



VALUE-ADD RETAIL 23,160 SF | 1.23 ACRES

1505 NORTH LEG ROAD, AUGUSTA, GA, 30909



PROPERTY DETAILS

Building Size	±23,160	Access	Right-In-Right Out
Lot Size	±1.23 Acres	Road Frontage	±200'
Sale Price	\$1,500,000	Traffic Counts	35,800 Combined VPD
Lease Rate	Contact Broker	3 Mile Population	60,000
Location	Established Retail Corridor	3 Mile Median Household Income	\$61,200

OFFERING MEMORANDUM

23,160 SQUARE FOOT VALUE ADD RETAIL CENTER
±1.23 ACRE REDEVELOPMENT POTENTIAL
ANCHORED BY WALMART | 2M ANNUAL VISITS



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

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

EXECUTIVE SUMMARY



REDEVELOPMENT OPPORTUNITY

WHY THIS SITE?



REDEV OR LEASE UP

Value-Add



TRAFFIC COUNT

35,800 Vehicles Per Day



ACCESS

Full Motion & Right In-Right Out



DEMOGRAPHICS

Strong Population Count



CONNECTIVITY

Proximal to Major Thoroughfares



UTILITIES

On-Site Utilities



ZONING

B-2, Commercial Business

OFFERING SUMMARY

Address	1505 North Leg Road, Augusta, GA, 30909
Tax Parcel ID	041-4-202-00-0
Lot Size	±1.23 Acres
Building Size	±23,160
Total Units	3

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present this prime ±1.23-acre redevelopment opportunity in Augusta, Georgia, or to lease this ±23,160 SF retail center. This building can be leased as is or built to suit a tenant's needs.

Situated on one of the city's most significant transportation arteries, this property offers great visibility with over 35,800 vehicles passing daily (VPD). Its proximity—just 1 mile from both I-520 and the Augusta Mall—provides seamless connectivity to the region's major highways and key commercial and retail centers, enhancing its appeal for both local and regional traffic.

The corner adjacent to this property is also available as redevelopment land and totals ±1.15 acres. These properties could be bought together to achieve a larger redevelopment site.

The site benefits from direct access to established infrastructure and is positioned within a high-demand retail corridor. The immediate area features a strong mix of national and regional tenants, with a Walmart Supercenter directly adjacent to the property. This proximity to a high-traffic anchor retailer further underscores the commercial significance of the trade area.

This property has convenient access with Right-In Right-Out on Wrightsboro Road, and Full Motion egress and ingress 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 demonstrating long-term commitment to this trade area.

LOCATION OVERVIEW

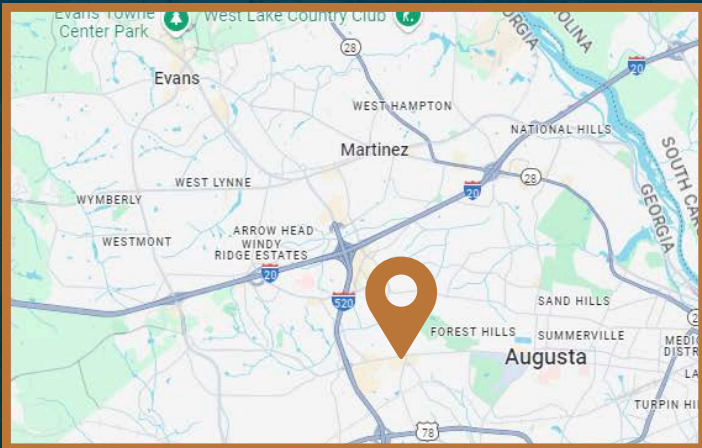
ESTABLISHED TRADE AREA



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 for a total, combined traffic count of 35,800 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.



VALUE-ADD RETAIL CENTER RETAIL MAP



VALUE-ADD RETAIL CENTER

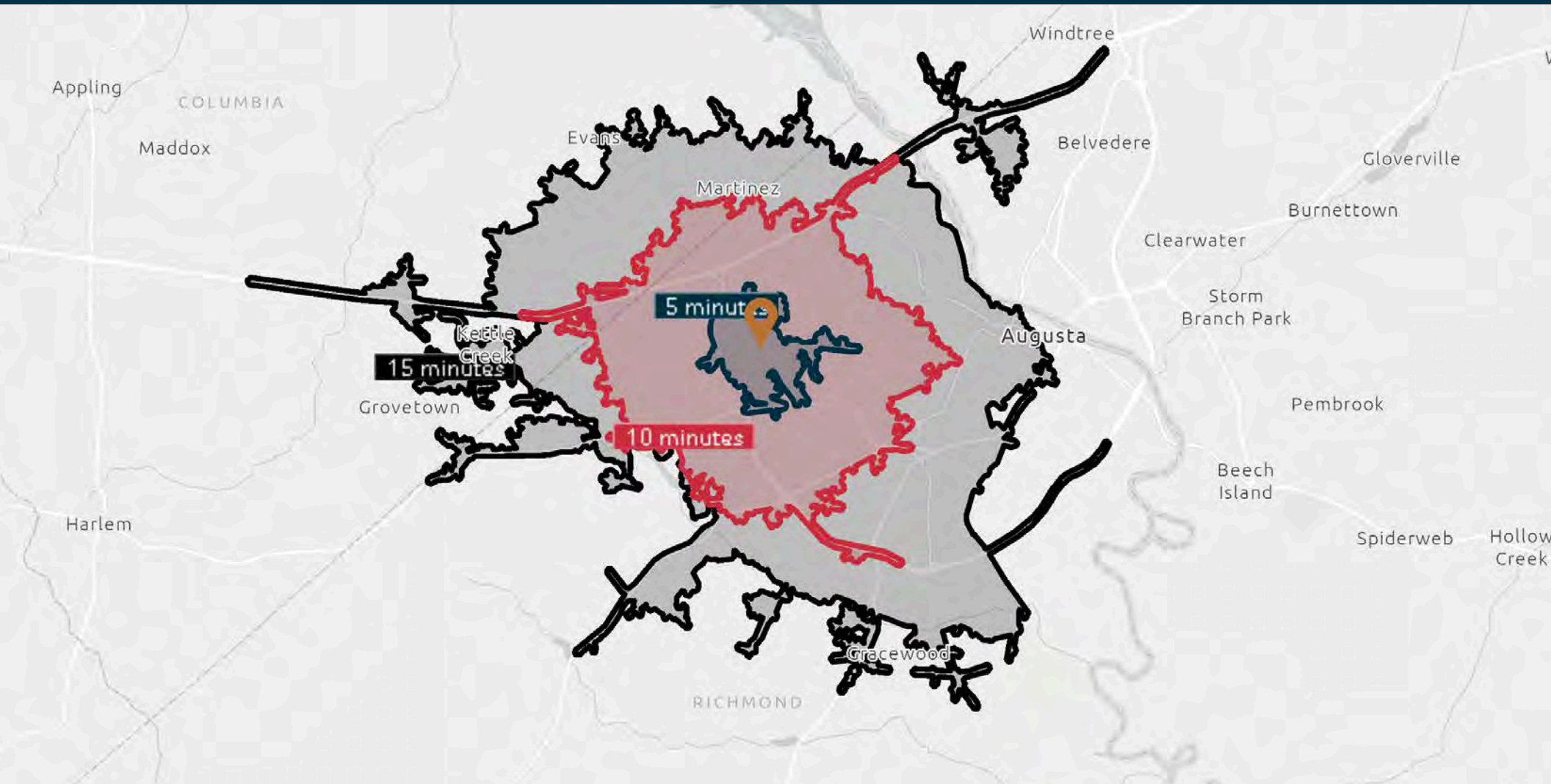
RETAIL MAP



VALUE-ADD RETAIL CENTER AERIAL MAP



DRIVE TIME DEMOGRAPHICS



Drive Time Radii

	5 Min	10 Min	15 Min
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









SITE MAPS



VALUE-ADD RETAIL CENTER ZONING MAP



VALUE-ADD RETAIL CENTER TOPOGRAPHY MAP



VALUE-ADD RETAIL CENTER UTILITIES MAP



VALUE-ADD RETAIL CENTER ACCESS MAP





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.

2nd

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.



**For Inquiries,
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HOW WE HELP OUR CLIENTS

LOCAL EXPERTISE MEETS ADVANCED DATA & MARKETING



LOCAL EXPERTISE & KNOWLEDGE

Our team, in partnership with Meybohm Commercial, provides modern brokerage tools and local expertise to our clients from our home base in Augusta, GA.



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