

FOR SALE

707 N Belair Road • Evans, Georgia 30809



SINGLE TENANT | TRIPLE NET (NNN) LEASE



INDUSTRY
REAL ESTATE PARTNERS

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An aerial photograph of a large industrial and commercial complex. The foreground features several large, modern buildings with grey roofs, some with multiple wings and sections. There are several parking lots with cars and trucks, and a road with a few cars running parallel to the buildings. The complex is surrounded by a dense forest of green trees. In the background, there are more buildings, possibly residential or office, and a clear blue sky.

INVESTMENT OVERVIEW



INVESTMENT SUMMARY

Industry Real Estate Partners are pleased to present the opportunity to acquire **707 N Belair Road, Evans, Georgia** (“707 N Belair” or the “Property”) for sale. This property is located in the heart of Evans, Georgia 10 miles from downtown Augusta. 707 N Belair has great access to Washington Road, Evans to Locks Road, and 4.8 miles from I-20.

The property is 100% leased to Artisan Design Group, LLC (“ADG” or the “Tenant”), now owned by Lowe’s Companies, Inc., with two (2) years of lease term remaining. This building currently has in place below market in place rents, an entrenched tenant, in place lease escalations, and a phenomenal location, an investor will experience continued rent appreciation and NOI growth throughout the tenant’s continued tenancy in the Property given the economic stability in Augusta.

707 N Belair offers qualified investors the opportunity to acquire a high-quality asset with a strong in place and appreciating yield for the duration of the existing lease. Due to the Property’s location and functionality in a superb location, the Property offers any investors a unique opportunity in today’s marketplace.



PROPERTY SPECIFICATIONS

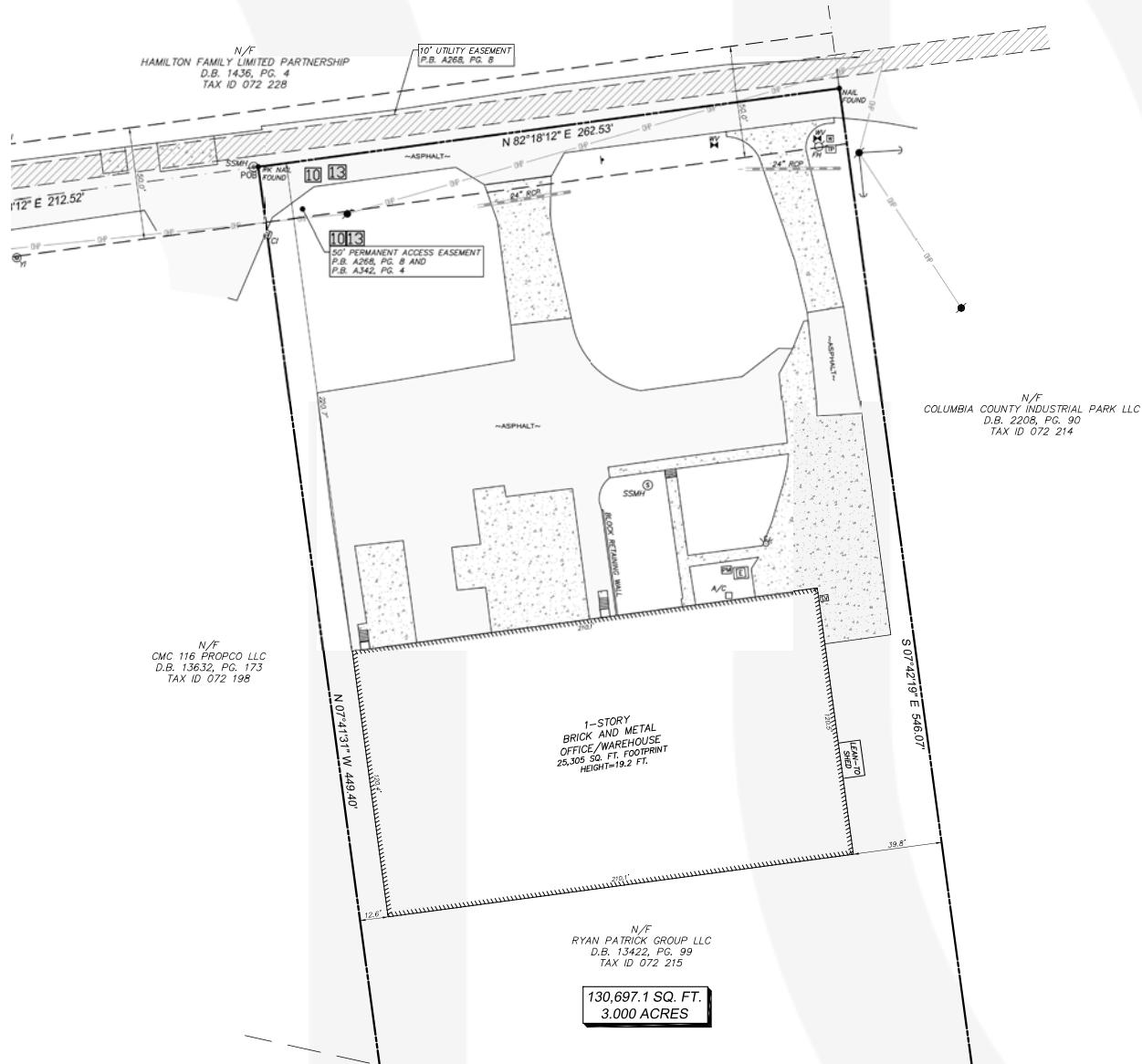
ADDRESS	707 N Belair Road, Evans, GA
PROPERTY TYPE	Warehouse
TOTAL LAND AREA	3.0 Total Acres
TOTAL SQUARE FOOTAGE	25,200 SF
OFFICE SPACE	1,500 SF
WAREHOUSE SPACE	23,700 SF
YEAR BUILT	1987
YEAR RENOVATED	Multiple Renovations

PARKING SPACES	26 Spaces (1.12 per 1,000 SF)
CLEAR HEIGHT	18'
DOCK HIGH DOORS	Four (4) Loading Docks
GRADE LEVEL DOORS	One (1) 20'W x 16'H Rear Door
POWER	208Y/120V
ZONING	M-1 Light Industrial
COUNTY	Columbia
TAX PARCEL ID	072-215



707 N Belair Road

707 N BELAIR ROAD | BUILDING SITE PLAN



INVESTMENT HIGHLIGHTS



STRATEGIC LOCATION WITH HIGH VISIBILITY: Positioned at a signalized intersection, the property boasts over 460 feet of frontage on North Belair Road and 312 feet on Industrial Park Drive, ensuring maximum visibility for any commercial development. These high-traffic corridors serve as key thoroughfares in the region, drawing consistent daily commuters and local shoppers. The prominent location makes it ideal for national retailers, restaurants, or service providers seeking a high-exposure footprint in a fast-growing market.



CLOSE PROXIMITY TO MAJOR DEVELOPMENTS & AMENITIES: The Property is uniquely positioned in close proximity to major anchors of the Evans community. The property is situated just steps away from the Columbia County Performing Arts Center as well as the Lady A Amphitheater, accommodating over 10,000 attendees and hosting year-round events that draw substantial regional traffic. This proximity to entertainment, culture, and high-density residential creates a powerful synergy for commercial tenants and maximizes potential customer flow.



GROWING RESIDENTIAL MARKET: The area of Evans, Georgia, is experiencing a sustained residential boom, with home values rising 3.4% year-over-year and an impressive 47.2% over the past five years. The median home price of \$423,062 reflects a stable, affluent population base with disposable income to support nearby businesses. Ranked as one of the best towns in Georgia for investment potential, Evans offers strong fundamentals for long-term appreciation and commercial demand.



DIVERSE COMMERCIAL POTENTIAL: The property's flexible zoning supports a broad range of commercial uses, including retail, office, restaurants, convenience stores, and more. With ample road frontage and infrastructure conducive to drive-thru developments and multi-tenant retail centers, investors can pursue multiple income streams on a single site. The layout and visibility also support branded franchises, boutique shops, or destination retail concepts.



ECONOMIC GROWTH & EMPLOYMENT OPPORTUNITIES: The nearby presence of Fort Gordon, the U.S. Army Cyber Command Center, and the National Security Agency (NSA) injects significant economic energy into the region. These institutions attract a highly educated, tech-savvy, and well-compensated workforce, increasing demand for retail, dining, and professional services. This steady influx of high-income residents further stabilizes and strengthens the market's long-term viability for commercial investment.



TENANT OVERVIEW



ABOUT THE TENANT

Artisan Design Group is a leading nationwide provider of design, procurement, and installation services for interior finishes including flooring, cabinets, and countertops, serving single and multi-family residential. As of 2025, Artisan Design Group is owned by Lowe's Companies, Inc.

Formed in 2016 by the merging of two industry leaders, ADG has since acquired over 20 additional companies – each a leader in its market. Headquartered in Dallas, Texas, Artisan Design Group currently operates over 150 distribution, design, and service facilities in 25 states, where over 3,000 employees and 3,000 independent contractors join forces to serve customers. The Evans location serves as the GranCo Granite and Peachtree Cabinet Distributor's Augusta distribution facility which is a subsidiary of Artisan Design Group.

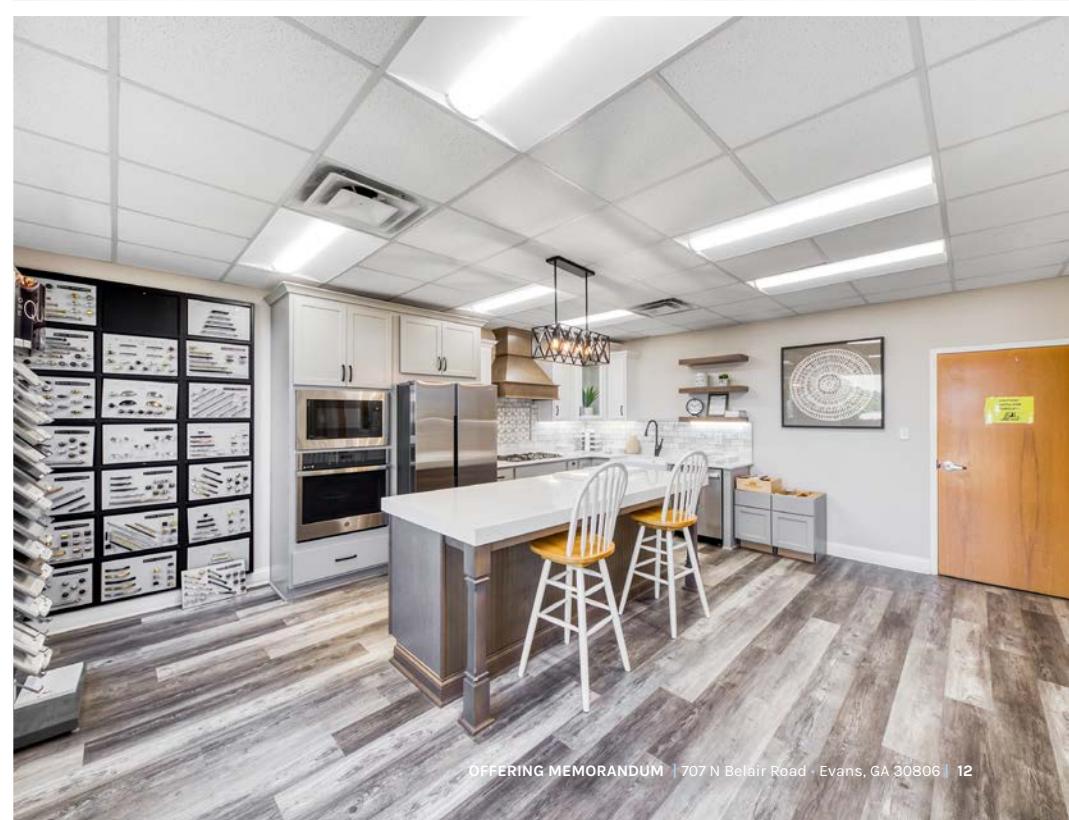
ADG
ARTISAN DESIGN
GROUP

LOWE'S

GranCo

Peachtree Cabinet
DISTRIBUTORS





LEASE OVERVIEW



LEASE OVERVIEW

TENANT	Artisan Design Group, LLC
PROPERTY	25,200 SF Warehouse Building
ADDRESS	707 N Belair Road, Evans, GA
LEASE COMMENCEMENT	June 1, 2023
LEASE EXPIRATION	Call for More Info
LEASE TYPE	Call for More Info
RENEWAL OPTIONS	Call for More Info
ESCALATIONS	Call for More Info

An aerial photograph of a city, likely Ithaca, New York, showing a mix of modern and historic architecture. In the center, a large, modern glass skyscraper stands prominently. To its right is a tall, light-colored residential building. The city is built on a hillside overlooking a deep blue lake. The surrounding area is a mix of green parks, trees, and lower-rise buildings. The sky is clear and blue.

LOCATION OVERVIEW



EVANS, GEORGIA

707 North Belair Road is strategically located in Evans, Georgia, a rapidly growing suburb of Augusta and part of the thriving Columbia County submarket. This area has experienced significant population and economic growth over the past decade, making it one of the most desirable submarkets in the region for both commercial and residential investment. The property sits on a high-visibility corridor with strong traffic counts, excellent accessibility, and close proximity to key highways, including I-20, which connects to Atlanta, Georgia and Columbia, South Carolina.

The Evans area has seen significant commercial development, with properties along North Belair Road being in high demand due to their strategic location and accessibility. The presence of established business and ongoing development projects contribute to the area's economic vitality. Evans is an unincorporated community and census designated place in Columbia County, Georgia, and serves as a suburb of Augusta.

Evans benefits from a strong demographic profile, with high median household incomes, quality schools, and an expanding retail and industrial base. The area is also supported by a robust employment sector, including Fort Eisenhower (formerly Fort Gordon), one of the largest military installations in the Southeast, and the U.S. Army Cyber Command. The area has exceptional residential growth, quality public schools, and home to some major industrial employers such as Club Car Golf Carts, Kimberly-Clark, Graphic Packaging International, John Deere, and more.



AUGUSTA NATIONAL GOLF CLUB

Augusta National Golf Club is a renowned private golf club located in Augusta, Georgia. Established in 1933 by legendary amateur golfer Bobby Jones and investment banker Clifford Roberts, the club is home to the prestigious Masters Tournament, one of golf's four major championships, held annually since 1934.

The Masters Tournament significantly impacts Augusta's economy, attracting over 250,000 visitors and generating an estimated \$110 to \$125 million annually. This influx benefits local businesses, including hospitality, retail, and transportation sectors.

Located approximately 10 miles northwest of Augusta National, 707 North Belair Road in Evans, GA, benefits from the area's increased economic activity during the Masters. The property's proximity to the tournament venue enhances its appeal for commercial and industrial uses, offering potential for businesses seeking to capitalize on the region's heightened visibility and commerce during this period.

Investing in properties near Augusta National provides opportunities to leverage the annual surge in economic activity associated with the Masters Tournament, making 707 North Belair Road a strategic location for businesses aiming to benefit from this prestigious event.

TOP EMPLOYERS IN
COLUMBIA COUNTY INCLUDE:

Club Car



GEORGIA
CYBER CENTER

EZGO

Health
AUGUSTA UNIVERSITY

U.S. ARMY

amazon

TaxSlayer



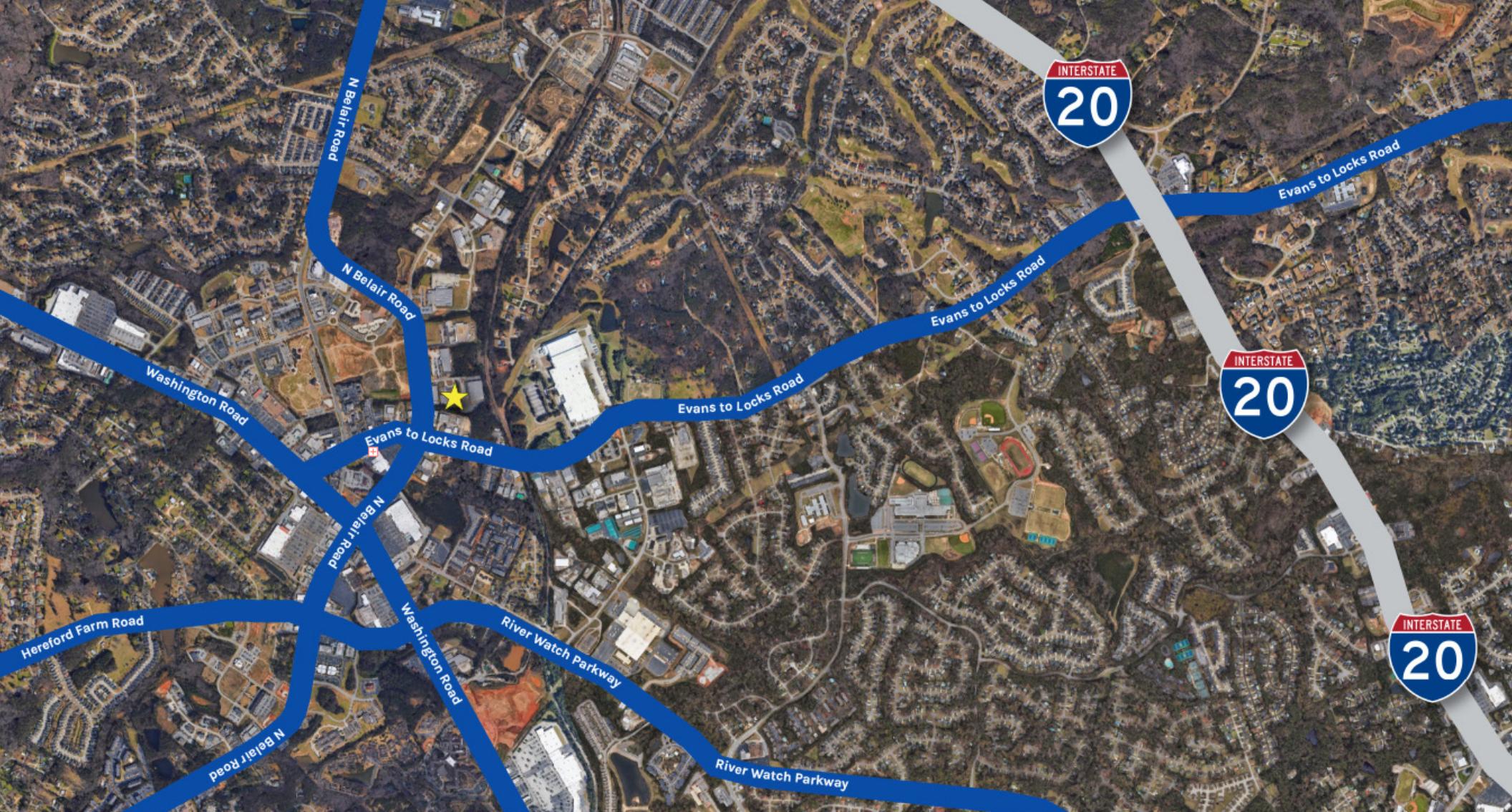
JOHN DEERE

Piedmont
HEALTHCARE

Kimberly-Clark



MASTERS



DRIVE TIMES

- »> 0.3 Miles to Evans Town Center
- »> 0.7 Miles to Washington Road
- »> 4.8 Miles to Interstate 20
- »> 5 Miles to Interstate 520
- »> 7.6 Miles to Augusta National
- »> 10 Miles to Downtown Augusta
- »> 78 Miles to Columbia, South Carolina
- »> 142 Miles to Atlanta, Georgia



The Columbia County Performing Arts Center, located 0.3 miles from the Property, is a 85,000 SF facility that boasts 2,100 seats and serves as gathering spot for residents to enjoy comedy shows, plays, and concerts.



Located half a mile from the Property, The Lady A Amphitheater is a popular outdoor entertainment venue in Evans known for hosting a variety of live music performances and events overlooking the green space.



Augusta National Golf Club is the world's most prestigious and renowned golf course in the world. The annual Masters Tournament attracts over 250,000 visitors and \$125 million annually to the Evans area.



The Georgia Cyber Center is a collaboration among Augusta University, federal and local government, law enforcement, and the U.S. Army to modernize cybersecurity technology through education, training, and research.

FOR MORE INFORMATION

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