

# 1505 NORTH LEG RD SHOPPING CENTER

1505 NORTH LEG ROAD, AUGUSTA, GA



## LEASING DETAILS

Total Units	9 Retail Units	Condition	Build to Suite or As-Is
Total Available Units	6 Retail Units	Traffic Counts	35,800 Combined VPD
Lease Rate	\$7 -12/SF	Ideal Users	Auto Shop, Restaurant, Thrift Store
Lease Type	NNN	3 Mile Population	60,000
Size	±1,800 - 25,700 SF	3 Mile Median Household Income	\$61,200

## OFFERING MEMORANDUM

LEASE RATE: \$7 - \$12 | NNN LEASE STRUCTURE  
 CONFIGURATIONS RANGING FROM 1,800 TO 25,700 SF  
 ANCHORED BY WALMART | 2M ANNUAL VISITS





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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



# EXECUTIVE SUMMARY



# RETAIL LEASING OPPORTUNITY

## WHY THIS SPACE?



### TRAFFIC COUNTS

35,800 Vehicles Per Day



### ACCESS

Full Motion & Right In-Right Out



### DEMOGRAPHICS

Strong Population Count



### FLEXIBILITY

Build-to-Suit or As-Is



### CONNECTIVITY

Proximal to Major Thoroughfares

Suite	Square Feet	Lease Rate
1513	±1,800	\$12.00/SF
1511	±11,000	\$9.00/SF
1509	±18,000	\$7.00/SF
1507	±25,700	\$7.00/SF
1505 - B	±12,000	\$9.00/SF
1505 - C	±4,000	\$12.00/SF

## LEASING SUMMARY

Address	1505 - 1515 North Leg Road, Augusta, GA, 30909
Tax Parcel ID	041-420-2000
Min Contiguous Area	±1,800 SF
Max Contiguous Area	±25,700 SF
Build-Out Options	As-Is or Build to Suit

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is proud to exclusively present six spaces for lease in Augusta, GA. The subject property is conveniently located at the corner of North Leg Road and Wrightsboro Road offering connectivity to major transportation thoroughfares.

Located in Richmond County and zoned for commercial use, this property would be ideal for any local or national retail business. There is space up to ±25,700 SF and the spaces can be leased as-is or built out for tenants' needs. The build-to-suit option offers flexibility for tenants looking to make a custom space for their business.

This property is a multi-tenant shopping center with a total of 9 spaces, of which 6 are available for lease.

The property has plenty of parking spots for the patrons visiting the businesses in this strip center. This property has convenient access with Right-In Right-Out on Wrightsboro Road, and 3 Full Motion Entry and Exit points on North Leg Road. This property is located about 1 mile from Bobby Jones Expy (I-520) making it easily accessible from most parts of the CSRA and expanding the customer reach of this site. This location is surrounded by many national tenants such as Walmart, Autozone, Taco Bell, Walgreens, Subway, Lulu's Car Wash, and Dollar Tree which demonstrates long term commitment to this trade area.

# 1505 N LEG SHOPPING CENTER

## SITE PLAN

### 1513 NORTH LEG ROAD

1513 totals ±1,800 SF and is currently configured as a salon/boutique store. This space is available for lease at a rate of \$12.00/SF on a Triple Net basis.

### 1511 NORTH LEG ROAD

1511 totals ±11,000 SF and is currently configured as a place of worship. This space is available for lease at a rate of \$9.00/SF on a Triple Net basis.

### 1509 NORTH LEG

1509 is currently configured as a retail store. 1509 totals ±18,000 SF. This space is available for lease at a rate of \$7.00/SF on a Triple Net basis.

### 1507 NORTH LEG ROAD

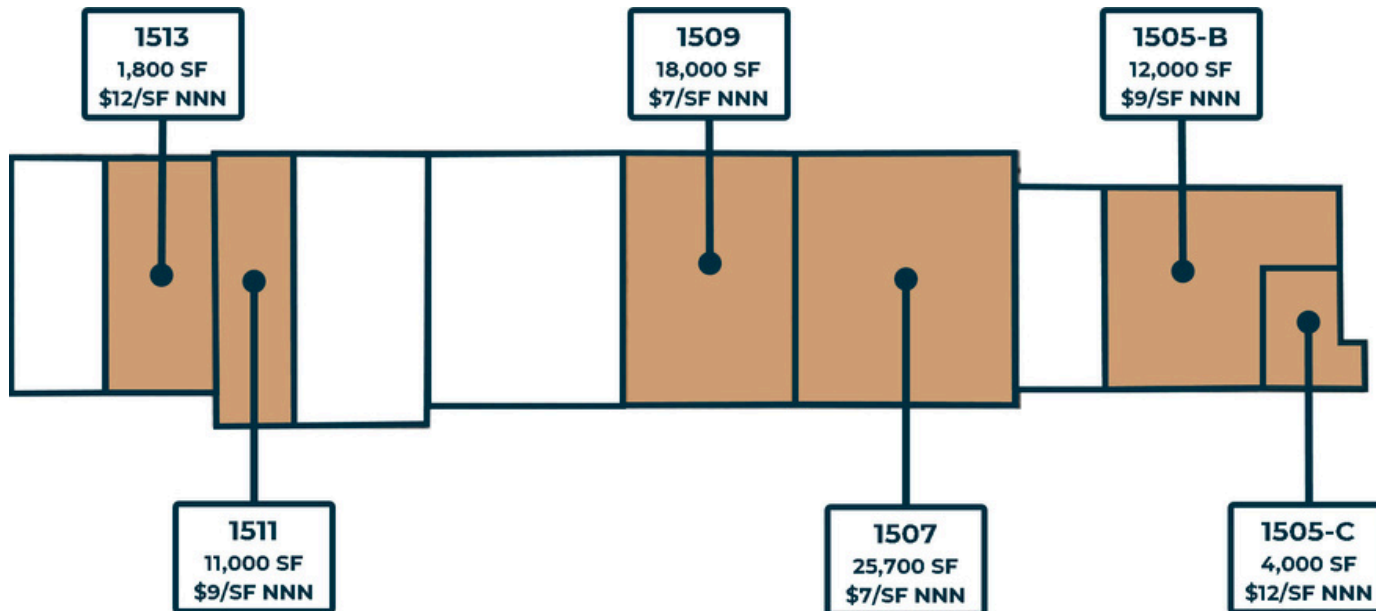
1507 totals ±25,700 SF and is currently configured as a flea market. This space is available for lease at a rate of \$7.00/SF on a Triple Net basis.

### 1505 B NORTH LEG ROAD

1505 B totals ±12,000 SF. This space is available for lease at a rate of \$9.00/SF on a Triple Net basis.

### 1505 C NORTH LEG ROAD

1505 C totals ±4,000 SF and is configured as an automotive shop. The space has 5 grade level doors with auto bays. This space is available for lease at a rate of \$12.00/SF on a Triple Net basis.



# LOCATION OVERVIEW

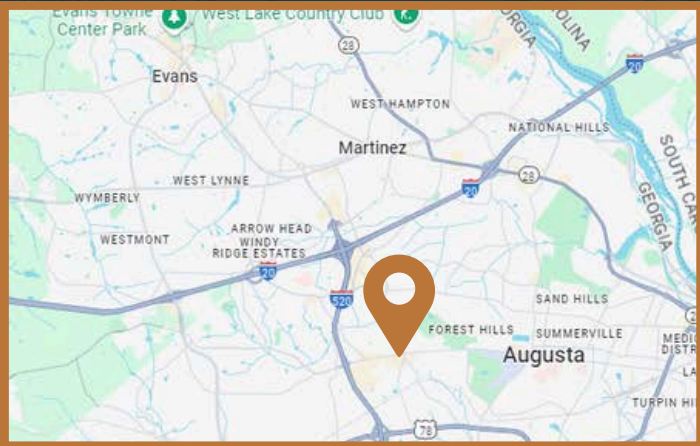
## ESTABLISHED TRADE AREA



### TRAVEL DISTANCES

#### To Areas within the CSRA

Martinez, GA	4.3 Miles
Fort Eisenhower	6.2 Miles
Downtown Augusta	6.4 Miles
Evans, GA	7.3 Miles
Grovetown, GA	9.6 Miles
North Augusta, SC	12.9 Miles
Hephzibah, GA	15.1 Miles
Aiken, SC	32.0 Miles



This property is located in Augusta, GA at the corner of North Leg Road and Wrightsboro Road. Wrightsboro Road has a daily traffic count of 25,600 VPD and North Leg Road has a daily traffic count of 10,200 VPD. It is located directly adjacent to a large shopping center, anchored by a Walmart Supercenter. The center is also located 0.8 miles from the Augusta Mall that includes several notable retailers including Macy's, Barnes and Noble, and Dillards to name a few.

Other notable tenants in the area include Walgreens, AutoZone, Dominos, Baldino's, and Subway. Across the street are Tanglewood and Kamell West subdivisions. Other establishments to mention close by are Augusta University, and Forest Hills Golf Course.

# 1505 N LEG SHOPPING CENTER RETAIL MAP



# 1505 N LEG SHOPPING CENTER RETAIL MAP

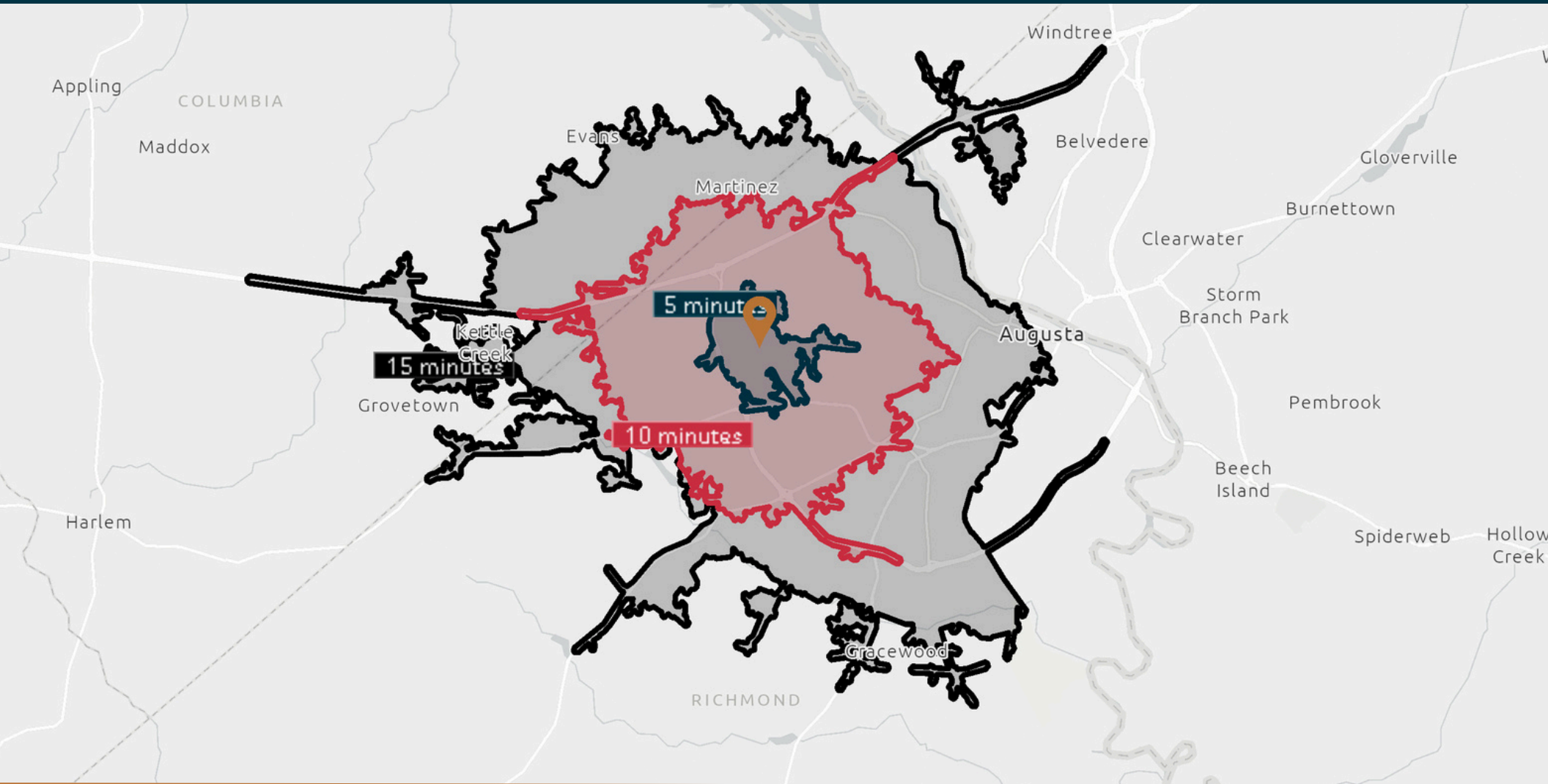




# 1505 N LEG SHOPPING CENTER ARIEL MAP



# DRIVE TIME DEMOGRAPHICS



## Drive Time Radii

	<b>5 Min</b>	<b>10 Min</b>	<b>15 Min</b>
Population	9,074	68,589	176,445
Median HH Income	\$39,098	\$55,762	\$53,385
Median Age	33.4 Yrs	37.2 Yrs	37.5 Yrs





# PROPERTY PHOTOS









# 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.



## 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.**

**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 Next the 5 Years



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.



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## HOW WE HELP OUR CLIENTS

### REGIONAL EXPERTISE MEETS ADVANCED DATA & MARKETING



#### REGIONAL EXPERTISE & KNOWLEDGE

By way of our particular regional focus on industrial properties, we are track space availabilities, tenant needs, off-market properties and more.



#### TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



#### EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



#### SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



#### BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



#### DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data