

Evans Professional Center

4246 Washington Road | Evans, GA 30809



Meybohm
COMMERCIAL

Disclaimer

All materials and information received or derived from Meybohm Commercial Properties its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Meybohm Commercial Properties its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Meybohm Commercial Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Meybohm Commercial Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Meybohm Commercial Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.

By acknowledging your receipt of this Offering Memorandum from Meybohm Commercial Properties, you agree:

- 1.The Offer Memorandum and its contents are confidential;
- 2.You will hold it and treat it in the strictest of confidence;
- 3.You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Sponsor.

Meybohm Commercial Properties, LLC - GA RE License #32606

Jordan Collier - GA Broker License #354980

Brian Sweeting - GA Salesperson License #405474

Meybohm

COMMERCIAL

Investment Team



Luke Henderson
Disposition Associate

Point of Contact

lhenderson@meybohmcre.com



Seleta Collins
Transaction Coordinator
scollins@meybohmcre.com



Brian Sweeting
Senior Associate
bsweeting@meybohmcre.com



Jordan Collier
Managing Director
jcollier@meybohmcre.com

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

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



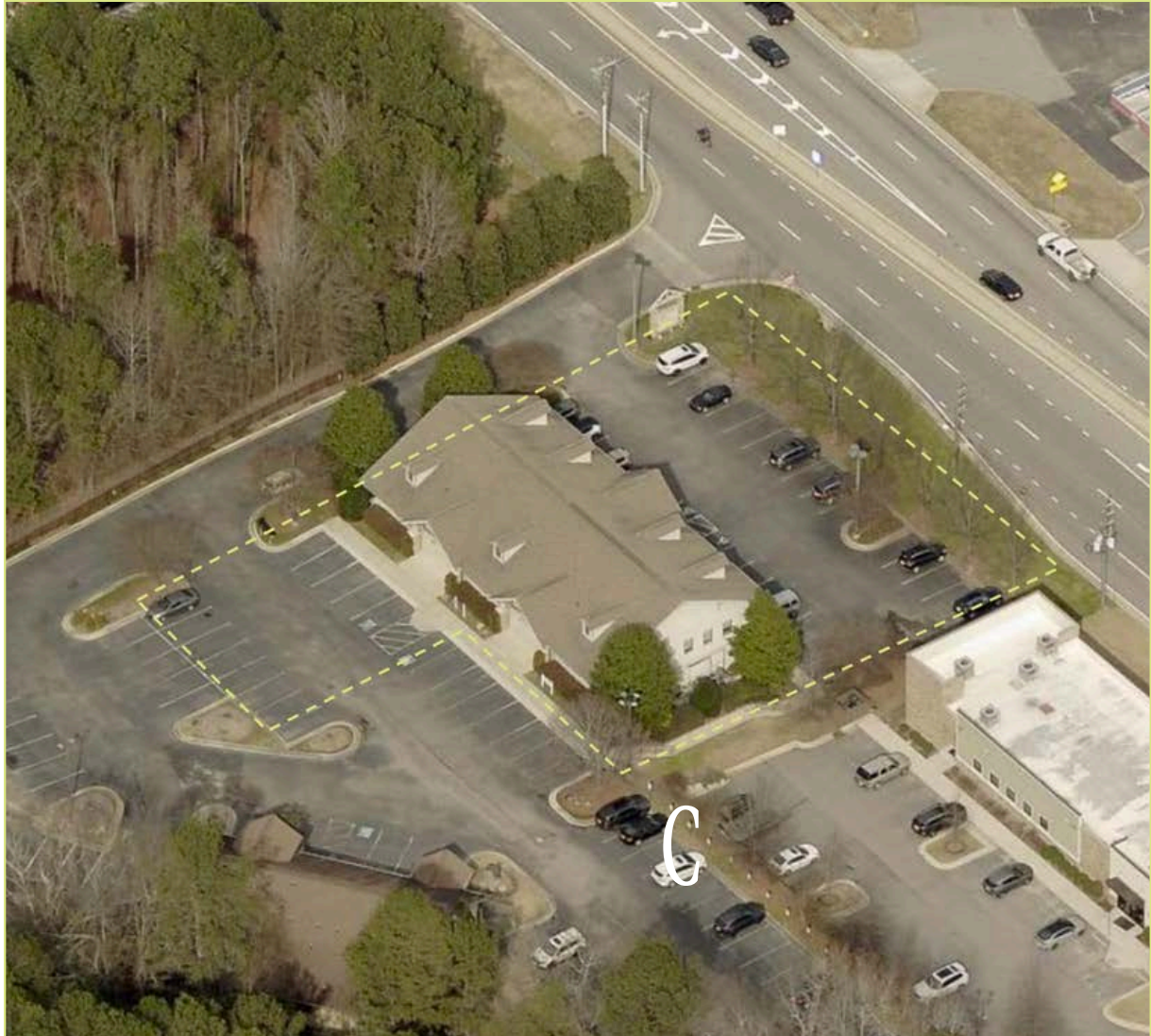
Property Information

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

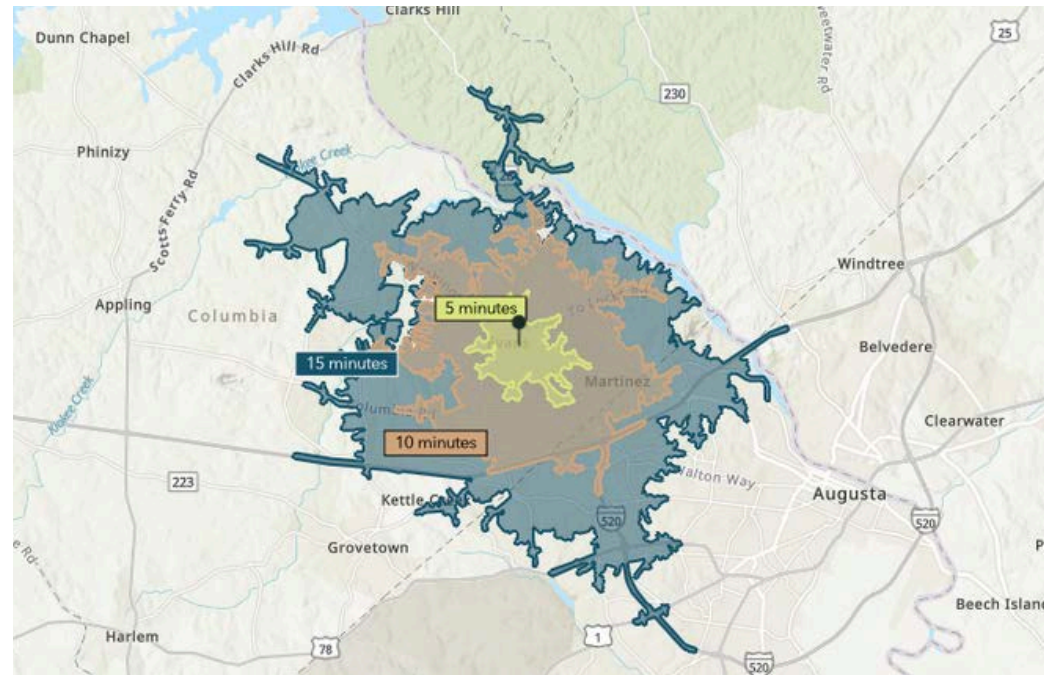
NOI
\$133,859

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

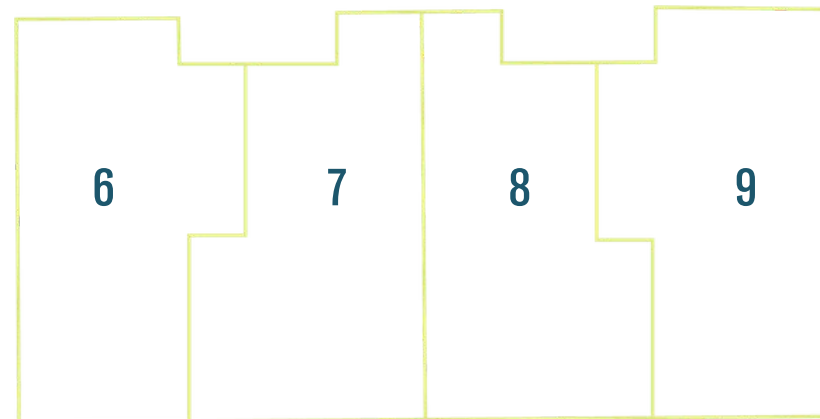
Property Overview | Site Map



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**

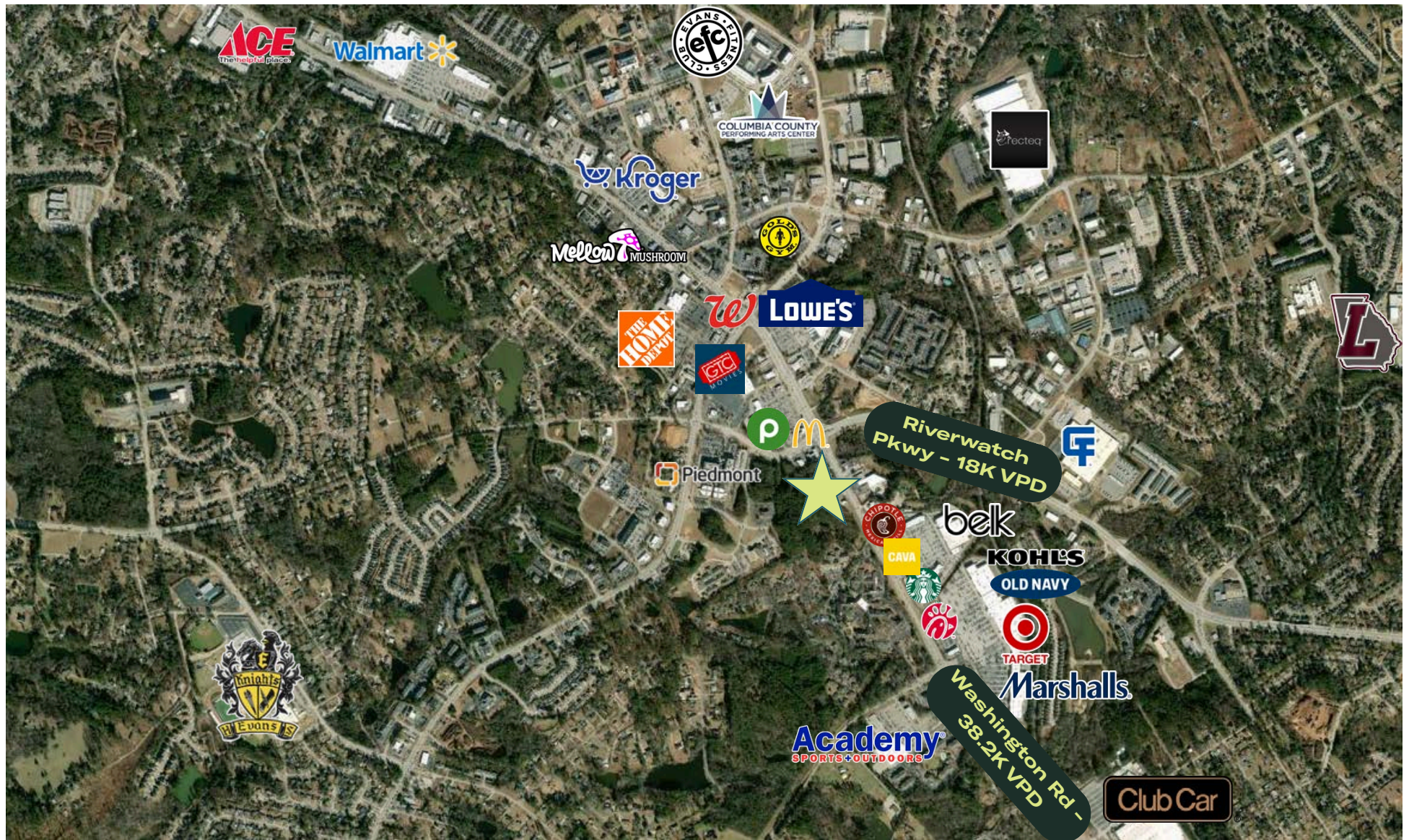
32.8%

**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

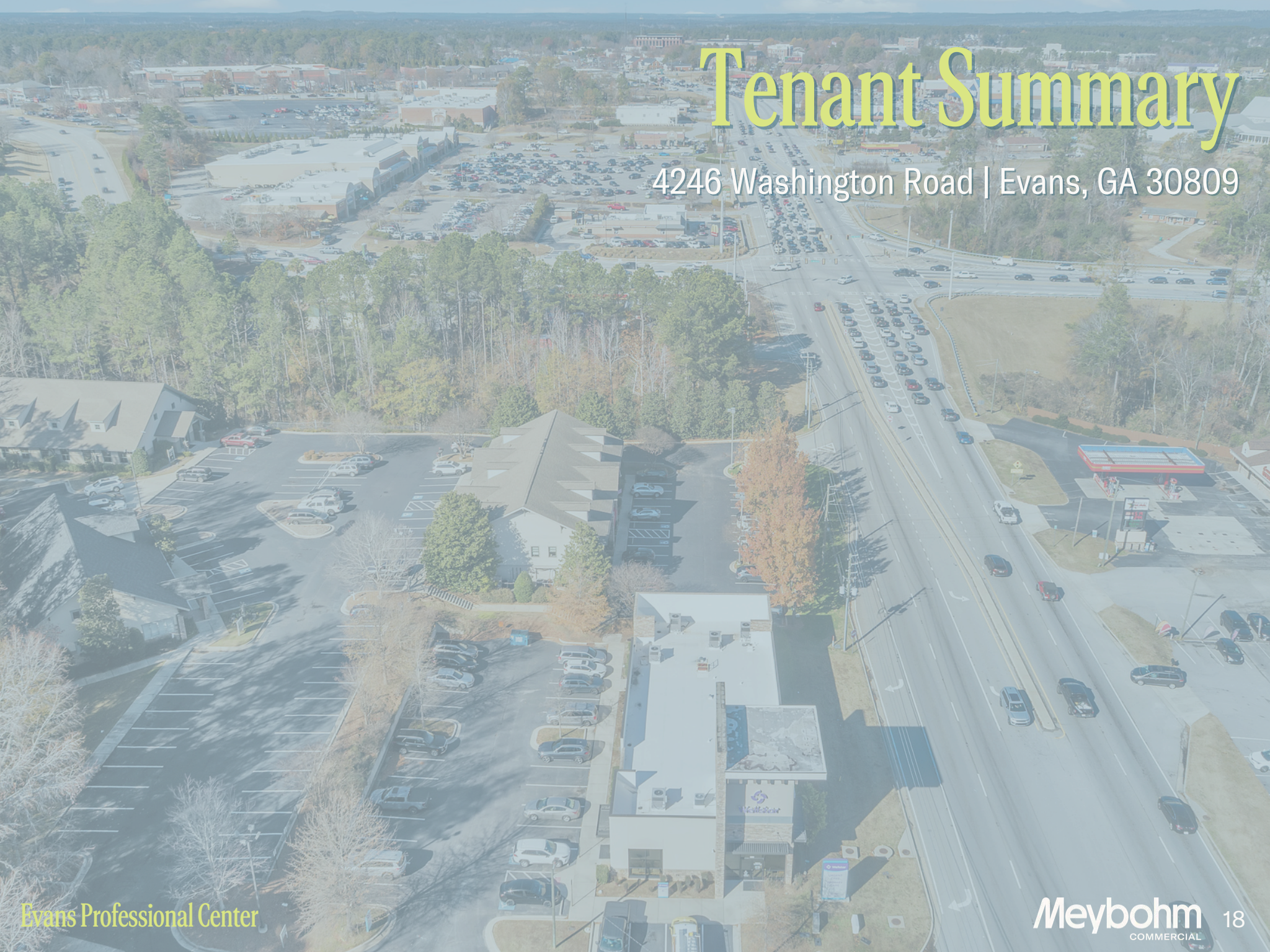
UNIT	TENANT	SF	GLA	START	END	DATE	\$PSF	ANNUAL	MONTHLY	RECOVERY TYPE	OPTIONS
1-4	Retreat Spa & Salon	4,000	40.0%	1-Jun-11	31-May-30	Current	17.00	68,004	5,667		3 - Year 19.71
						Esc.	1-Jun-27	17.51	70,032	5,836	3 - Year 21.51
						Esc.	1-Jun-28	18.04	72,144	6,012	
						Esc.	1-Jun-29	18.58	74,304	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		
						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		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		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		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		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%
Rental Revenue										
Gross Potential Rent	164,484	169,409	174,322	180,389	187,287	192,287	197,436	202,645	214,346	221,894
Expense Recovery										
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
Effective Gross Income	195,484	200,791	206,957	220,672	227,957	233,330	238,855	244,446	264,151	281,832
Operating Expenses										
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
Total Operating Expenses	57,715	59,804	61,582	63,563	65,230	66,613	68,012	69,437	71,578	73,644
Net Operating Income	133,859	136,971	141,235	152,695	158,168	162,050	166,066	170,119	187,290	202,552

Tenant Summary

4246 Washington Road | Evans, GA 30809



Lease Overview

Tenant / Trade Name:	Retreal 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
Suite Number:	1-4	5	6	7	8	9
Square Footage:	4,000	1,000	1,250	1,250	1,250	1,250
Current Term Expiration:	May 31, 2030	May 31, 2029	April 30, 2027	July 31, 2028	February 28, 2028	April 30, 2029
Use:	Hair care and massage	Bridal Shop	Chiropractic Services	Staff training/Office	Hydration and nutrition health and wellness center	Staff training/Office
CAM Reimbursement:	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
Tax Reimbursement:	Gross	Gross	Gross	Gross	Gross	Gross
Insurance Reimbursement:	Gross	Gross	Gross	Gross	Gross	Gross
Landlord Repairs/Maintenance:	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
Tenant Repairs/Maintenance:	Interior of premises including doors, windows, ceiling, and interior walls					Interior of premises including doors, windows, ceiling, and interior walls
HVAC:	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
Exclusive Use:	None	None	None	None	None	None
Termination Option:	None	None	None	None	None	None
Guarantor:	Personal	Personal	Personal	Personal	Personal	Personal



3519 Wheeler Road | Augusta, GA 30909
meybohmcree.com
706.736.3375

Transaction Team



Jordan Collier

Managing Director
jcollier@meybohmcree.com



Brian Sweeting

Senior Associate
bsweeting@meybohmcree.com



Luke Henderson

Disposition Associate
lhenderson@meybohmcree.com

Point of Contact



Seleta Collins

Transaction Manager
scollins@meybohmcree.com



Jay Bates

Analyst
jbates@meybohmcree.com
