



±4,656 SF MEDICAL OFFICE MEDICAL DISTRICT

2101 CENTRAL AVE, AUGUSTA, GA



PROPERTY DETAILS

Size:	±4,656 SF	Year Built:	1983
Sale Price:	\$850,000	Building Class:	B
Price/SF:	\$183/SF	Exam Rooms:	11
Lease Rate	\$17.50	MD Offices:	5
Lease Type:	NNN	Parking Spaces:	23

OFFERING MEMORANDUM

SPACE SIZE: 4,656 SF

AVAILABLE FOR SALE OR LEASE

LOCATED IN CLOSE PROXIMITY TO AU, VA, & PIEDMONT



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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

POINT OF CONTACT



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EXECUTIVE SUMMARY



MEDICAL OFFICE BUILDING

WHY THIS SPACE?



OFFICE TYPE

Medical Office Building



4,656 SQUARE FEET

Building Size



HIGH QUALITY BUILDING

Well-Maintained Building



PROXIMAL TO MEDICAL HUB

4.7 Miles to Medical District



EXAM ROOMS

11 Exam Rooms



PROVIDER OFFICE

5 Provider Offices



PARKING SPACES

24 Parking Spaces

OFFERING DETAILS

Address:	2101 Central Ave, Augusta, Ga
Building Size:	4,656 SF
Sale Price:	\$850,000
Lease Rate:	\$17.50
Lease Type:	NNN

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present ±4,656 square feet of medical office space for lease at 2101 Central Avenue in Augusta, GA. Formerly home to Midtown Surgical Specialists, this two-story office is fully built out for medical use, with eleven exam rooms on the ground floor. Three of these offices have sinks. There is a combination of MD offices, a break room, and a few support offices on the second floor.

The space is move in ready and has a new roof. Zoned B-1 in Richmond County, the building features a side entrance providing potential for separate upper-floor access or multi-tenant use. With 23 parking spaces including ADA access, this site offers strong visibility at the corner of Central Avenue and Cobb Street in the heart of Augusta's medical district.

Situated in the Summerville neighborhood, this property lies within Augusta's established medical corridor. Located approximately 1.2 miles from Augusta University Health, 2.3 miles from Piedmont Augusta, and less than a mile from Piedmont's Summerville Campus, the site also offers proximity to the VA's Uptown Medical Center. The corner location at Cobb and Central provides easy access to major arterial roads serving the broader Augusta market, making it ideal for medical practitioners seeking regional connectivity and patient accessibility.

±4,656 SF MEDICAL OFFICE BUILDING

FIRST FLOOR - FLOOR PLAN



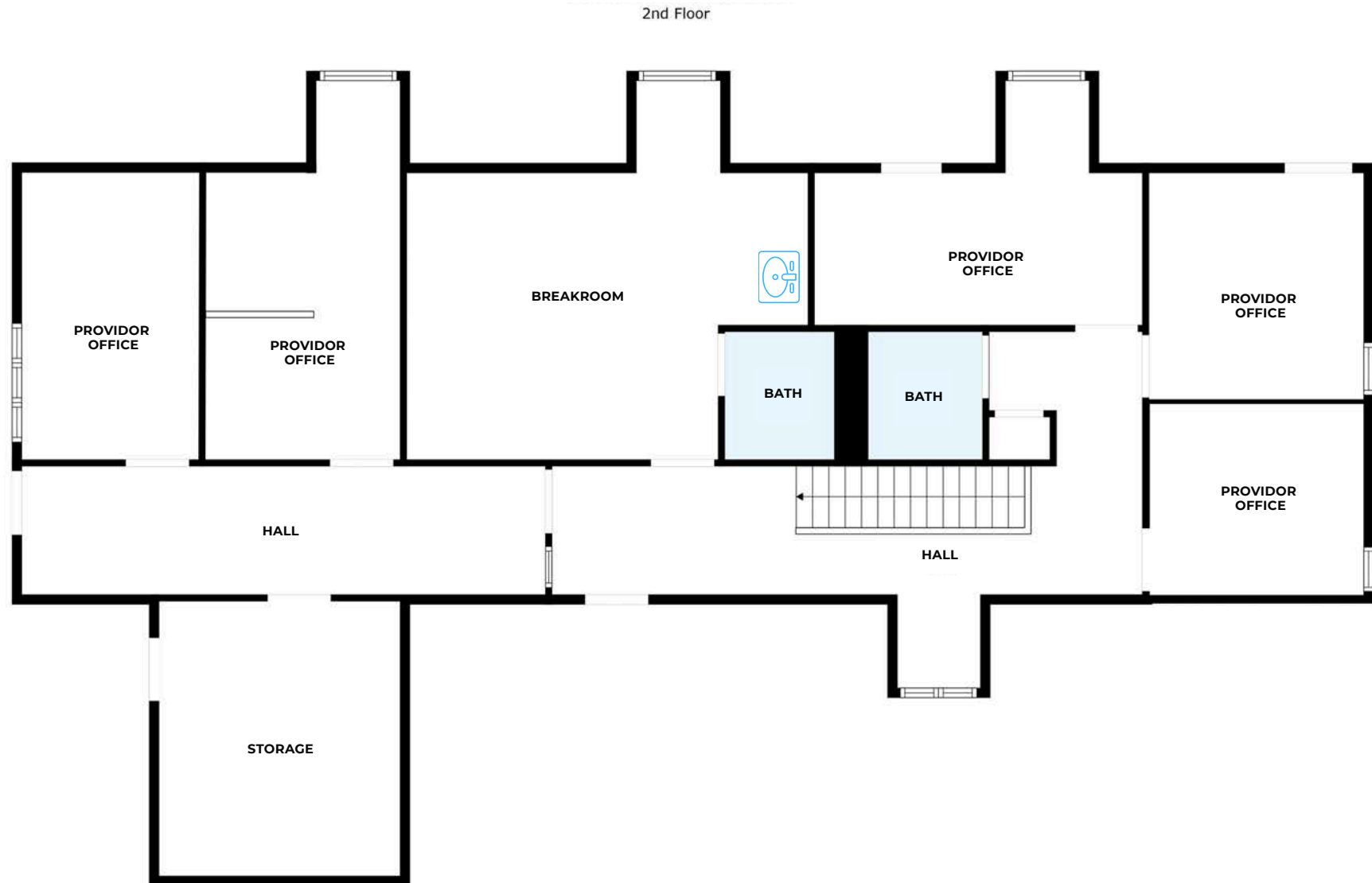
±4,656 SF MEDICAL OFFICE BUILDING

FIRST FLOOR - DOLLHOUSE VIEW



±4,656 SF MEDICAL OFFICE BUILDING

SECOND FLOOR - FLOOR PLAN



±4,656 SF MEDICAL OFFICE BUILDING

SECOND FLOOR - DOLLHOUSE VIEW



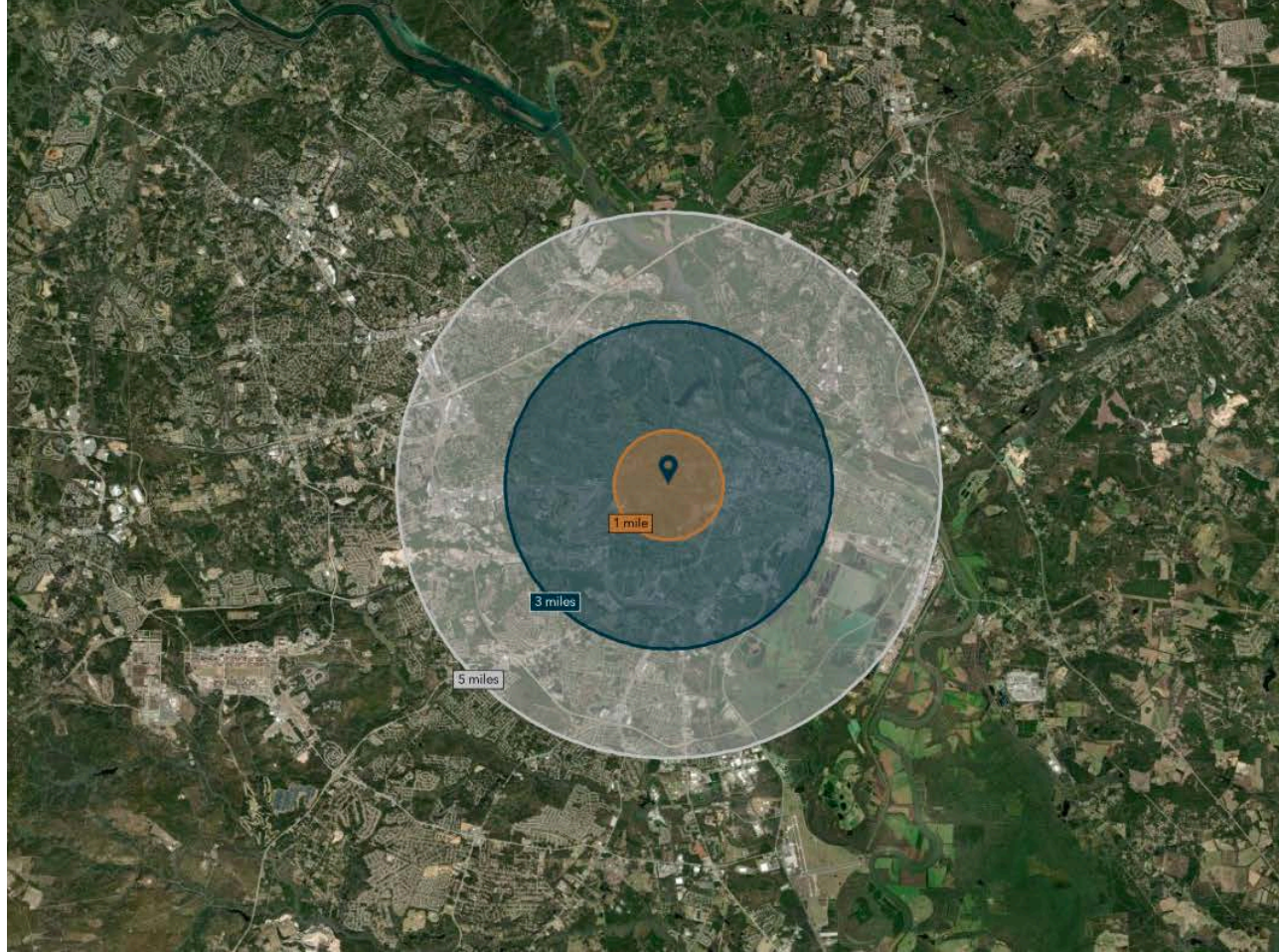
LOCATION OVERVIEW

HIGH TRAFFIC TRADE AREA



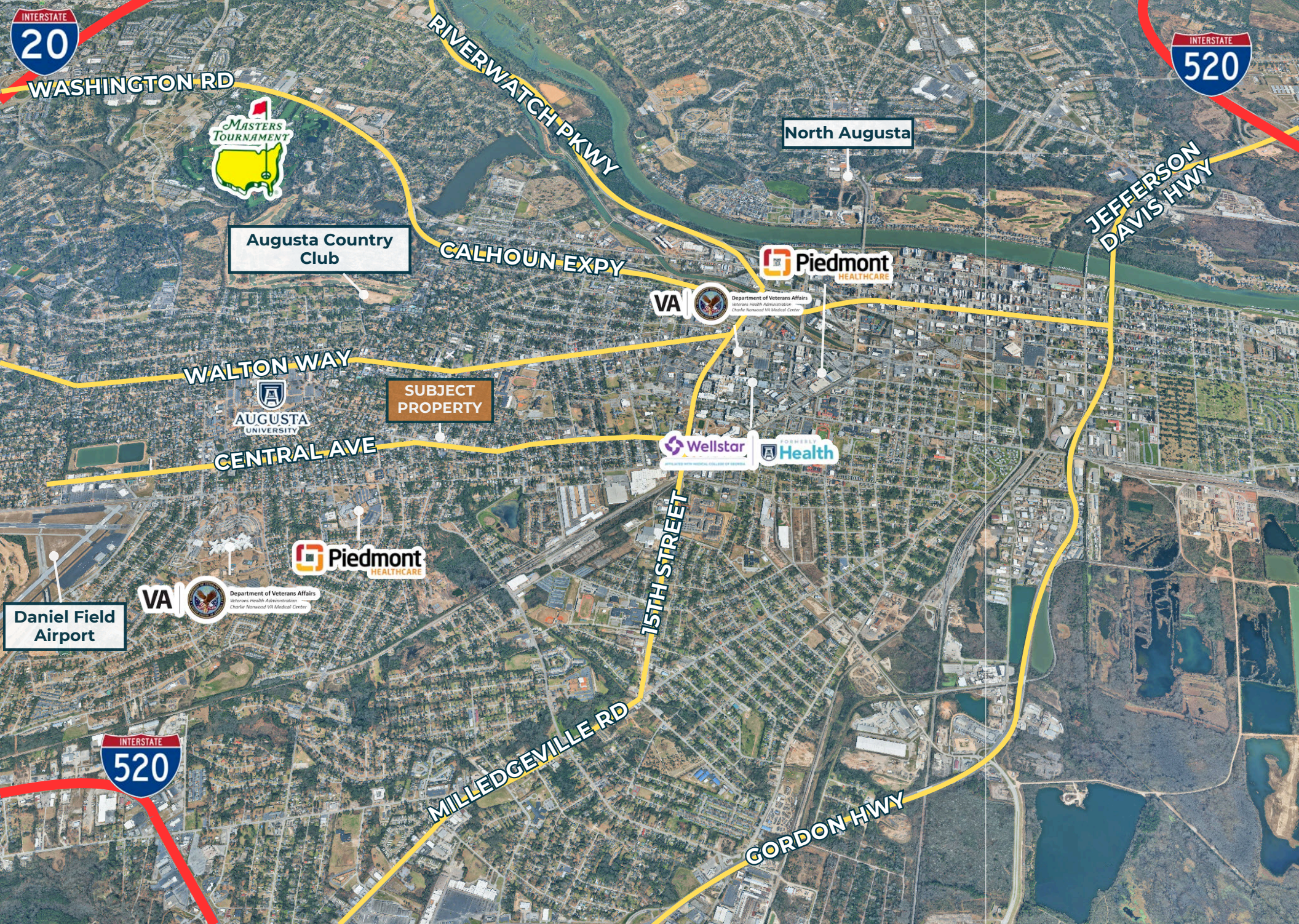
NOTABLE FEATURES WITHIN A 3 MILE DRIVE TIME

Summerville Neighborhood	0.6 Miles
Piedmont Summerville ER	0.7 Miles
Augusta University Summerville Campus	0.7 Miles
AU Health Center	1.2 Miles
VA Uptown Medical Center	1.2 Miles
Piedmont Hospital	2.3 Miles
Forest Hills Neighborhood	2.4 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	8,804	55,073	130,225
Median HH Income	\$52,649	\$45,362	\$53,285
Households	4,124	25,018	59,717









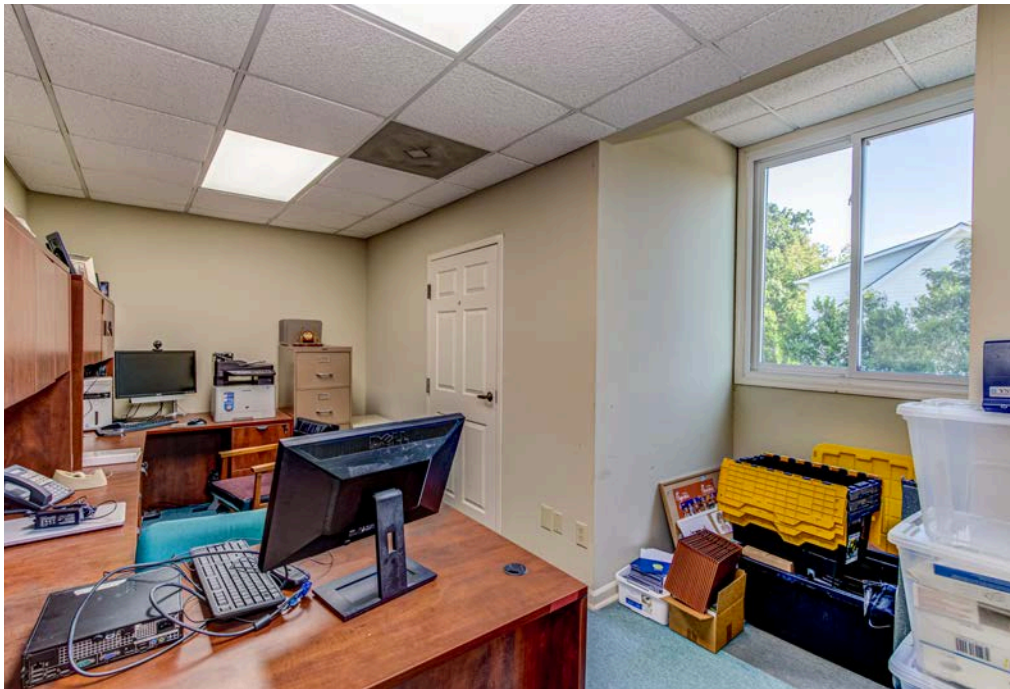














AREA OVERVIEW



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

4,656 SF MEDICAL OFFICE BUILDING

A MEDICAL HUB

The Central Savannah River Area (CSRA), anchored by Augusta, Georgia, serves as a leading regional center for healthcare, medical education, and biomedical research in the southeastern United States. The region is home to a robust network of hospitals, specialty care centers, and academic institutions that collectively provide critical services to a multi-county area spanning both Georgia and South Carolina.



MAJOR HEALTH CARE INSTITUTIONS

Augusta University Health: A comprehensive academic health center affiliated with Augusta University, which houses the Medical College of Georgia (MCG), the state's only public medical school and one of the oldest and largest in the U.S. MCG trains physicians, nurses, and allied health professionals, and supports a large teaching hospital with over 600 beds.

Wellstar MCG Health Medical Center: Formerly Augusta University Medical Center, this flagship hospital serves as a Level I trauma center and offers advanced services in cancer treatment, neurology, cardiology, and transplant care.

Children's Hospital of Georgia: A 154-bed facility affiliated with MCG, providing the region's most comprehensive pediatric care.

Piedmont Hospital (formerly University Hospital): A key non-profit hospital serving the area since 1818. With multiple campuses, it delivers general acute care, oncology, and cardiac services.

Charlie Norwood VA Medical Center: A two-campus Veterans Affairs hospital serving over 50,000 veterans annually across Georgia and South Carolina.

Doctors Hospital of Augusta (HCA Healthcare): A for-profit acute care facility with 350+ beds, home to the Joseph M. Still Burn Center—one of the largest in the U.S.



MEDICAL EDUCATION AND RESEARCH

Medical College of Georgia (MCG) at Augusta University: Offers MD, DMD, nursing, allied health, and biomedical PhDs. MCG supports clinical training across more than 200 sites statewide, reinforcing its role as a pipeline for Georgia's healthcare workforce.

Dental College of Georgia: The only dental school in Georgia, focusing on clinical excellence and research in oral health.

College of Nursing and College of Allied Health Sciences: Provide BSN, MSN, DNP, and various allied health programs, supplying essential talent to regional hospitals.



ECONOMIC AND WORKFORCE IMPACT

The healthcare and social assistance sector represents one of the CSRA's largest employment categories, driven by over 25,000 healthcare professionals concentrated in the Augusta Medical District.

Augusta University alone employs over 7,000 people, with medical and allied health programs contributing to both regional workforce development and national research efforts.

Collectively, the medical sector contributes an estimated \$1.8+ billion annually to the local economy, supported by an influx of patients from surrounding rural counties and neighboring states.

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