



AVAILABLE

±4,940 SQFT CLASS A RETAIL/SHOWROOM SPACE

AUGUSTA, GA



2501 REYNOLDS INDUSTRIAL RD, AUGUSTA, GA

- Located @ I-20, off primary thoroughfare (30K+ VPD)
- ±4,940 Class A Showroom/Retail Space
- Built in 2016 w/ Only Two Previous Occupants



FINEM
GROUP
MEYBOHM COMMERCIAL

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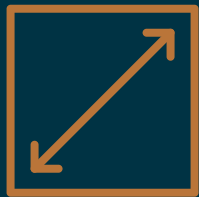
EXECUTIVE OVERVIEW



INVESTMENT HIGHLIGHTS



\$799,000
Ask Price



±4,940
Square Feet



2016
Year Built

INVESTMENT HIGHLIGHTS

Perfect Owner/User Opportunity

The Subject Property is being marketed for sale vacant which presents a great opportunity for an owner/user to use the property for their own business needs. It could also be a good chance for an investor to buy it vacant and lease it up with their own tenant.

Recently Built Building

The building was built in 2016 and was previously home to Prestige Appliance and Jake's Fireworks. This property presents an ideal opportunity to own a building with limited upkeep and renovation costs due to its age and condition.

Key Augusta Crossroads Location

This property is located on Riverwatch Parkway, right off I-20 exit 200. It is the last exit before crossing the Savannah River and heading into South Carolina. The next exit over is Washington Rd which is the main thoroughfare in Augusta, GA.

Premium Location

Along with its access to I-20, it is located off of Riverwatch Pkwy which is one of the main roads going from Downtown Augusta to the suburbs of Columbia County. It has visibility to over 30,000 VPD on Riverwatch Pwky and is located less than a mile from the new Village at Riverwatch Development which consists of Costco, Top Golf, Dave and Busters, brand-new apartments, and more.

Perfect Retail/Showroom Space

The property is perfectly set up for a retail/showroom space. It has a very open setup with almost no walls or dividers besides the bathrooms. It could be the perfect place for a furniture, mattress, appliance, thrift, or clothing store. It could also make a great restaurant space or urgent care with some additional buildout.

INVESTMENT DESCRIPTION

The Finem Group at Meybohm Commercial is proud to exclusively present this ±4,940 retail/showroom space. Built in 2016, it has been the home to Prestige Appliance and Jake's Fireworks. It is located on Reynolds Industrial Road adjacent to Waffle House and with road frontage to Riverwatch Pkwy (30,100). Additionally, it is located right off the I-20 exit with visibility to over 59,400 VPD.

With its current layout, it works perfectly as a showroom for a furniture store or clothing store. It could also make a great restaurant, urgent care, or eye care with a little bit of buildout.

PROPERTY DETAILS

<p>Address 2501 Reynolds Industrial Rd Augusta, GA 30907</p> 	<p>Tax Parcel ID # 007-0-002-02-0</p> 
<p>Property Access Full Motion on Reynolds Industrial Rd</p> 	<p>Property Zoning B-2</p> 
<p>3 Mile Population 40,084</p> 	<p>3 Mile MHI \$36,411</p> 



LOCATION SUMMARY

The property is located in Augusta, GA on Reynolds Industrial Rd and it faces Riverwatch Pkwy (30,100). It is located right off the last I-20 exit before going into South Carolina and over 59,000 VPD drive past the exit.

It is located adjacent to Waffle House and is across the street from Wendy's and PJ Fresh Marketplace. It is also only 0.7 miles from the brand-new Village at Riverwatch which consists of Costco, Top Golf, Dave and Busters, brand-new apartments, and more.



PROPERTY PICTURES

JAKES FIREWORKS

2501

FAMILY OWNED & OPERATED FOR MORE THAN 60 YEARS

PROUDLY BEARING THE WORLD CLASS FIREWORKS AWARDS

NO SMOKING





JAKES FIREWORKS

2501

WARNING
FOR YOUR
SAFETY
NO FIREWORKS
DISCHARGE
WITHIN 300 FT

NO FIREWORKS
DISCHARGE
WITHIN 300 FT

FIREWORKS
NO SMOKING
OR VAPING











FLOOR PLAN



LOCATION OVERVIEW



The Village At Riverwatch



The Highland Apartments

The Glen at Alexander Apartments

The Turn Apartments

I-20 60,400 VPD



I-20 59,400 VPD



Waffle House

5,140 VPD



Riverwatch Pkwy 30,100 VPD

Site





Weinberger's Furniture and Rug Outlet



WYNDHAM HOTELS & RESORTS



Site

Riverwatch Pkwy 30,100 VPD





Savannah River

Cabela's

COSTCO WHOLESALE

TOPGOLF

DAVE & BUSTERS

Pilot

Brand New Class A Apartments

Site

YOUR PIE

GIC GATEWAY

Waffle House

Brand New Class A Apartments

goodwill

Applebee's

BONEFISH GRILL

HomeGoods

TEXAS COUNTRY

Mercedes-Benz of Atlanta

Chick-fil-A

Doc's Porchside

K

ZAXBY'S

TIDAL WAVE

LIDL

Arby's

WHOLE FOODS

OUTBACK STEAKHOUSE

Jason's Deli

RED LOBSTER

Kroger

TAKE 5

Checkers

Starbucks

K

McDonald's

TACO BELL

WENDELL'S

Publix

PEPBOYS AUTO

Diablo's

DUNKIN' DONUTS

COOK-OUT

IBONZ

CARRABBA'S ITALIAN GRILL

Walgreens

Olive Garden

MASTERS TOURNAMENT

Waffle House

PND

metro

FINEM GROUP
MENBOHM COMMERCIAL

RETAIL/SHOWROOM SPACE / OFFERING MEMORANDUM

DEMO-
GRAPHICS





Key Facts

3 Mile Radius

KEY FACTS

42,673

Population

39.8

Median Age

4%

No High School Diploma



19%

High School Graduate



28%

Some College



49%

Bachelor's/Grad /Prof Degree

2.2

Average Number of Kids

\$69,455

Median Household Income

BUSINESS



1,461

Total Businesses



15,266

Total Employees

EMPLOYMENT



White Collar

73.3%



Blue Collar

12.6%



Services

14.2%

2.4%

Unemployment Rate

INCOME



\$69,455

Median Household Income



\$51,284

Per Capita Income



\$161,335

Median Net Worth



93

Number of Restaurants



Key Facts

10 Min Drive Time

KEY FACTS

89,342

Population

39.4

Median Age

6%

No High School Diploma



28%

Some College



44%

Bachelor's/Grad /Prof Degree

2.2

Average Number of Kids

\$66,472

Median Household Income

21%
High School Graduate

BUSINESS

EMPLOYMENT



4,950

Total Businesses



82,907

Total Employees



White Collar



Blue Collar



Services

69.2%

15.3%

15.4%

3.1%

Unemployment Rate

INCOME



\$66,472

Median Household Income



\$44,673

Per Capita Income



\$134,817

Median Net Worth



324

Number of Restaurants

AREA OVERVIEW

Augusta, GA

RETAIL/SHOWROOM SPACE / OFFERING MEMORANDUM

THE CSRA OVERVIEW



622,275
CSRA Population



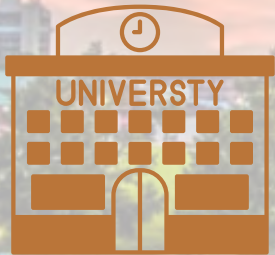
\$61,473
CSRA Med. Income



\$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**



amazon



Health
AUGUSTA UNIVERSITY

JOHN DEERE



TaxSlayer



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



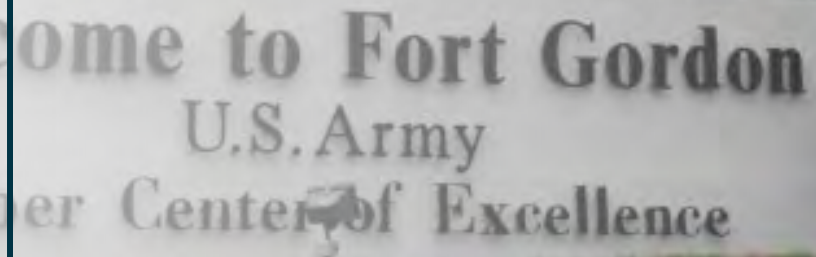
3.5%

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.



Welcome to Fort Gordon
U.S. Army
Cyber Center of Excellence



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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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.



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.



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.



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!



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.



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.