

# Evans Professional Center

4246 Washington Road | Evans, GA 30809



**Meybohm**  
COMMERCIAL

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# Meybohm

COMMERCIAL

## Investment Team



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Rooted in the Southeast. Built for What's Next.  
With decades of experience and a culture of performance, Meybohm Commercial delivers results across markets, assets, and relationships.

Meybohm Commercial is a second-generation, family-owned commercial real estate firm with deep roots in Augusta and the Southeast.

We pride ourselves on being trusted advisors and problem-solvers invested in our clients' long-term success. Whether representing high-net-worth investors, regional businesses, or local entrepreneurs, Meybohm Commercial is committed to making a lasting, positive impact on the communities we serve.

# Offering & Procedures

Interested parties are welcome to present offers at anytime in the form of a non-binding Letter of Intent (LOI). It is Seller's expectation to respond to LOI's as received. To ensure a full and complete response from the Seller, we encourage LOI's to identify the significant terms and conditions of the bidder's offer, including:

1. Pricing
2. Earnest Money Deposit
3. Due Diligence Period and Process
4. Closing Timeline
5. Buyer Questionnaire

Submit offers to Seleta Collins: [scollins@meybohmcre.com](mailto:scollins@meybohmcre.com)

# Investment Highlights

## Total GLA

±10,000 SF

## Occupancy

100.0%

## WALT

12.46 Years

## NOI

\$133,859

### Property

- ±10,000 SF two-story multi-tenant retail and office building situated on ±0.64 acres in Evans, GA
- 100% occupied across six tenants with no near-term rollover risk
- 12.46-year weighted average lease term provides exceptional income stability
- All leases carry annual rent escalations, limiting the impact of inflation on returns
- Flat CAM reimbursements and personal guarantees on all six leases
- No termination options and no exclusive use clauses across the entire rent roll

### Income

- \$200.00/SF pricing reflects compelling value relative to submarket fundamentals
- Gross potential rent increases from \$164,484 in Year 1 to \$221,894 in Year 10
- NOI projected to grow to \$202,552 by Year 10 based on contractual escalations

### Market

- Located in Columbia County, GA — one of the fastest-growing counties in the Southeast
- Washington Road corridor carries 27,300 VPD with immediate access to dense national retail
- 15-minute trade area population of 146,706 with median household income of \$87,823
- Sustained residential growth and economic diversification underpin long-term demand

# Executive Summary

4246 Washington Road | Evans, GA 30809



# Property Information

## The Site

Evans Professional Center presents a rare opportunity to acquire a fully occupied, multi-tenant retail and office asset in the heart of Evans, Georgia — one of the Southeast's most consistently growing suburban markets. The ±10,000 SF property is 100% leased across six tenants with a weighted average lease term of 12.46 years, generating a current NOI of \$133,859 at a 6.70% cap rate on a \$2,000,000 offering price. All leases carry annual rent escalations, flat CAM reimbursements, and personal guarantees, providing investors with predictable, low-volatility cash flow well into the next decade. The tenant mix spans health, wellness, personal services, and corporate office uses — a diversified occupancy profile that limits single-tenant exposure and supports long-term rent stability.

Evans sits within Columbia County, Georgia, consistently ranked among the fastest-growing and most affluent counties in the state. The property fronts Washington Road, one of the submarket's primary commercial corridors carrying 27,300 vehicles per day, with immediate proximity to a dense retail cluster that includes Target, Lowe's, Kohl's, Publix, and Academy Sports. The 15-minute trade area supports over 146,000 residents with a median household income approaching \$88,000, reflecting the high-quality consumer base that drives demand for the services represented in this tenant roster. Columbia County's continued residential growth and economic stability make this an exceptionally well-located asset for investors seeking durable, income-producing real estate in the Augusta MSA.

ADDRESS	ZONING	LOT SIZE	TAXABLE VALUE \$
4246 Washington Rd	C-2: General Commercial	0.65 acres	1,738,523



# Offering Overview

Offering Price  
\$2,000,000

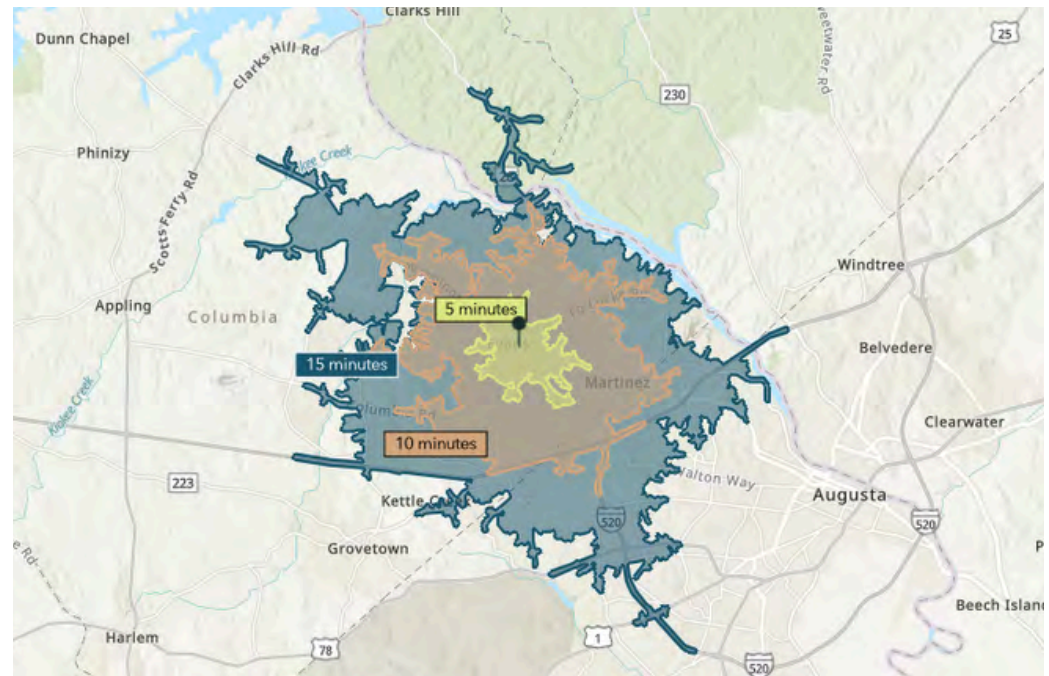
NOI  
\$133,859

Cap Rate  
6.69%

Price/SF  
\$200.00

## PROPERTY SUMMARY

Address	4246 Washington Rd, Evans, GA 30809
County	Columbia
Parcel Number	072A192C
Ownership	Fee Simple
Year Built	2007
Parcel Size	0.64 acres
Number of Units	6
Parking	4.00/1,000 SF
Occupancy	100%
WALT	12.46 years



## DEMOGRAPHICS



2025 Total Population

5 Mins	10 Mins	15 Mins.
9,901	62,319	146,706



2025 Households

5 Mins	10 Mins	15 Mins.
4,080	24,272	58,819



2025 Employed Population

5 Mins	10 Mins	15 Mins.
4,506	29,869	71,374



2025 Median Household Income

5 Mins	10 Mins	15 Mins.
\$90,279	\$87,994	\$87,823

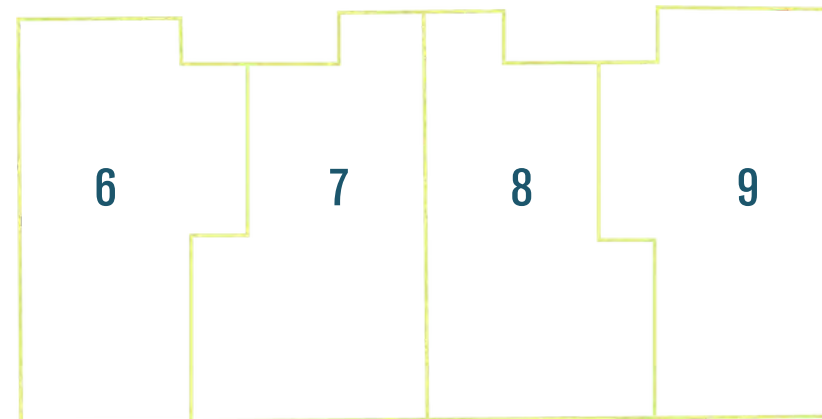
# Property Overview | Site Map



1st Floor



2nd Floor



Unit	Tenant	SF
1 - 4	Retreat Spa & Salon	4,000
5	Tudor House Bridal	1,000
6	Flack Chiropractic	1,250
7	Child Evangelism Fellowship	1,250
8	Blue Alchemy Hydration & Wellness	1,250
9	QSR Training/Operation Office	1,250

# Property Description | Site/Building Information

## PROPERTY ADDRESS

4246 Washington Rd, Evans, GA 30809

## LAND AREA

±0.64 Acres

## SQUARE FOOTAGE

Total SF: 10,000

## ZONING

C-2: General Commercial

## ACCESSIBILITY

Two (2) entrances off of Washington Rd

## FRONTAGE

160' on Washington Rd

## EXTERIOR WALLS

Masonry with stucco extension

## SIGNAGE

Pylon monument sign on Washington Rd

## HVAC

Individual packaged units

## ROOF

Architectural shingles

## 2025 REAL ESTATE TAX SUMMARY

<u>Municipality</u>	<u>Parcel Number</u>	<u>2025 Tax Amount</u>
Columbia County	072A192C	\$16,575.77



# Market Summary

4246 Washington Road | Evans, GA 30809



# Location Overview

**Evans, Georgia** sits at the heart of Columbia County — consistently ranked among the fastest-growing and most affluent counties in Georgia and the broader Southeast. The county has experienced sustained residential and commercial expansion driven by a combination of factors unique to the Augusta MSA: proximity to Fort Eisenhower (formerly Fort Gordon), one of the largest Army installations in the country and home to the U.S. Army Cyber Center of Excellence; a thriving medical corridor anchored by Augusta University Medical Center; and a business-friendly regulatory environment that continues to attract regional and national employers.

The subject property fronts Washington Road, the primary commercial spine of the Evans submarket, carrying 27,300 vehicles per day and flanked by one of the densest retail concentrations in the Augusta MSA. Within a short radius, national co-tenants include Target, Lowe's, Kohl's, Kroger, Publix, Home Depot, Marshalls, Academy Sports, and Old Navy — a retail lineup that reflects the submarket's strong consumer spending profile. The 15-minute trade area supports over 146,000 residents with a median household income approaching \$88,000, well above national averages, and population projections point to continued growth through 2030 and beyond.



**#2**

**Best city in Georgia per  
USA Today**

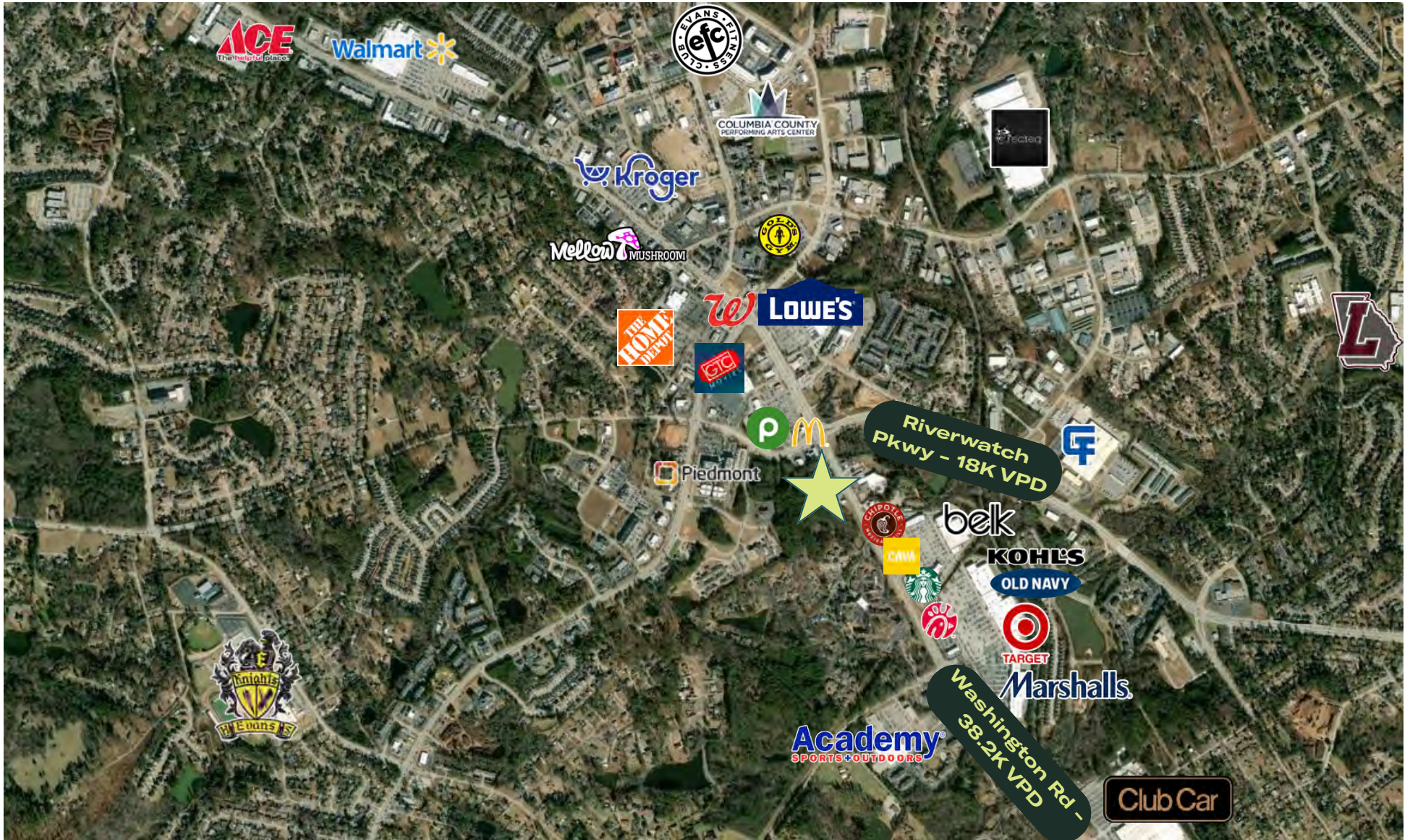
**32.8%**

**Population growth  
since 2010**

**49.7%**

**Median HHI growth  
since 2010**

# Market Position | Retailers/Drivers



# Demographics

## 1 mile radius

Summary	2010	2025	2030
Population	5,789	6,882	7,440
Households	2,470	2,736	2,976
Families	-	1,611	1,740
Average Household size	2.25	2.31	2.31
Owner Occupied Housing Units	53.0%	53.3%	53.3%
Renter Occupied Housing Units	47.0%	46.7%	46.7
Median Age	39.0	43.0	43.8
Average Household Income	-	\$113,608	-

## 3 mile radius

Summary	2010	2025	2030
Population	51,300	56,080	59,282
Households	19,271	21,159	22,266
Families	-	14,795	15,439
Average Household size	2.65	2.61	2.63
Owner Occupied Housing Units	74.9%	75.4%	76.4%
Renter Occupied Housing Units	25.1%	24.6%	23.6%
Median Age	38.3	40.6	41.7
Average Household Income	-	\$119,576	-

## 5 mile radius

Summary	2010	2025	2030
Population	109,406	132,545	139,746
Households	42,561	51,542	54,078
Families	-	34,719	36,272
Average Household size	2.55	2.55	2.56
Owner Occupied Housing Units	71.3%	69.5%	70.9%
Renter Occupied Housing Units	28.7%	30.5%	29.1%
Median Age	37.2	39.3	40.4
Average Household Income	-	123,793	-

# Investment Summary

4246 Washington Road | Evans, GA 30809



# Financial Overview | Rent Roll

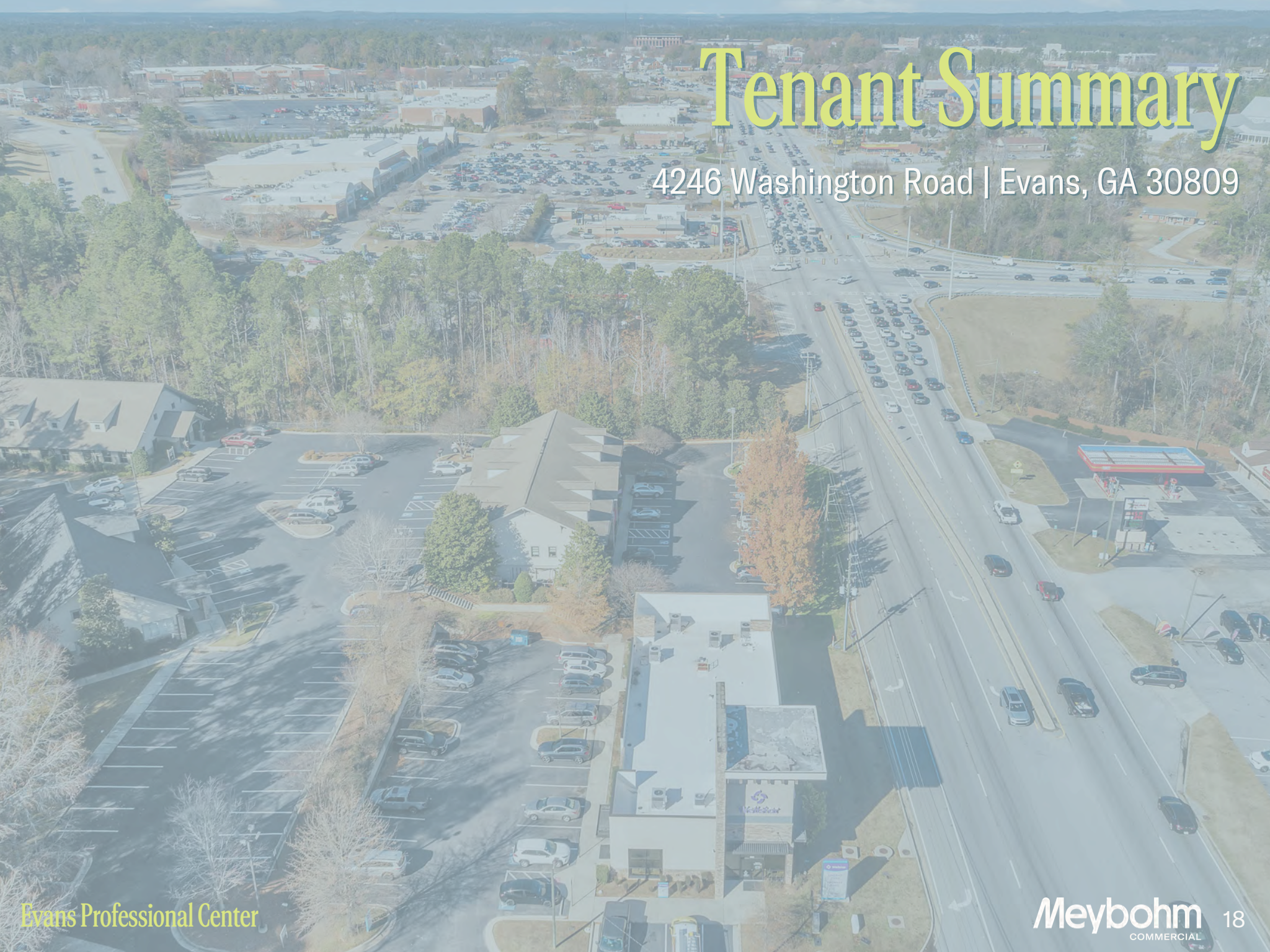
UNIT	TENANT	SF	GLA	START	END	DATE	\$PSF	ANNUAL	MONTHLY	RECOVERY TYPE	OPTIONS	
1-4	Retreat Spa & Salon	4,000	40.0%	1-Jun-11	31-May-30	Current	17.00	68,004	5,667	Flat CAM	3 - Year 19.71	
						Esc.	1-Jun-27	17.51	70,032		5,836	3 - Year 21.51
						Esc.	1-Jun-28	18.04	72,144		6,012	
						Esc.	1-Jun-29	18.58	74,304		6,192	
						Esc.	1-Jun-30	19.13	76,536		6,378	
5	Tudor House Bridal	1,000	10.0%	1-Jun-26	31-May-29	Current	20.00	20,000	1,667	Flat CAM		
						Esc.	1-Jun-27	20.60	20,600		1,717	
						Esc.	1-Jun-28	21.22	21,218		1,768	
6	Flack Chiropractic	1,250	12.5%	1-Jul-15	30-Apr-27	Current	14.42	18,025	1,502	Flat CAM	1 - Year 14.85	
												1 - Year 15.30
7	Child Evangelism Fellowship	1,250	12.5%	1-Jan-13	31-Jul-28	Current	14.00	17,496	1,458	Flat CAM	3 - Year 15.30	
						Esc.	1-Aug-26	14.42	18,025		1,502	3 - Year 16.72
						Esc.	1-Aug-27	14.85	18,566		1,547	
8	Blue Alchemy Hydration & Wellness	1,250	12.5%	1-Mar-26	28-Feb-29	Current	17.50	21,876	1,823	Flat CAM	3 - Year 19.12	
						Esc.	1-Mar-27	18.03	22,532		1,878	3 - Year 20.90
						Esc.	1-Mar-28	18.57	23,208		1,934	
9	QSR Training/Operation Office	1,250	12.5%	1-May-23	30-Apr-29	Current	14.42	18,025	1,502	Flat CAM	3 - Year 15.75	
						Esc.	1-May-27	14.85	18,566		1,547	
						Esc.	1-May-28	15.30	19,123		1,594	
TOTAL(S):		10,000	100.00%				16.34	163,426	13,619			

# Annual Operating Statements

	Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	Year Ending	May-27	May-28	May-29	May-30	May-31	May-32	May-33	May-34	May-35	May-36
<i>Physical Occupancy</i>		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<i>Expense Recovery</i>		53.7%	52.5%	53.0%	63.4%	62.3%	61.6%	60.9%	60.2%	69.6%	81.4%
<b>Rental Revenue</b>											
Gross Potential Rent		164,484	169,409	174,322	180,389	187,287	192,287	197,436	202,645	214,346	221,894
<b>Expense Recovery</b>											
CAM Income		31,000	31,382	31,576	31,771	31,969	32,169	32,371	32,574	32,780	32,988
MGMT Income		-	-	252	2,124	2,157	2,191	2,225	2,261	4,319	6,519
Insurance Income		-	-	268	2,128	2,179	2,232	2,282	2,333	4,263	6,866
RE Tax Income		-	-	539	4,258	4,365	4,452	4,541	4,632	8,443	13,565
Total Other Income		31,000	31,382	32,634	40,282	40,670	41,043	41,419	41,801	49,806	59,938
<b>Effective Gross Income</b>		<b>195,484</b>	<b>200,791</b>	<b>206,957</b>	<b>220,672</b>	<b>227,957</b>	<b>233,330</b>	<b>238,855</b>	<b>244,446</b>	<b>264,151</b>	<b>281,832</b>
<b>Operating Expenses</b>											
Total CAM Recoverable		22,407	23,079	23,771	24,365	24,975	25,474	25,984	26,503	27,033	27,574
Mgmt Fee 4.3%		9,579	9,839	10,141	10,813	11,170	11,433	11,704	11,978	12,943	13,810
Insurance		8,656	8,959	9,205	9,459	9,686	9,918	10,141	10,369	10,603	10,841
RE Taxes		17,073	17,927	18,465	18,926	19,400	19,788	20,183	20,587	20,999	21,419
<b>Total Operating Expenses</b>		<b>57,715</b>	<b>59,804</b>	<b>61,582</b>	<b>63,563</b>	<b>65,230</b>	<b>66,613</b>	<b>68,012</b>	<b>69,437</b>	<b>71,578</b>	<b>73,644</b>
<b>Net Operating Income</b>		<b>133,859</b>	<b>136,971</b>	<b>141,235</b>	<b>152,695</b>	<b>158,168</b>	<b>162,050</b>	<b>166,066</b>	<b>170,119</b>	<b>187,290</b>	<b>202,552</b>

# Tenant Summary

4246 Washington Road | Evans, GA 30809



# Lease Overview

<b>Tenant / Trade Name:</b>	Retreat Spa and Salon, LLC	Tudor House Bridal Company, LLC	Beth Anne Flack DC, PC	Child Evangelism Fellowship of Georgia, Inc.	Blue Alchemy Hydration & Wellness, P.C.	Two Rotten Dogs and a Cat, LLC
<b>Suite Number:</b>	1-4	5	6	7	8	9
<b>Square Footage:</b>	4,000	1,000	1,250	1,250	1,250	1,250
<b>Current Term Expiration:</b>	May 31, 2030	May 31, 2029	April 30, 2027	July 31, 2028	February 28, 2028	April 30, 2029
<b>Use:</b>	Hair care and massage	Bridal Shop	Chiropractic Services	Staff training/Office	Hydration and nutrition health and wellness center	Staff training/Office
<b>CAM Reimbursement:</b>	Flat CAM - \$12,000 annual	Flat CAM - \$4,000	Flat CAM - \$3,750	Flat CAM - \$3,750	Flat CAM - \$3,750	Flat CAM - \$3,750
<b>Tax Reimbursement:</b>	Gross	Gross	Gross	Gross	Gross	Gross
<b>Insurance Reimbursement:</b>	Gross	Gross	Gross	Gross	Gross	Gross
<b>Landlord Repairs/Maintenance:</b>	Roof, foundation, and exterior of premises	Roof, foundation, and exterior of premises	Roof, foundation, and exterior of premises	Roof, foundation, and exterior of premises	Roof, foundation, and exterior of premises	Roof, foundation, and exterior of premises
<b>Tenant Repairs/Maintenance:</b>	Interior of premises including doors, windows, ceiling, and interior walls					Interior of premises including doors, windows, ceiling, and interior walls
<b>HVAC:</b>	LL pays semi annual service contract, tenant cap on repairs/replacement of \$5,000	LL pays semi annual service contract, tenant cap on repairs/replacement of \$2,000	LL pays semi annual service contract, tenant cap on repairs/replacement of \$5,000	LL pays semi annual service contract, tenant cap on repairs/replacement of \$5,000	LL pays semi annual service contract, tenant cap on repairs/replacement of \$5,000	LL pays semi annual service contract, tenant cap on repairs/replacement of \$5,000
<b>Exclusive Use:</b>	None	None	None	None	None	None
<b>Termination Option:</b>	None	None	None	None	None	None
<b>Guarantor:</b>	Personal	Personal	Personal	Personal	Personal	Personal



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## Transaction Team

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