



2 PRIME RETAIL PADS 32.5K COMBINED VPD



PARCEL LEGEND

Lot	Size	Status	Sale Price	Ideal Use
1	1.60 Acres	Available	\$999,000	QSR / Automotive / Carwash
2	1.10 Acres	Available	\$899,000	Coffee / Oil Change / QSR



OFFERING MEMORANDUM

2 PREMIUM RETAIL PADS FOR LEASE PAD READY SITES WITH 2X FULL MOTION ACCESS 1.8 MILES TO I-20 68K VPD | 32.5K COMBINED VPD



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

- Lease Rate
- Lease Term
- Lease Guarantor
- Special Stipulations

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EXECUTIVE SUMMARY



RETAIL OPPORTUNITY

WHY THIS SITE?



LOCATION

1.8 Miles from I-20 68K VPD



TRAFFIC COUNT

32,500 Combined VPD



ACCESS

2X Full Motion & RI-RO



WASTEWATER MGMT

Shared Retention Pond In Place



STRONG DEMOGRAPHICS

\$110K MHI in 3 Mile Ring



TRAFFIC SIGNAL

Adjacent to Signalized Intersection



ZONING

C-2 (High Commercial Zoning)

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present two commercial pad-ready sites for ground lease along Lewiston Road in Evans, Georgia. Located adjacent to the newly developed Parker's Kitchen at the intersection of Columbia Road and Lewiston Road, this ±2.63-acre offering includes two pads with full-motion access via Lewiston Rd and Columbia Rd.

- **Pad 1:** ±1.60-acre parcel positioned along Lewiston Road with a dedicated right-in/right-out curb cut. Ideal for a QSRs, Automotive, and Carwashes.
Sale Price: \$999,000
- **Pad 2:** ±1.10-acre site located behind Parker's Kitchen with full shared access to Columbia Road. Tailored for smaller format drive-thru concepts including coffee, oil change, or QSRs.
Sale Price: \$899,000
- **Total Site:** ±2.70-acre parcel comprised of two commercial pads with dual access points along Columbia and Lewiston Roads.
Bulk Sale Price: \$1,700,000

Situated just west of Augusta in a high-growth corridor, this location has experienced a strong population and income increase within the past decade and continues to attract new residential and commercial development. Traffic counts are 17,800 vehicles per day on Lewiston Road and over 14,700 VPD on Columbia Road. The parcels are zoned commercial, with utilities stubbed and grading complete. These pads are an opportunity for retail users seeking visibility, access, and demand in a fast-growing Columbia County node.



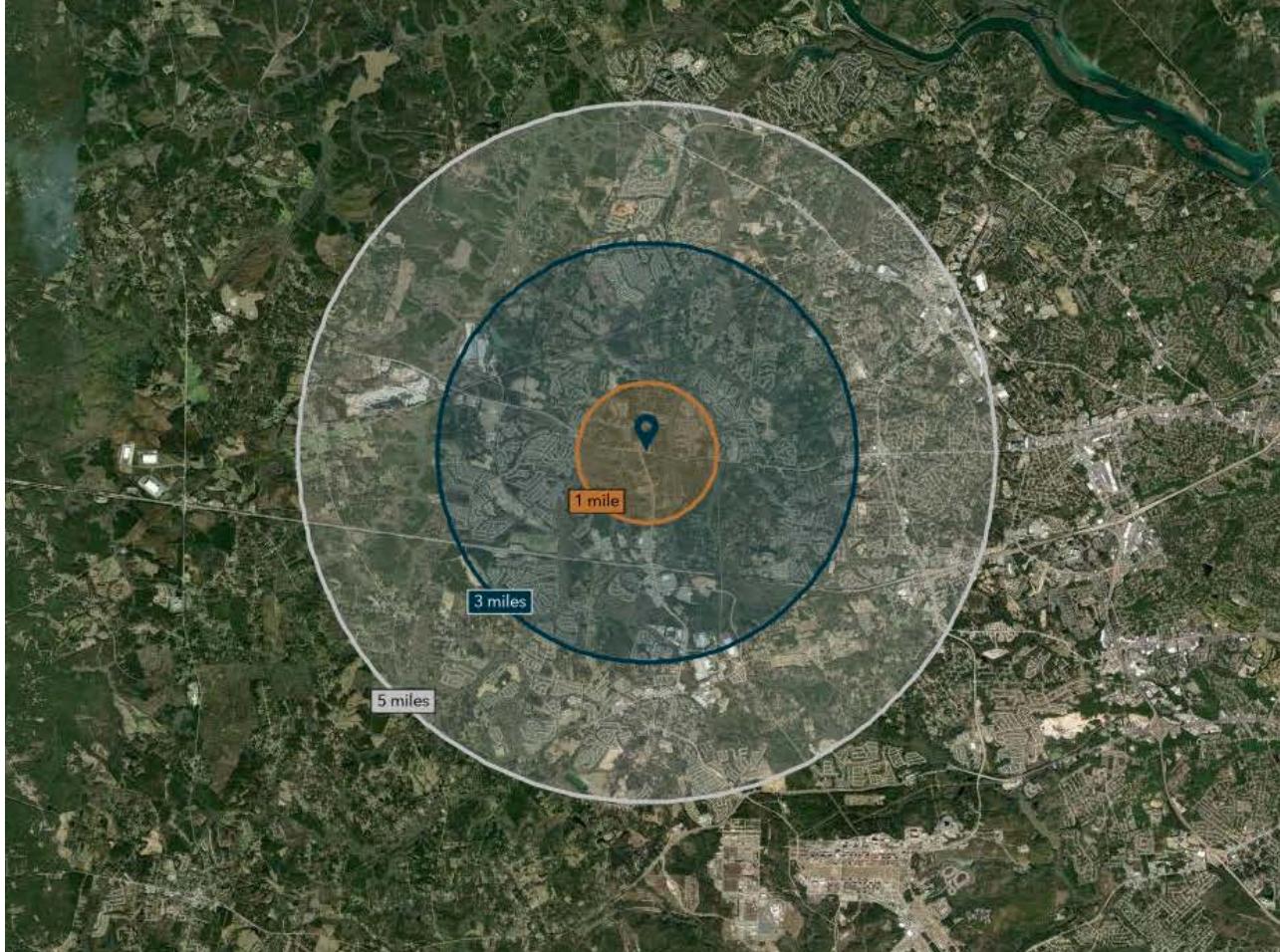
LOCATION OVERVIEW

HIGH TRAFFIC TRADE AREA



NOTABLE FEATURES WITHIN A 3 MILE DRIVE TIME

I-20	1.80 Miles (68K VPD)
Food Lion	500 FT
Bartram Trail Golf Course	2.0 Miles
Population	40K People
Median Household Income	\$110,805
New Wellstar Hospital	2.8 Miles
Grovetown Primary Corridor	2.0 Miles
Patriots Park	2.2 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	2,825	39,654	100,773
Median HH Income	\$155,862	\$110,805	\$95,023
2020-2025 Growth	12.55%	10.53%	12.38%
Households	948	12,922	35,084







Bartram Trail Golf Club

Lewis Memorial United
Methodist Church



COMING SOON

Parker's
kitchen

COLUMBIA RD



572.4K ANNUAL VISITS



14,700 VPD

17,800 VPD

LEWISTON ROAD

PAD 1
1.60 ACRE

PAD 2
1.10 ACRE





I-20 WEST TO ATLANTA

2 HOURS

INTERSTATE
20

I-20 WEST TO COLUMBIA

1 HOUR



68,300 VPD



LEWISTON ROAD



17,800 VPD



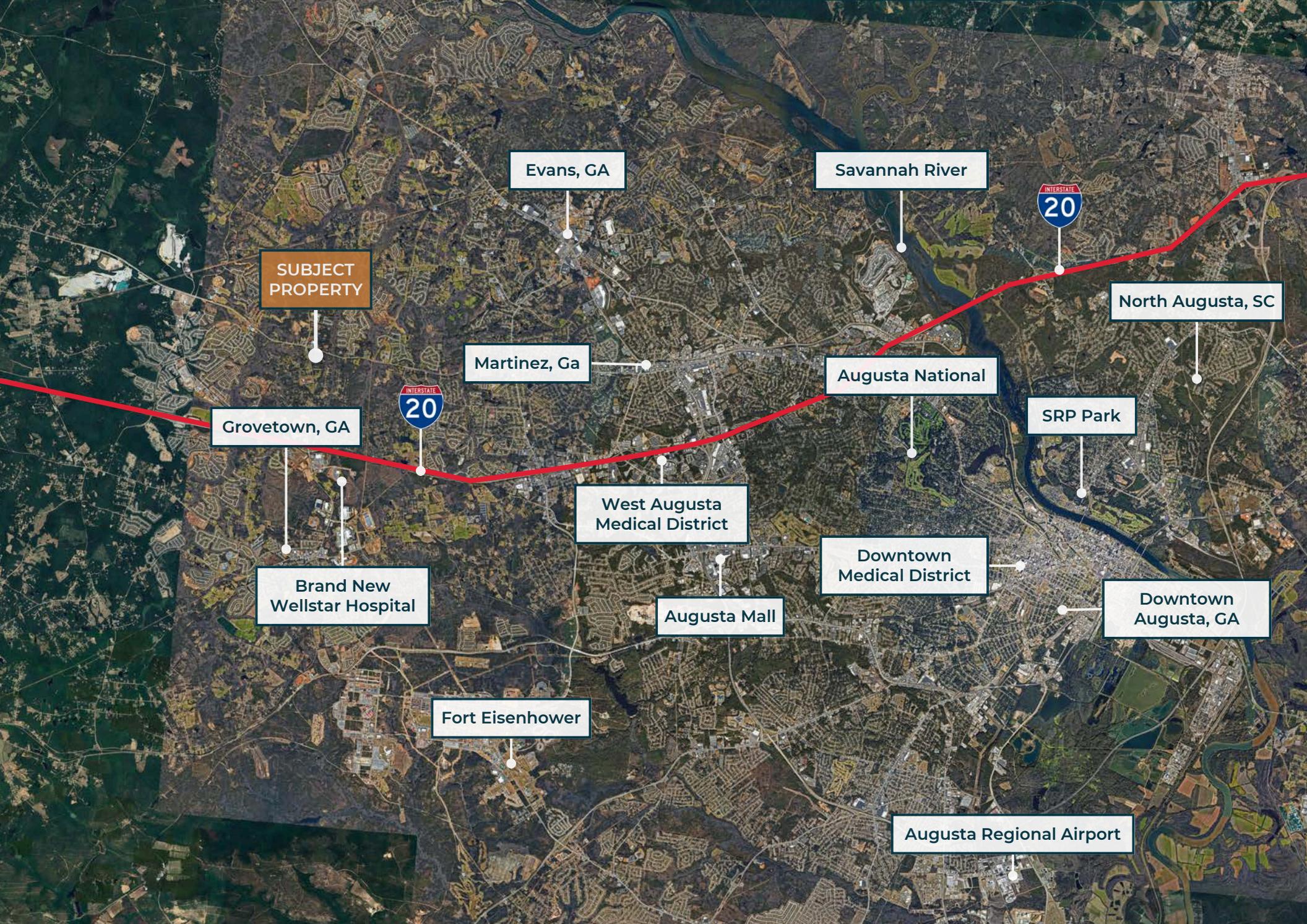
PAD 2
1.10 ACRE

PAD 1
1.60 ACRE

Parker's
kitchen

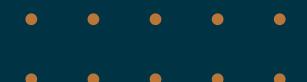
COLUMBIA RD
14,700 VPD





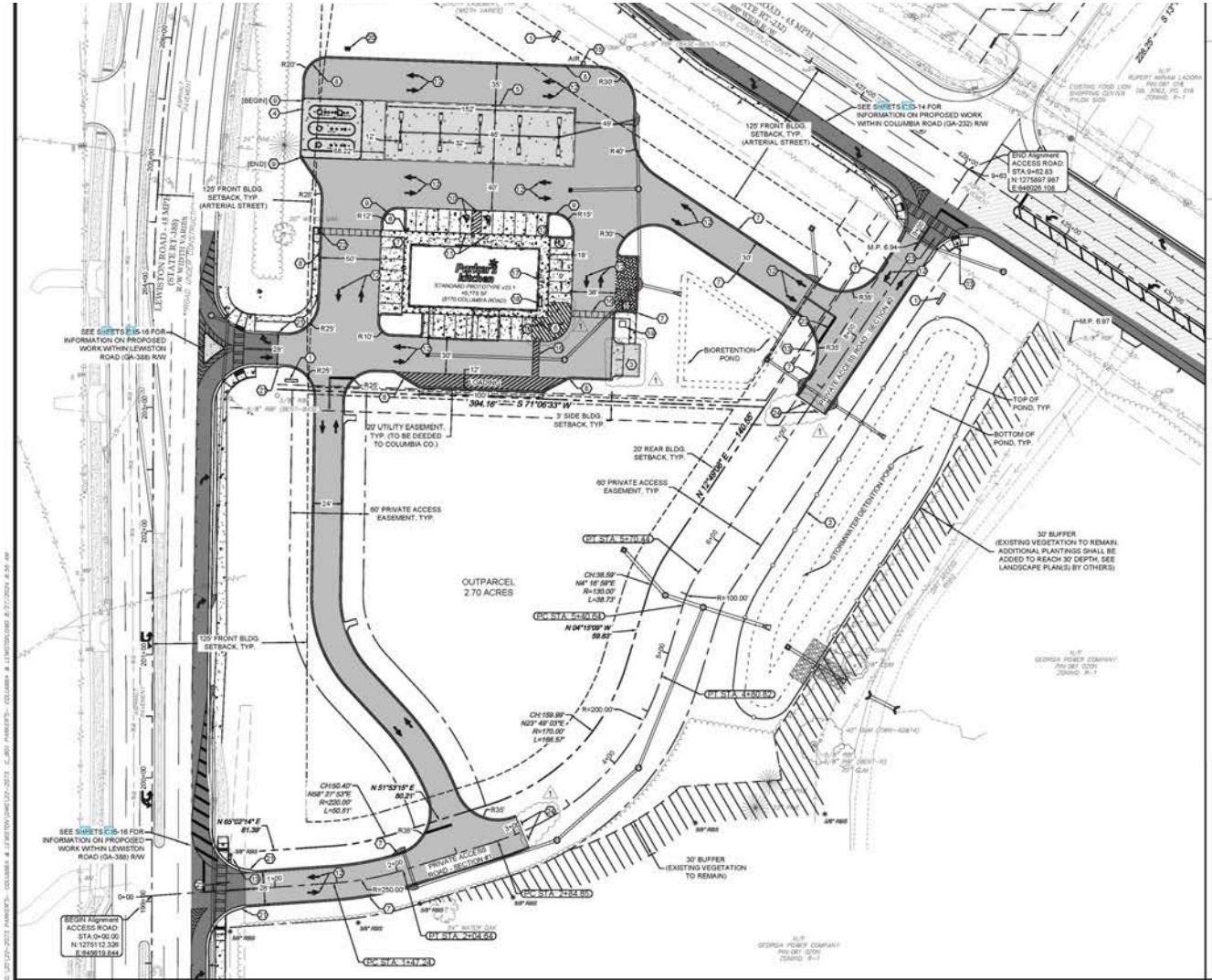


SITE MAPS

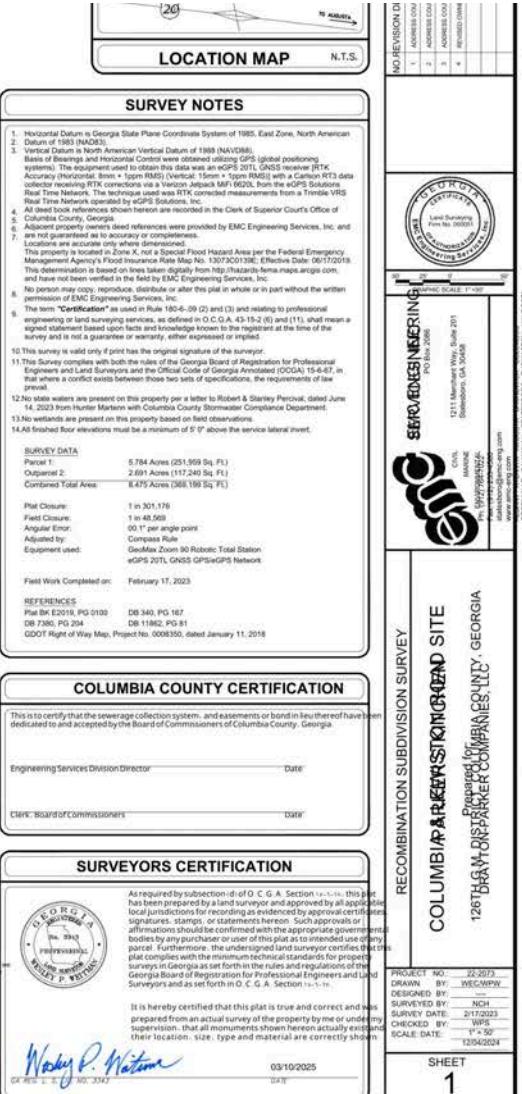
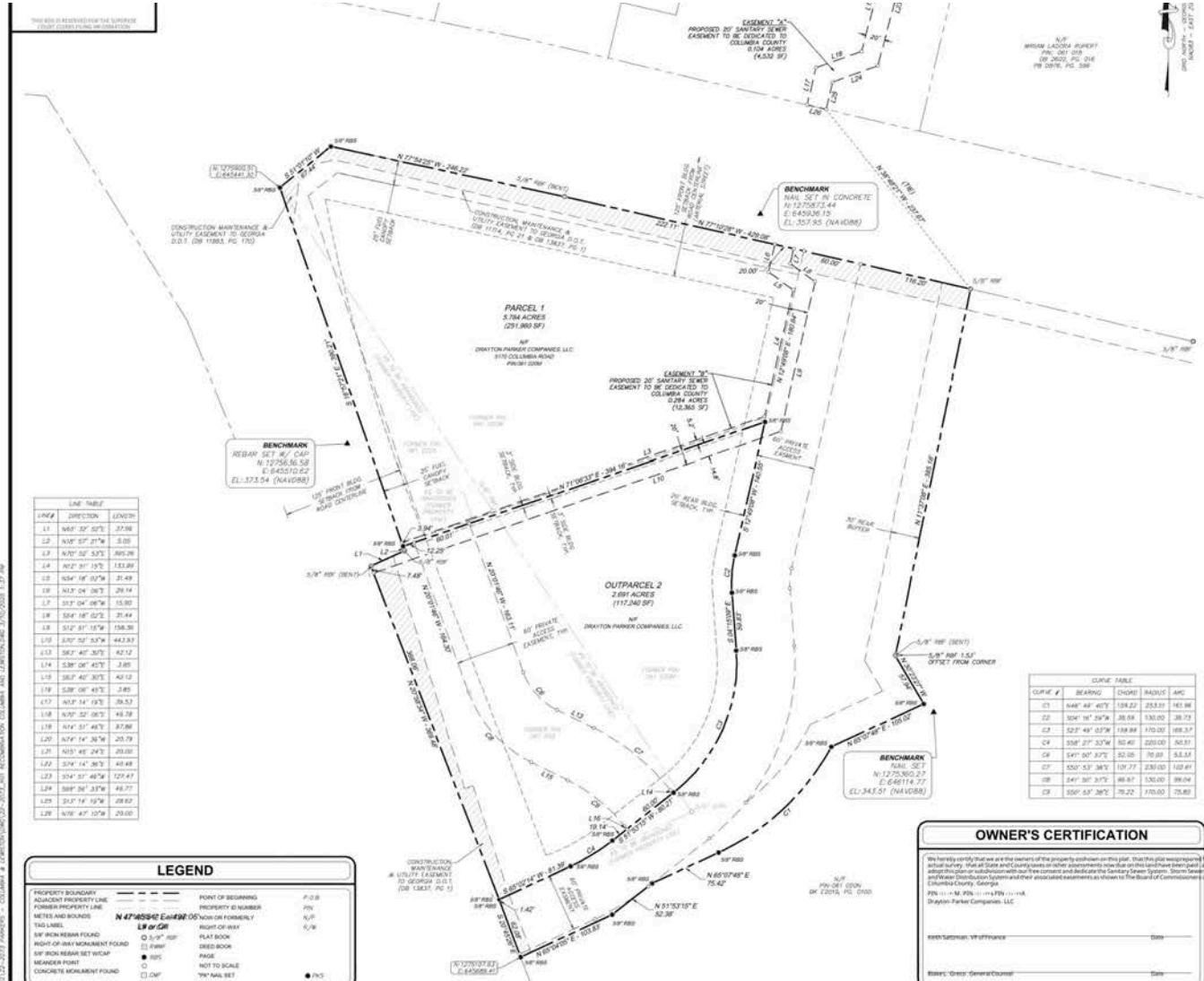


2 PAD READY RETAIL SITES

SITE PLAN



2 PAD READY RETAIL SITES **SURVEY**



2 PAD READY RETAIL SITES ACCESS MAP



2 PAD READY RETAIL SITES ZONING MAP



2 PAD READY RETAIL SITES

UTILITIES MAP





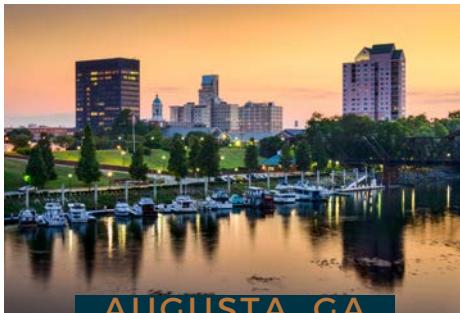
AREA OVERVIEW



WHY? AUGUSTA

OVERVIEW

The Central Savannah River Area (CSRA) which includes Augusta, GA, Aiken, SC and more, 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 the CSRA.**



AUGUSTA, GA



AIKEN, SC



MASTERS

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



A WELL CONNECTED CITY

Few places are as ideally located as The CSRA. It 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.



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 the CSRA 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, complementing the low cost of living and doing business in Augusta.

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 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 indicating the attraction of investment.



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

**For inquiries,
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