



AVAILABLE

±3,277 SF RETAIL SPACE FORMER BEE'S KNEES

AUGUSTA, GA

211 TENTH STREET, AUGUSTA, GA

- ±3,277 SF of Retail Space For Lease
- Perfect For a Restaurant/Bar/Coffee Shop
- Located in the Heart of Downtown Augusta, GA



FINEM
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MEYBOHM COMMERCIAL

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Finem Group

EXECUTIVE OVERVIEW



RETAIL SPACE FOR LEASE / OFFERING MEMORANDUM

INVESTMENT HIGHLIGHTS



\$25/SF
Lease Rate



±3,277
Square Feet



Triple Net
Lease Type

INVESTMENT HIGHLIGHTS

IDEAL CURRENT LAYOUT

The subject property was previously used by Bee's Knees as a very relaxed coffee/restaurant/bar mix where many people would go for the atmosphere and the company. As it stands there would be virtually zero buildout required for any user looking to put their restaurant/coffee shop/ or bar here.

PERFECT START-UP RESTAURANT LOCATION

The subject property is located in the heart of downtown Augusta, Ga, and benefits from being located in the central business district surrounded by restaurants, businesses, and nightlife bars. Additionally, it is very close to the Medical District and Augusta University.

QUALITY SPACE

Not only is the space already laid out to be used as a restaurant, it is in great condition left by the previous occupant. Unlike many of the spaces in downtown Augusta that require an extensive amount of buildout, this space is already built out and ready to go minus any cosmetic changes that a tenant would want to make.

SURROUNDED BY LOCAL RESTAURANTS

One thing that makes downtown Augusta so unique is the lack of chain restaurants in the downtown area. It prides itself on hosting a variety of locally owned restaurants/bars/ and coffee shops. So not only would you be a part of a long list of respected local restaurants but you would also not have as much national competition on the tenth block of Downtown.

INVESTMENT DESCRIPTION

The Finem Group at Meybohm Commercial is proud to exclusively present this ±3,277 SF of retail/restaurant space in Downtown Augusta, Ga for lease. The property was previously used by Bee's Knees and is set up perfectly for a restaurant, bar, or coffee shop. It is also in great condition and would require very little buildout by a future tenant. The property has two serving areas along with a kitchen and a wet bar. The property is located across the street from Taco Cat, Pho-Ramen'L, and shares the building with Manny's off Broad Sports Bar (Formerly, the Hive). This is a one-of-a-kind space with a great history in Augusta, Ga.

PROPERTY DETAILS

Address

211 Tenth St
Augusta, GA 30901



Tax Parcel ID

037-3-273-00-0



Building Class

B+ Class Space



Property Zoning

B-2

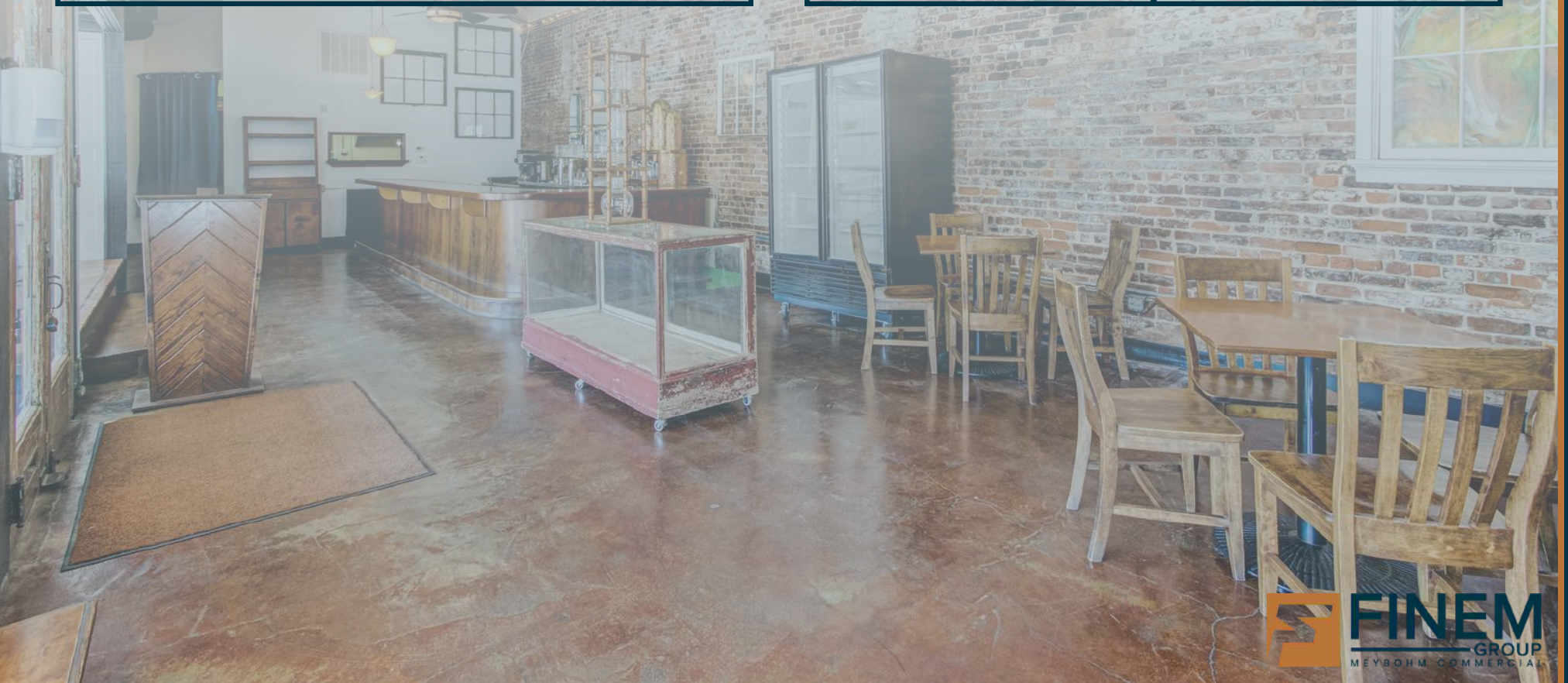
Layout

2 Serving Areas Along
With a Kitchen



Highest and Best Use

Perfect for a Coffee Shop,,
Restaurant, or Bar.

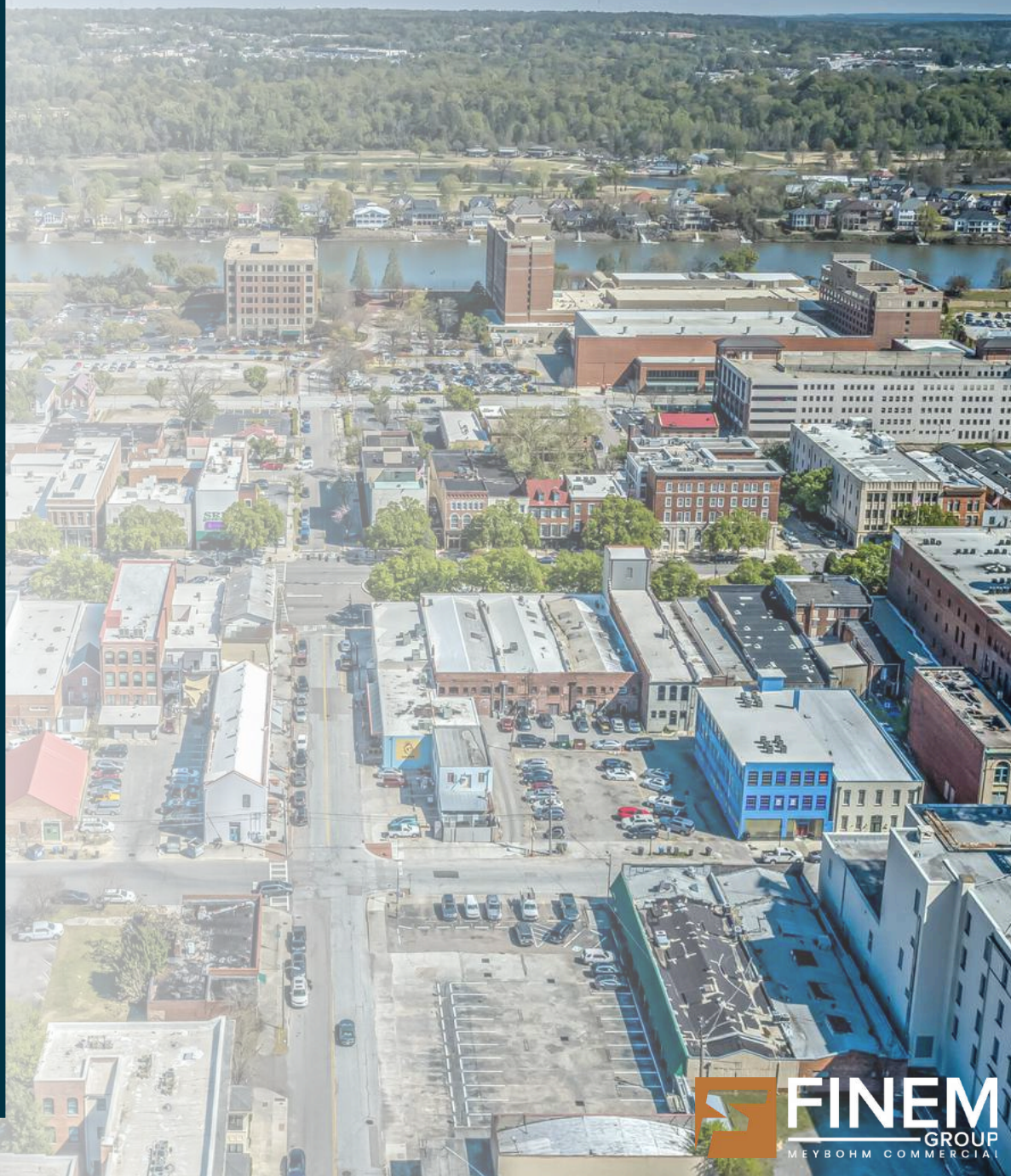


LOCATION SUMMARY

The space is located on the 10th Block of Downtown Augusta, Ga, and is located in the heart of the central business district of Augusta. It is located across the street from two local restaurants; Taco Cat and Pho Romen.

It is also in close proximity to the Medical District which consists of Piedmont Hospital, the VA, Children's Hospital, AU Hospital, Medical College of Georgia, and more.

Lastly, it is located close to the Georgia Cyber Center and Augusta University.



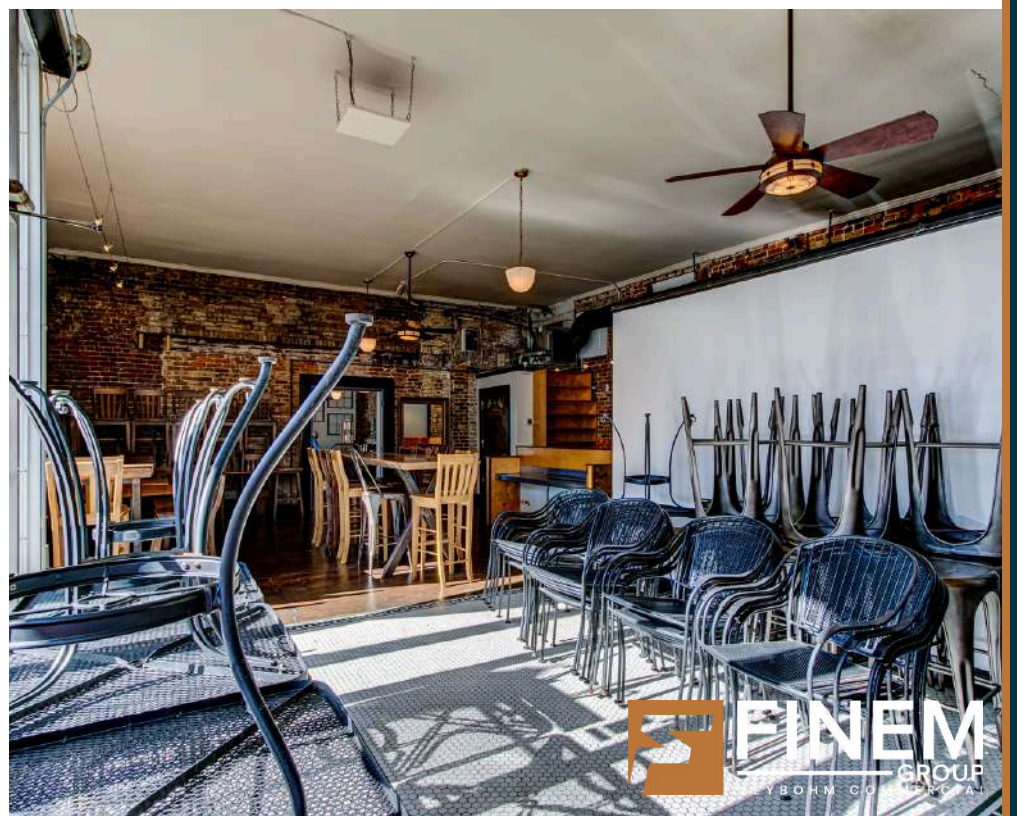
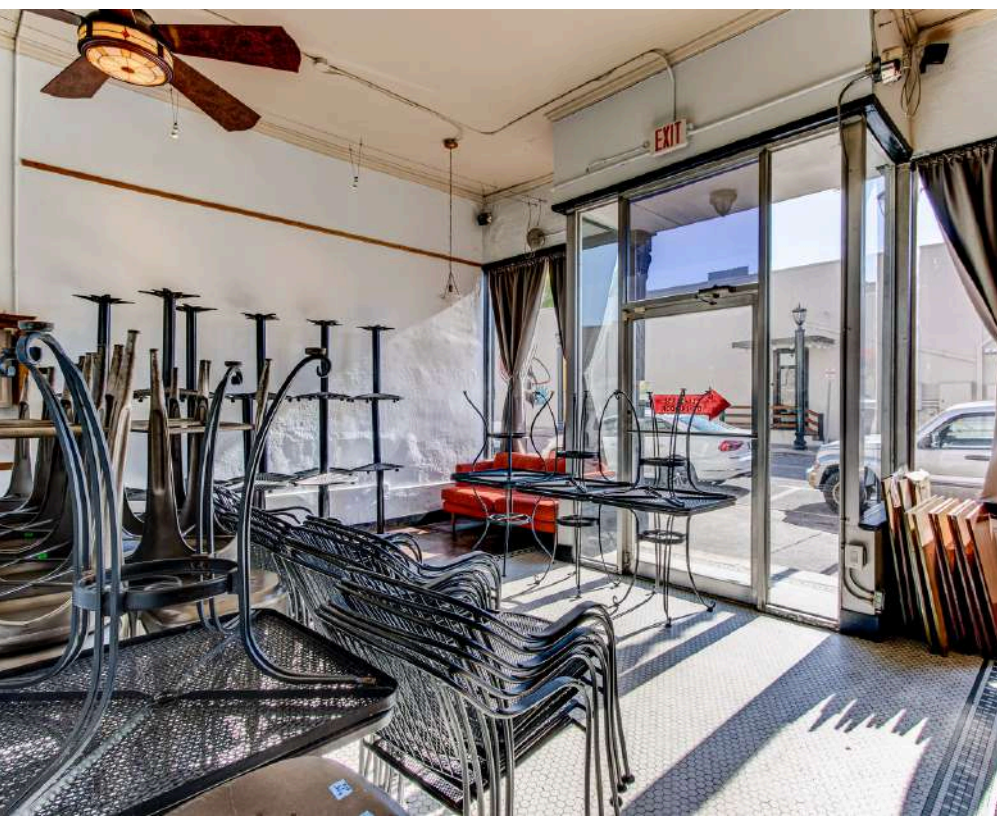
PROPERTY PICTURES

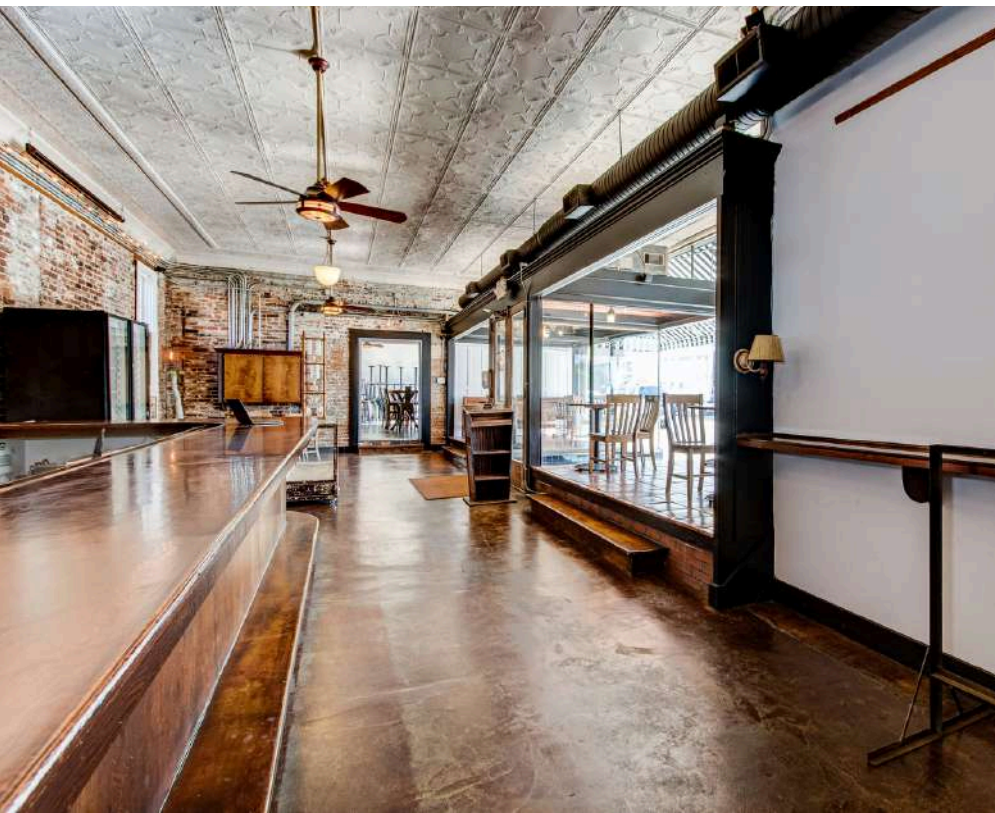


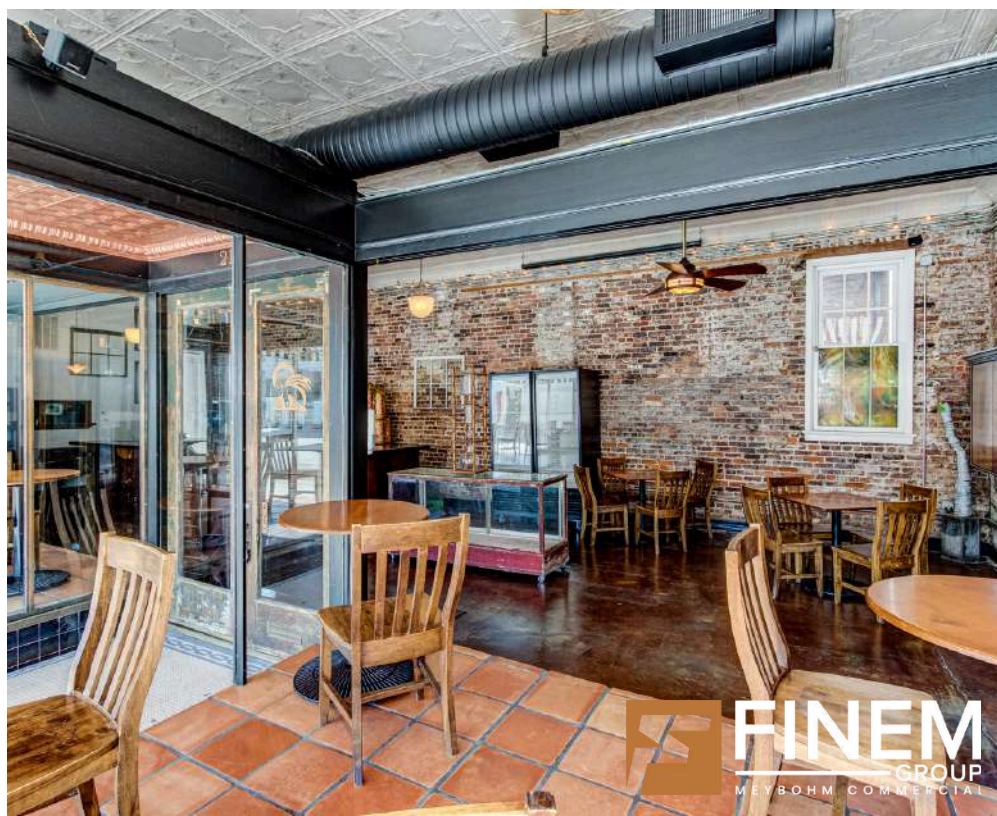
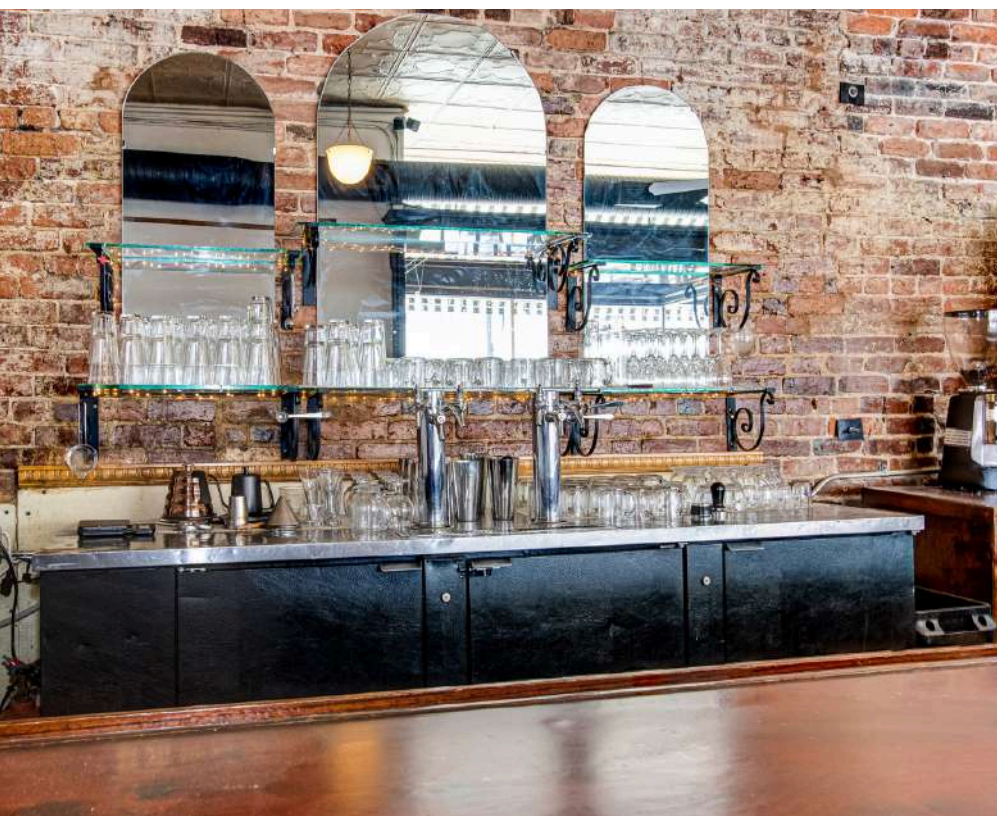
RETAIL SPACE FOR LEASE / OFFERING MEMORANDUM













FLOOR PLAN



RETAIL SPACE FOR LEASE / OFFERING MEMORANDUM



AREA OVERVIEW

Augusta, GA

RETAIL SPACE FOR LEASE / OFFERING MEMORANDUM

THE CSRA OVERVIEW



622,275
CSRA Population



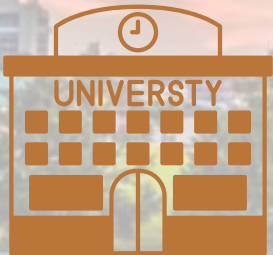
\$61,473
CSRA Med. Income



\$198,719
Med. Home Value



0.43%
Annual 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 University 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 Gordon.

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 CSRA are but limited to, EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.



Kimberly-Clark



**GEORGIA
CYBER CENTER**



Piedmont
HEALTHCARE



JOHN DEERE

amazon



TaxSlayer

MASTERS



Health
AUGUSTA UNIVERSITY



AUGUSTA UNIVERSITY
**MEDICAL COLLEGE
OF GEORGIA**

VA



U.S. Department
of Veterans Affairs



RICHMOND COUNTY, GA

Augusta, GA is in the midst of a renaissance of sorts fueled by a few different major drivers. One is the influx of all things cyber with the relocation of the U.S. Army's Cyber Command Headquarters to nearby Fort Gordon. This fairly recent development has and continues to fuel growth in the area, but has only served to accelerate a trend that was already underway. The city's downtown was already fastly developing, but now many more projects are set to break ground. The greater MSA, including surrounding Columbia and Richmond Counties on the GA side, and Aiken and Edgefield counties on the SC side, seem to all be seeing impacts in this already very affordable place to live.

Traditionally, Healthcare, Military, Manufacturing, Energy, and Customer Service have represented the primary nodes of the Augusta Economy. Cyber has recently taken its place at the table next to the others and has fueled much of the recent change. Amazon has plans for two separate distribution warehouses off of I-20 in Columbia County. Over 51,000 jobs are provided by healthcare alone in the Augusta MSA. Manufacturing entities in the area include EZ GO Textron, Kimberly-Clark, John Deere, Starbucks, Graphic Packaging, Cardinal Health, Kellogs and more. Entities like Sitel, ADP, Unisys and Taxslayer specialize in customer-service-based work. The economy is greatly supported by a couple of different large energy projects: Savannah River Site and Plant Vogle providing 12,000 and 6,000 jobs respectively.



\$46,237

MHI



205,673

Population



3.5%

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 Gordon operates and defends Army networks and delivers cyberspace effects against adversaries to defend the nation. ARCYBER, led by Fort Gordon, 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 Gordon in Augusta. Fort Gordon 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 Gordon 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.



GEORGIA CYBER CENTER



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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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.

The Finem Group is a team of brokers at Meybohm Commercial that have partnered to provide modern brokerage tools coupled with local expertise to their clients. Whether you have interest in understanding a single property, or wish to plan a greater real estate investment strategy, our team of seasoned brokers, financial analysts, and support staff exist to help our clients make wise decisions.

HOW WE HELP OUR CLIENTS

Regional Expertise Meets Advanced Analytics & Marketing



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR. Our team of brokers and on staff analysts advise and analyze the data for you.



SEGMENTED, DETERMINED MARKETING

Augusta's largest team of commercial brokers includes a team of the area's most sophisticated real estate marketers. We collect, target and market our listings with determination and intentionality.



BUSINESS-MINDED EXPERTISE

We are a team of CCIM-educated brokers with MBAs and the experience running our own businesses with our own support staff.



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 negotiate on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



ASSET-CLASS- FOCUSED

Being connected to the buyers, sellers, landlords and tenants, and understanding your particular type of asset matters. We are a team of brokers with specific asset-type focus.