



20K VPD

1.44 Acres

Security Federal Bank

RIVERWOOD

McDonald's

Publix

IRONWOOD TAVERN

CVS pharmacy

Starbucks

ANYTIME FITNESS



# ±1.44 ACRE PUBLIX ANCHORED PAD Riverwood Town Center 1.9M Annual Visits

- \$850,000 | \$590,000/Acre
- Full Motion Access | Publix Anchor | Second Row
- 20K VPD | \$119K MHI & 23K Pop. in 3 Mile Radius
- Great for Single Tenant or Multi-Tenant Retail

## OFFERING MEMORANDUM

00 Market View Pkwy  
Evans, GA, 30809



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## OFFER SUBMISSION

Please submit all offers as a non-binding letter of intent (LOI). Including:

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations



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# EXECUTIVE SUMMARY



# ±1.44 AC PUBLIX ANCHORED RETAIL DEVELOPMENT SITE

 **\$850,000**  
Asking Price

## ADDRESS

00 Market View Pkwy  
Evans, GA, 30809

## TAX ID

011-0-117-00-0

## LOT SIZE

±1.44 Acres  
±62,726 Sqft

## TRAFFIC COUNTS

20K VPD N of Light  
28K VPD S of light

## ACCESS

Full Motion - Corner  
6 entry points to center

## ZONING

PUD  
Planned Urban Dev.

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is proud to exclusively present this prime 1.44-acre commercial land parcel for sale. Situated in the heart of Evans, Georgia, this second-row retail pad, anchored by Publix at Riverwood Town Center, boasts 1.9 Million annual visitors making it in the 89th percentile in the United States for neighborhood centers according to Placer AI. This site benefits from exceptional demographics with a Median HHI of \$119K and a population of 23K within a 3 mile radius.



# PROPERTY DESCRIPTION / LOCATION DESCRIPTION

## Property Description

This property is currently zoned PUD (Planned Urban Development) and has utilities on site. The property is in line with Publix and would make for an ideal single-tenant retail development or a multi-tenant strip center.

Riverwood Town Center features a strong national tenant mix with users like Publix, McDonald's, Starbucks, CVS, Parker's Kitchen, and Papa Johns. On Washington Rd there is over 29K VPD with another 15K VPD on William Few Pkwy.



## Location Description

The property is located just off Washington Rd, in Evans, GA. The property is not only adjacent to a top-performing Publix but also sits in one of the most affluent areas within the Central Savannah River Area (CSRA), offering an attractive location for retailers looking to fill a void in the market or open their first store in the market. The Riverwood Town Center is a beacon of commerce in the region, drawing a consistent and affluent customer base year-round. Within a 5-minute drive time, the median household age and income are 37 years old, and \$120,390 respectively.

The property is located in close proximity to many affluent neighborhoods. Behind the Riverwood Town Center is Greenbrier High School Middle School, and Elementary School which has a combined 3,200 students.

Washington Rd. is the main thoroughfare in both Richmond and Columbia County.

The Property is 4 miles away from the nearest shopping center and retail node and offers limited competition for an entire retail trade area.

## RIVERWOOD TOWN CENTER



Neighborhood Center  
Property Category



1,900,000  
Annual Visits



226,400 / 8.45  
Visitors / Visit Frequency



1,049/9,551 | 89th Percentile  
Nation Wide Rankings Per Visits



131/480 | 93rd Percentile  
State Wide Rankings Per Visits



3/19 | 89th Percentile  
Local Rankings Per Visits

## ANCHOR TENANT



Publix  
Anchor Store



943,500  
Annual Visits



131,400 / 7.18  
Visitors / Visit Frequency



182/1282 | 85th Percentile  
Nation-Wide Rankings Per Visits



29/195 | 85th Percentile  
State-Wide Rankings Per Visits



1/5 | 100th Percentile  
Local Rankings Per Visits

**[CLICK HERE TO DOWNLOAD  
PLACER OVERVIEW REPORT](#)**



250 Feet

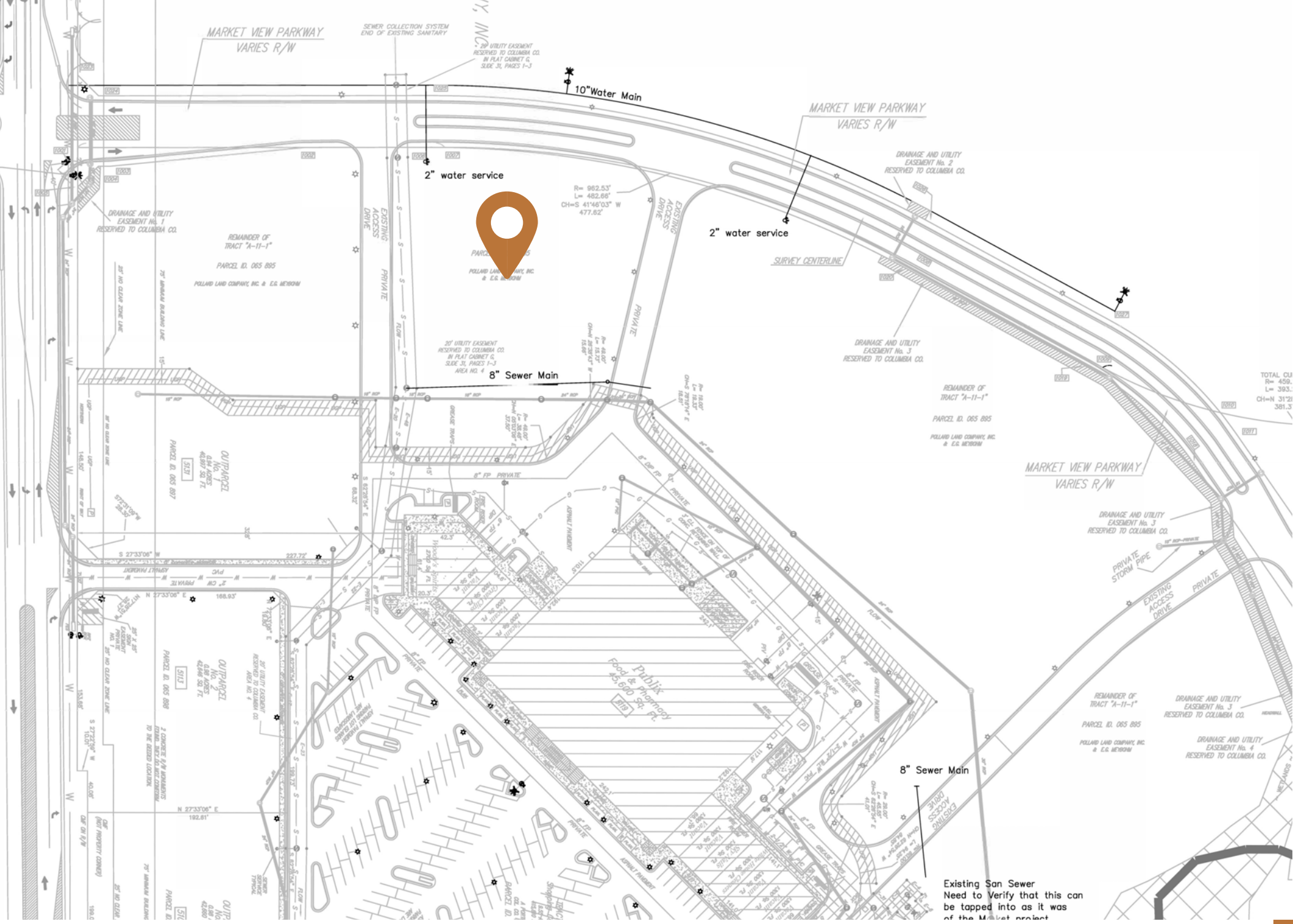
220 Feet

288 Feet

288 Feet

Market View Parkway

Market View Parkway



Existing San Sewer  
 Need to Verify that this can  
 be tapped into as it was  
 of the Market project





# ACCESS MAP

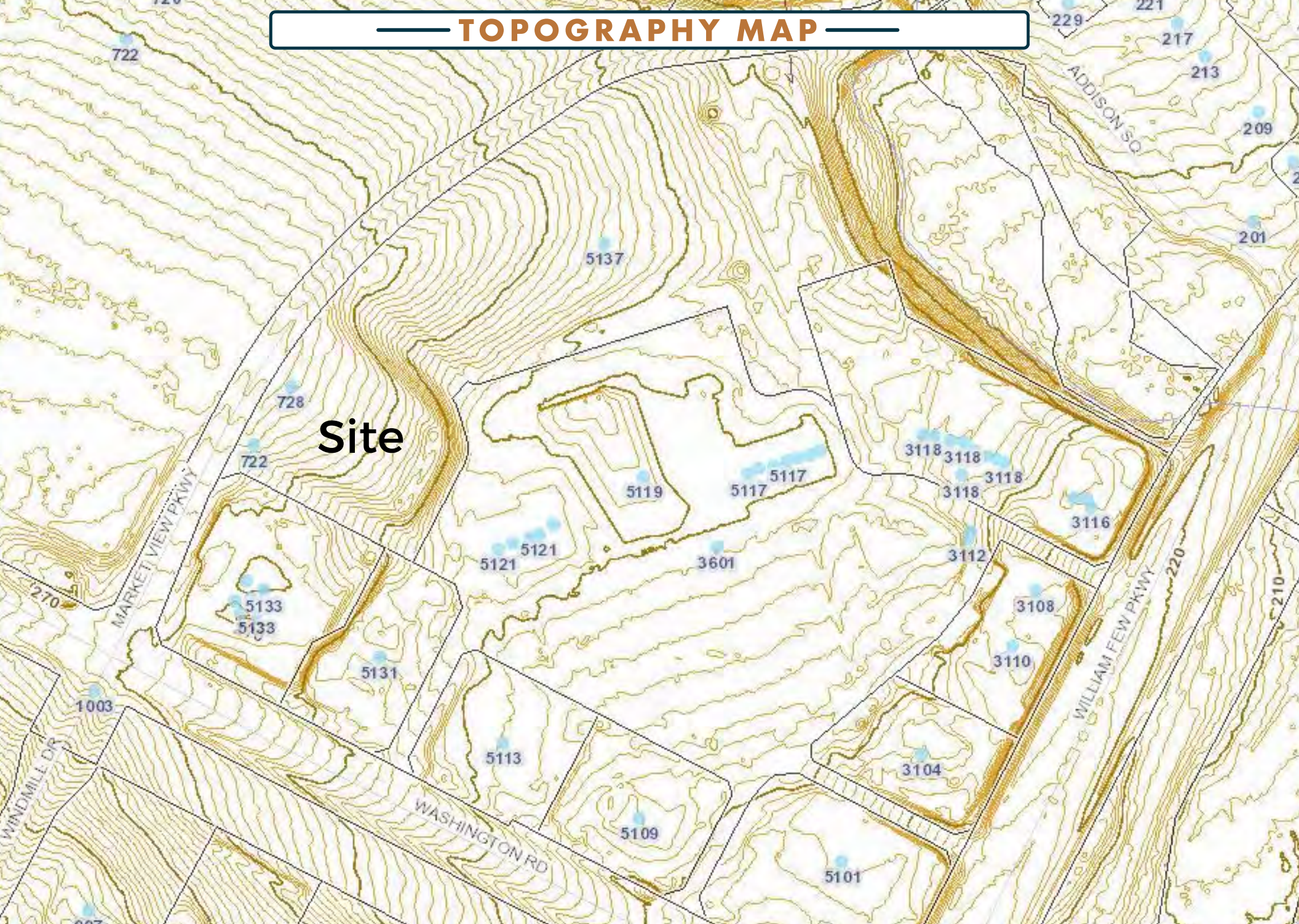
The subject property is located in Riverwood Town Center off Washington Rd in Evans, GA. It is a second-row parcel in line with the Publix Shopping Center.

The shopping Center has full motion access at Washington Rd and Market View Parkway which allows for this parcel to be well situated to take advantage of the only full motion entry.

The shopping center also features access in the rear coming from the traffic circle on Riverwood Pkwy along with 4 right in right out access points.



# TOPOGRAPHY MAP

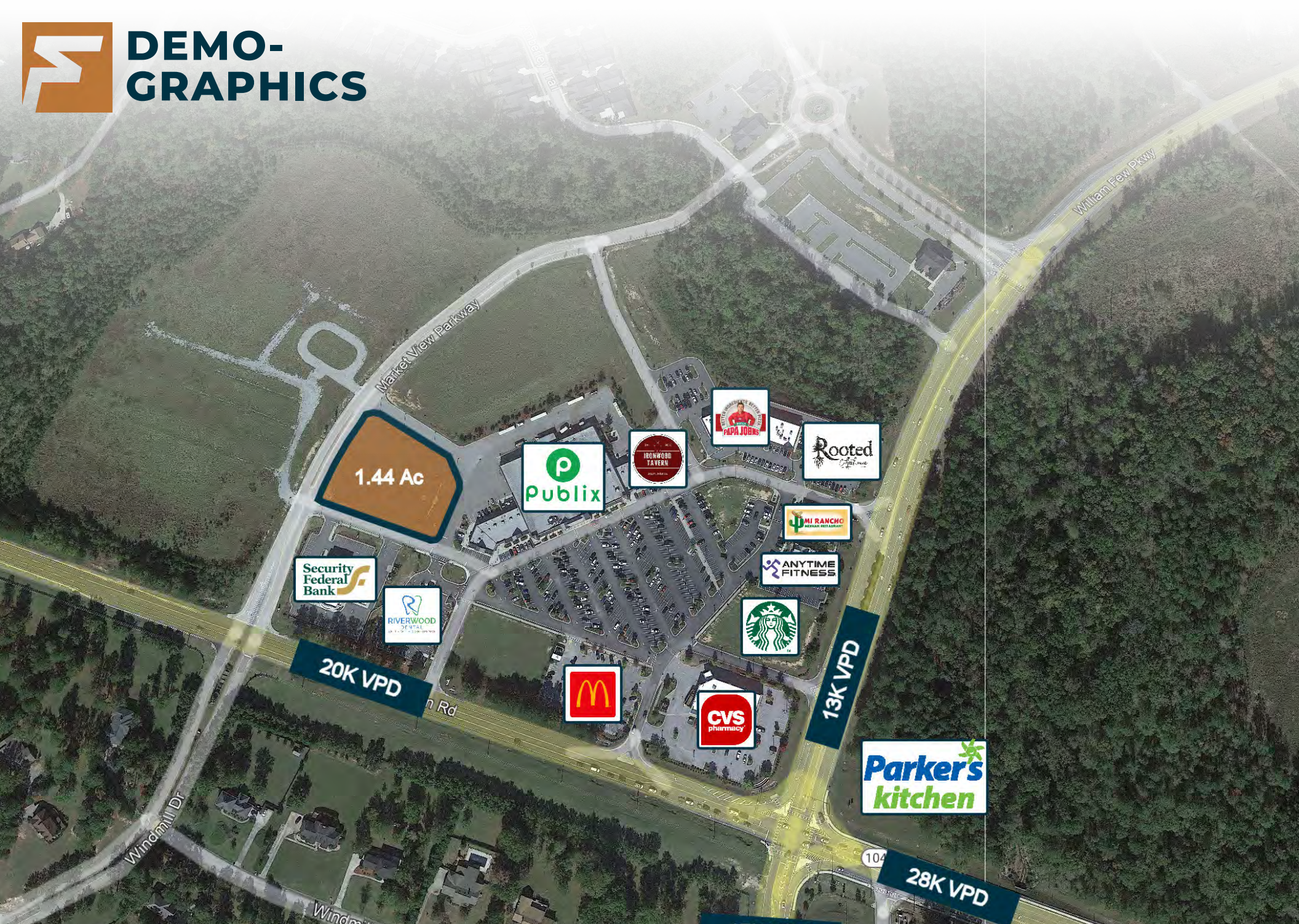


**ZONING MAP**



# UTILITY MAP





1.44 Ac

**Publix**

**IRONWOOD  
TAVERN**

**PAPA JOHN'S**

**Rooted**  
*Plant Based*

**Security  
Federal  
Bank**

**RIVERWOOD  
DENTAL**

**JMI RANCHO**  
DESIGN RESTAURANT

**ANYTIME  
FITNESS**

**Starbucks**

20K VPD

**McDonald's**

**CVS  
pharmacy**

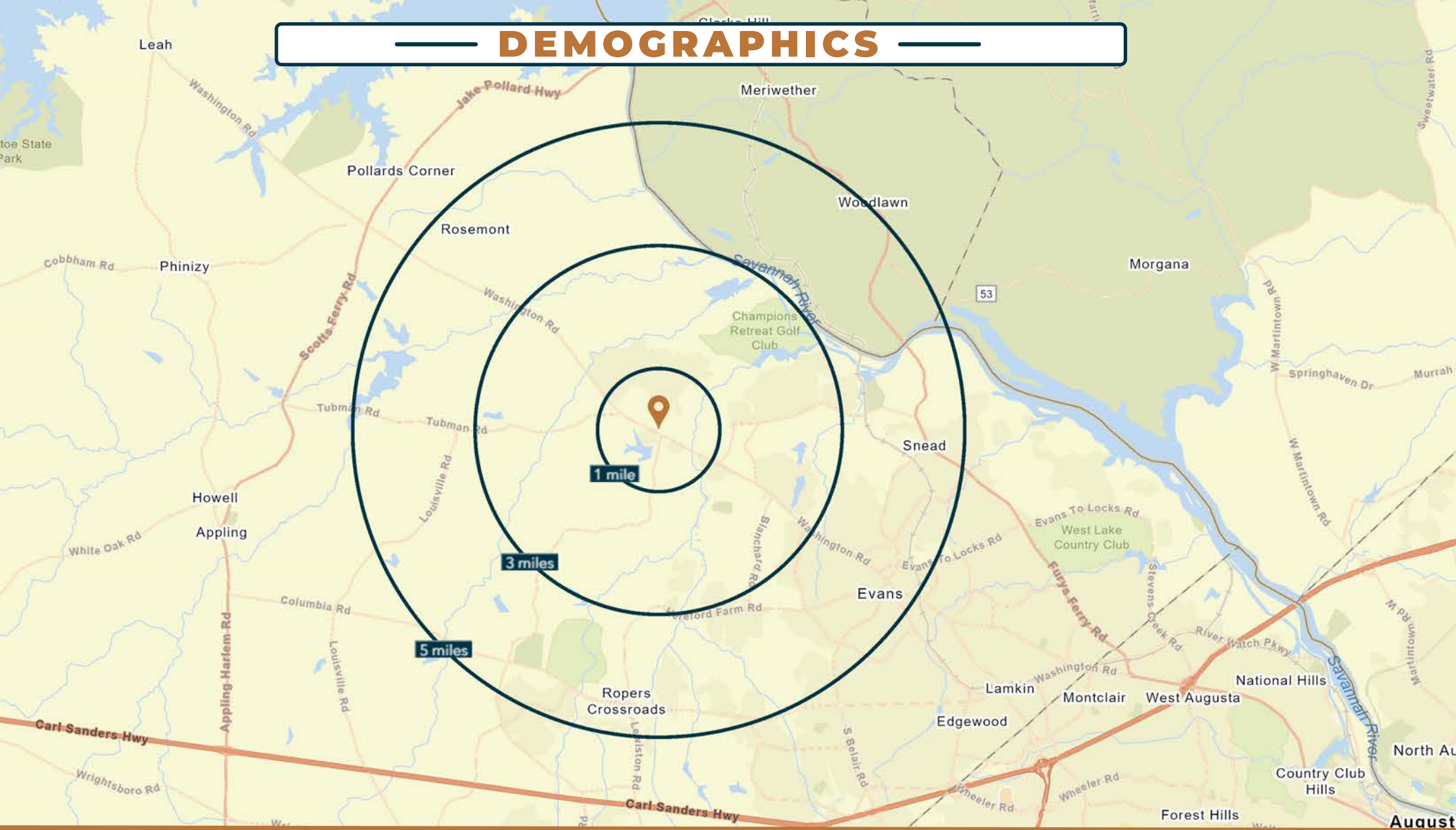
13K VPD

**Parker's  
kitchen**

104

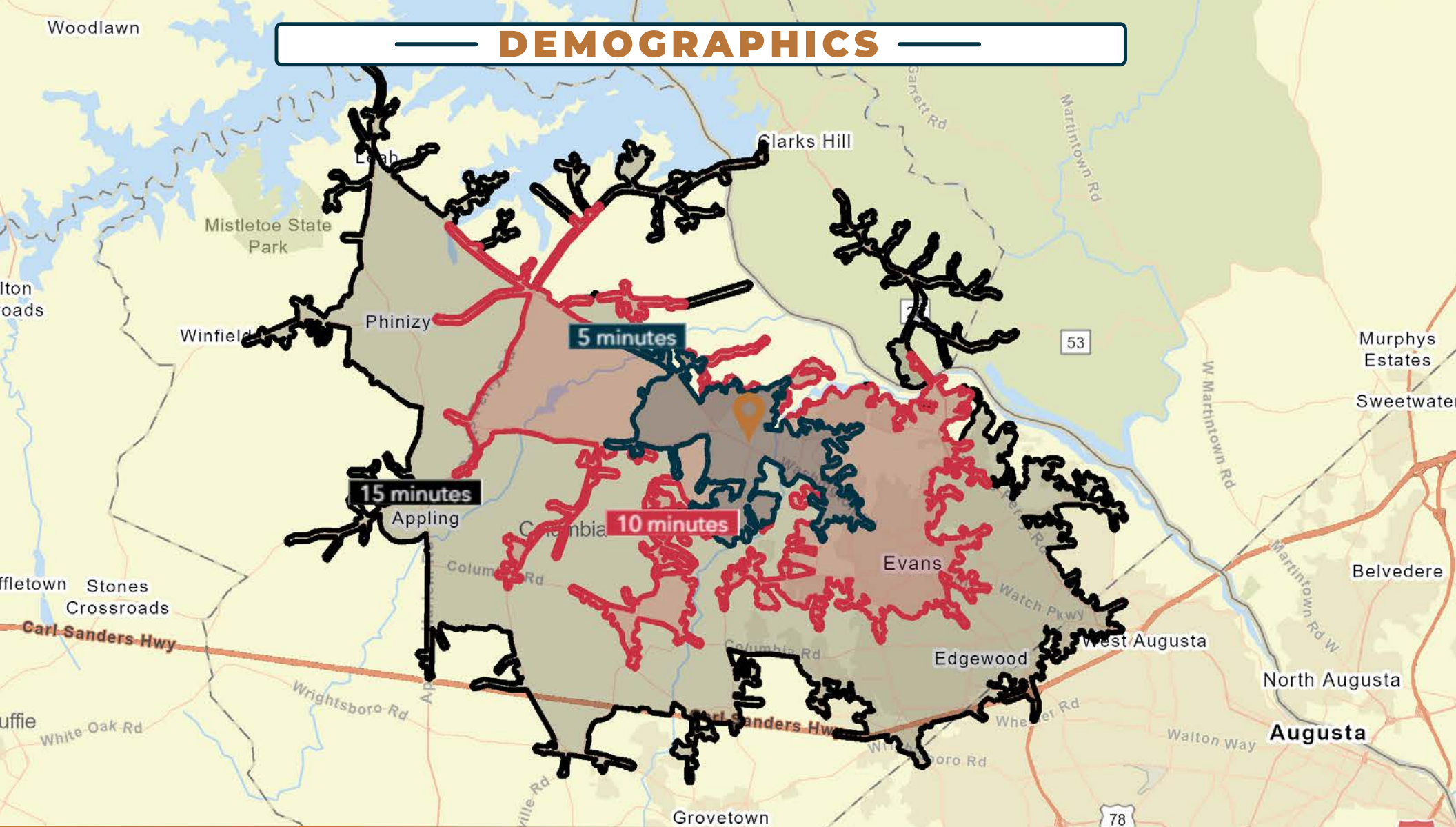
28K VPD

# DEMOGRAPHICS



Mile Radius	5 Min	10 Min	15 Min
Population	3,991	23,455	52,713
Median HH Income	\$129,220	\$119,811	\$114,381
Median Age	36.4 Yrs	37.4 Yrs	38.2 Yrs

# DEMOGRAPHICS



Drive Time Radii	5 Min	10 Min	15 Min
Population	10,955	37,306	103,357
Median HH Income	\$120,390	\$115,503	\$95,733
Median Age	36.9 Yrs	39.5 Yrs	38.9 Yrs





# THE CSRA OVERVIEW



622,275

CSRA Population



\$61,473

CSRA Med. Income



\$198,719

Med. Home Value



0.43%

Ann. Growth Rate



4

Total Colleges



9,921

College Studets



269,031

Labor Force



3.7%

Unemployment Rate

# MSA BUSINESS OVERVIEW

Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with Piedmont Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion. Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Eisenhower.

The city's three largest employers are Augusta University, the Savannah River Site (a Department of Energy nuclear facility), and the U.S. Army Cyber Center of Excellence at Fort Gordon, which oversees training for Cyber, Signal Corps, and Electronic Warfare. Other Companies with headquarters or distribution centers in the region are EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.



GEORGIA  
CYBER CENTER



JOHN DEERE



VA



U.S. Department  
of Veterans Affairs



# COLUMBIA COUNTY, GA

Just 2 hours from Atlanta, GA, Columbia County is a suburb of Augusta, GA, and the Gateway to Fort Eisenhower—Home of the U.S Army Cyber Center of Excellence. Columbia County is made up of 5 communities; Appling, Evans, Grovetown, Harlem, and Martinez. While Augusta's median household income is \$46,108, Columbia County has an average household income of \$85,928. In 2020, Evans, GA was rated by Money Magazine as the #1 place to live in the United States.

Along with it being a fantastic place to live, Columbia County has seen much development and growth in the last decade. They are in the process of constructing their own downtown area consisting of a performing arts center, retail and office space, green space. Soon to open are apartment buildings and more retail space. The Lady A pavilion often host concerts and events and is largely used by people in all of the Augusta MSA for exercise, and entertainment.

Columbia County also has plenty to offer in regard to jobs. Along with Fort Eisenhower, Club Car has its national headquarters in Columbia County. Additionally, both John Deere and Amazon have recently built new facilities that will continue to provide jobs, and economic growth for the foreseeable future.



**\$85,928**

**MHI**



**159,639**

**Population**



**2.4%**

**Unemployment**

# CYBER CITY

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command. The Army Cyber Command Headquarters located at Fort Eisenhower operates and defends Army networks and delivers cyberspace effects against adversaries to defend the nation. ARCYBER, led by Fort Eisenhower, conducts global operations 24/7 with approximately 16,500 Soldiers, civilian employees, and contractors worldwide. The Pentagon's 2013 announcement led to the relocation of the U.S. Army Cyber Command from Fort Meade in Maryland to Fort Eisenhower in Augusta. Fort Eisenhower is fast becoming a center for joint forces activities, training, and operations and is a huge employer in east Georgia. With a workforce of 31,155, much of the installation's annual economic impact of nearly \$2.4 billion goes directly into area shops, real estate, banks, and other businesses.

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 Eisenhower and the newly completed Georgia Cyber Center, a \$100 million investment and the largest government cybersecurity facility in the United States. Located on the Nathan Deal Campus for Innovation, the center is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S Army, and the private sector. Other cyber-focused businesses are paying attention and taking advantage of the expanding field by moving their headquarters and establishing branches in the Augusta Region. The \$100 million Georgia Cyber Center, the single largest investment in a cybersecurity facility by a state government to date, is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army and the private sector.



# 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.

Augusta National Golf Club sometimes referred to as Augusta or the National, is a golf club in Augusta, Georgia, United States. Unlike most private clubs which operate as non-profits, Augusta National is a for-profit corporation, and it does not disclose its income, holdings, membership list, or ticket sales. Founded by Bobby Jones and Clifford Roberts, the course was designed by Jones and Alister MacKenzie[3] and opened for play in 1932. Since 1934, the club has played host to the annual Master's Tournament, one of the four men's major championships in professional golf, and the only major played each year at the same course. It was the top-ranked course in Golf Digest's 2009 list of America's 100 greatest courses and was the number ten-ranked course based on course architecture on Golfweek Magazine's 2011 list of best classic courses in the United States.



# MASTERS

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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 warehouse space, 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