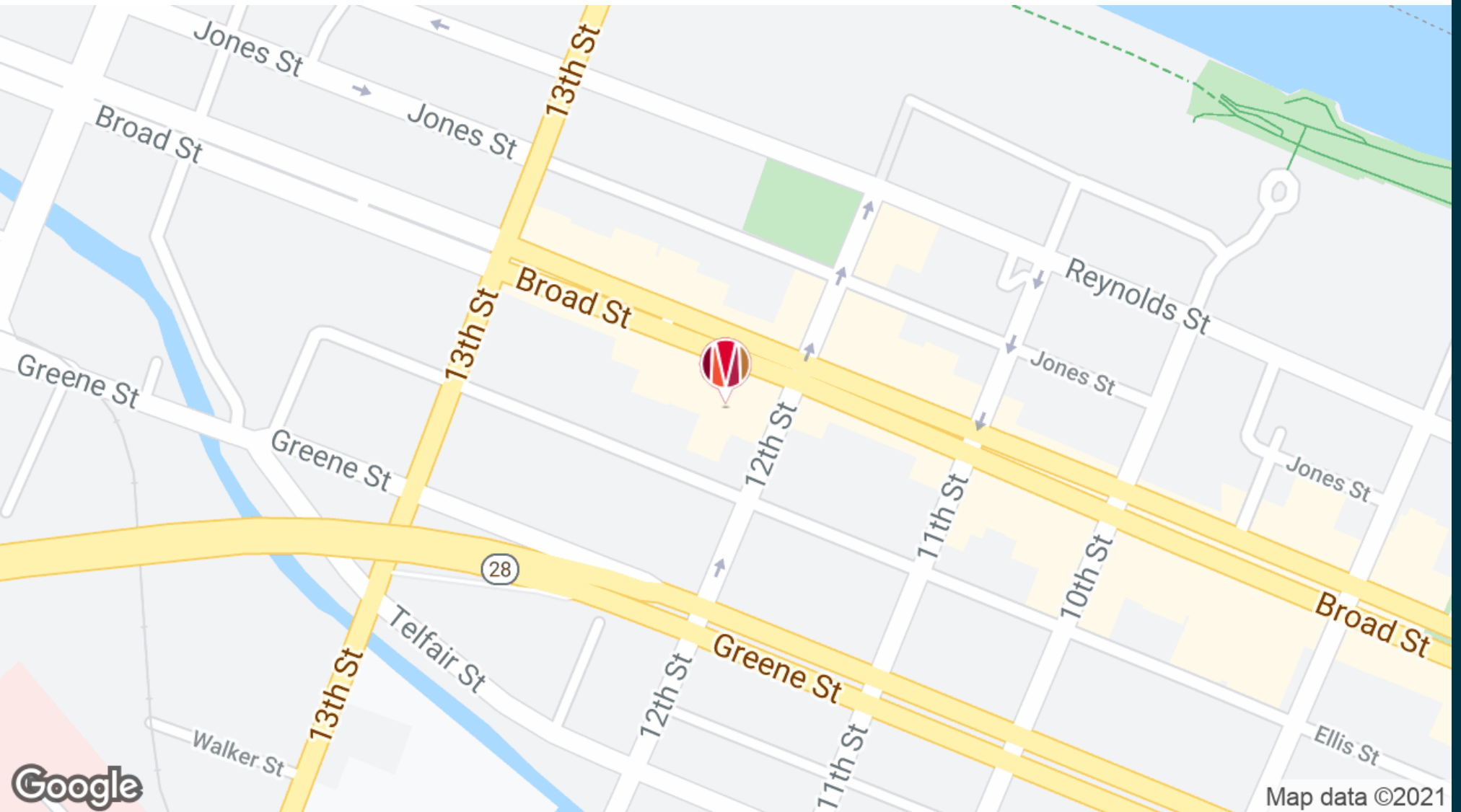




RETAILER MAP



LOCATION MAP

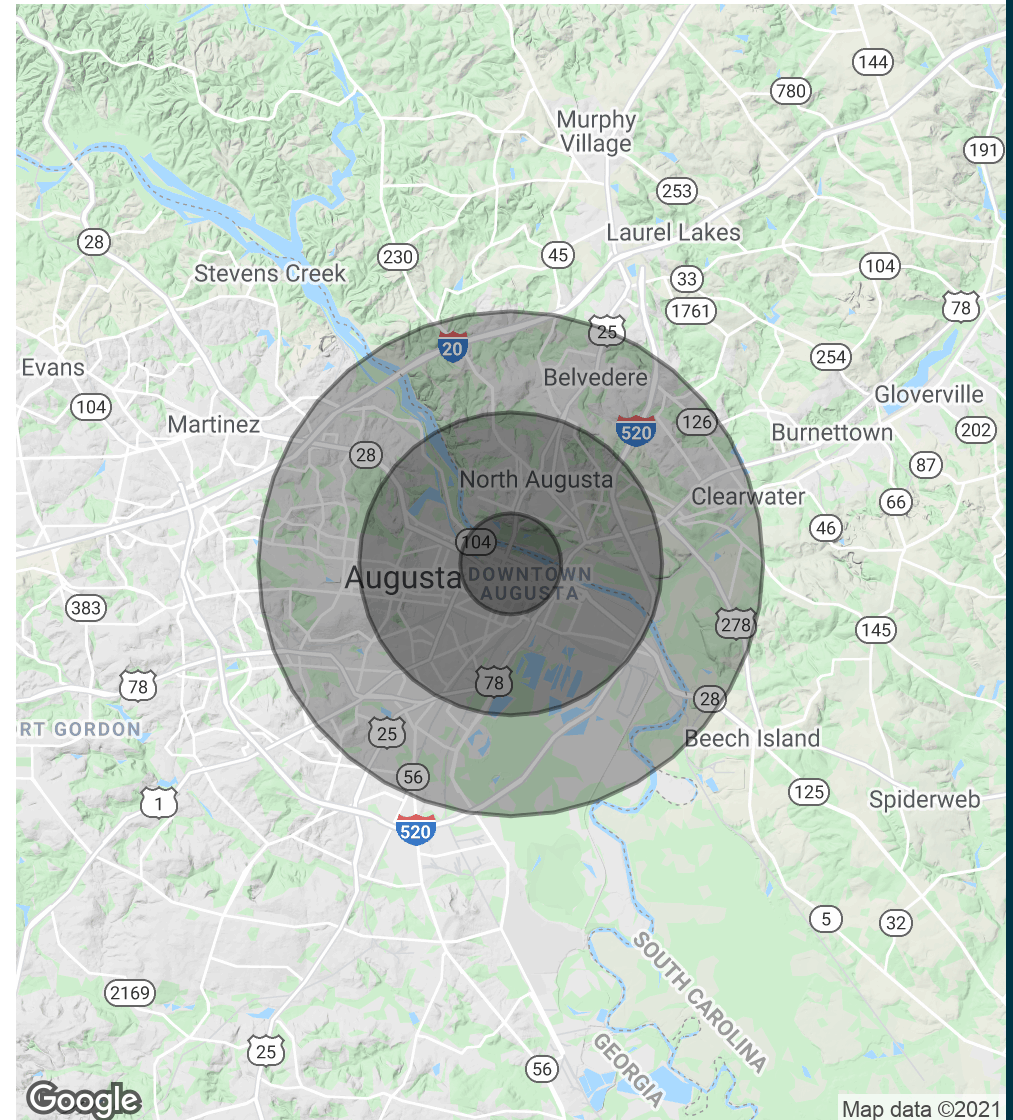


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,954	43,166	99,107
Average age	35.9	35.8	37.0
Average age (Male)	34.3	34.2	35.2
Average age (Female)	37.2	37.4	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,561	18,215	42,498
# of persons per HH	2.3	2.4	2.3
Average HH income	\$38,604	\$41,283	\$47,550
Average house value	\$186,827	\$153,478	\$136,565

* Demographic data derived from 2010 US Census



TEAM PAGE

JONATHAN ACEVES, CCIM, MBA



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PROFESSIONAL BACKGROUND

As Commercial Sales and Leasing Advisor with Meybohm Commercial, Jonathan thrives on putting the pieces together—sometimes in unexpected ways—to solve problems and connect buyers and sellers with the right properties.

Originally licensed in 2005, Jonathan has built his business by specializing in portfolio planning, land & site selection, multifamily brokerage, and downtown development—with a work ethic inspired by his mother, who raised their family as a single parent.

Jonathan's portfolio planning has mostly centered around advising owners and developers of commercial properties on sales and 1031 exchanges, along with underwriting potential transactions, to further their investment interests.

Jonathan's approach to site selection and commercial land brokerage differs from that of many of his competitors: He starts from a list of all potential sites, rather than simply on-market sites. This tends to be more work but has led to finding off-market ideal locations for his clients. Notable

DANIELLE MEIKRANTZ



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PROFESSIONAL BACKGROUND

Danielle has long been part of the transformation of downtown Augusta as a renter, homeowner, renovator, multifamily property owner and investor—and her passion and experience give her an advantage and view beyond that of many other agents.

As an agent at Meybohm Commercial, Danielle works with buyers, sellers and investors. She earned the Greater Augusta Association of REALTORS' "Quickest Closed Property for a New REALTOR" recognition in 2020 and was named to the Meybohm Presidents Club 2020. Her team received the 2020 Commercial Elite Agents of the Year – Silver for Meybohm Commercial. "My first priority is to make clients happy. I listen to my clients' wants and needs to achieve the best outcome in every transaction and strive to ensure that the buying or selling process is fun, easy, and stress-free. My clients can count on me any time of day when they have a question or a concern."

Danielle's other projects include downtownaugustarentals.com, a property management company she launched for renters and investors focused on the Olde Town, Harrisburg and Summerville neighborhoods. She also manages a short-term rental business managing

JOHN ECKLEY, MBA, CIVIL ENG.



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PROFESSIONAL BACKGROUND

Consultative, client-focused and analytical, John is an industrial and commercial advisor for Meybohm Commercial, where his aim is to guide clients in accomplishing their greater collective financial goals, through portfolio planning, deal analysis and excellent client service.

John earned his MBA and civil engineering degrees from Clemson University and is in the final stages of pursuing his CCIM (Certified Commercial Investment Member) designation. It's a combination of experience held by only John and his team member Jonathan Aceves in the Augusta market. John's extensive experience and training in solving real-world problems are what direct him in developing client strategies for real estate investments.

John's specialties include industrial warehouse and flex-space properties, land & site selection, and general commercial work. He also partners with clients on their 1031 exchanges and sale-leasebacks and serves the medical community for both investment and office needs.