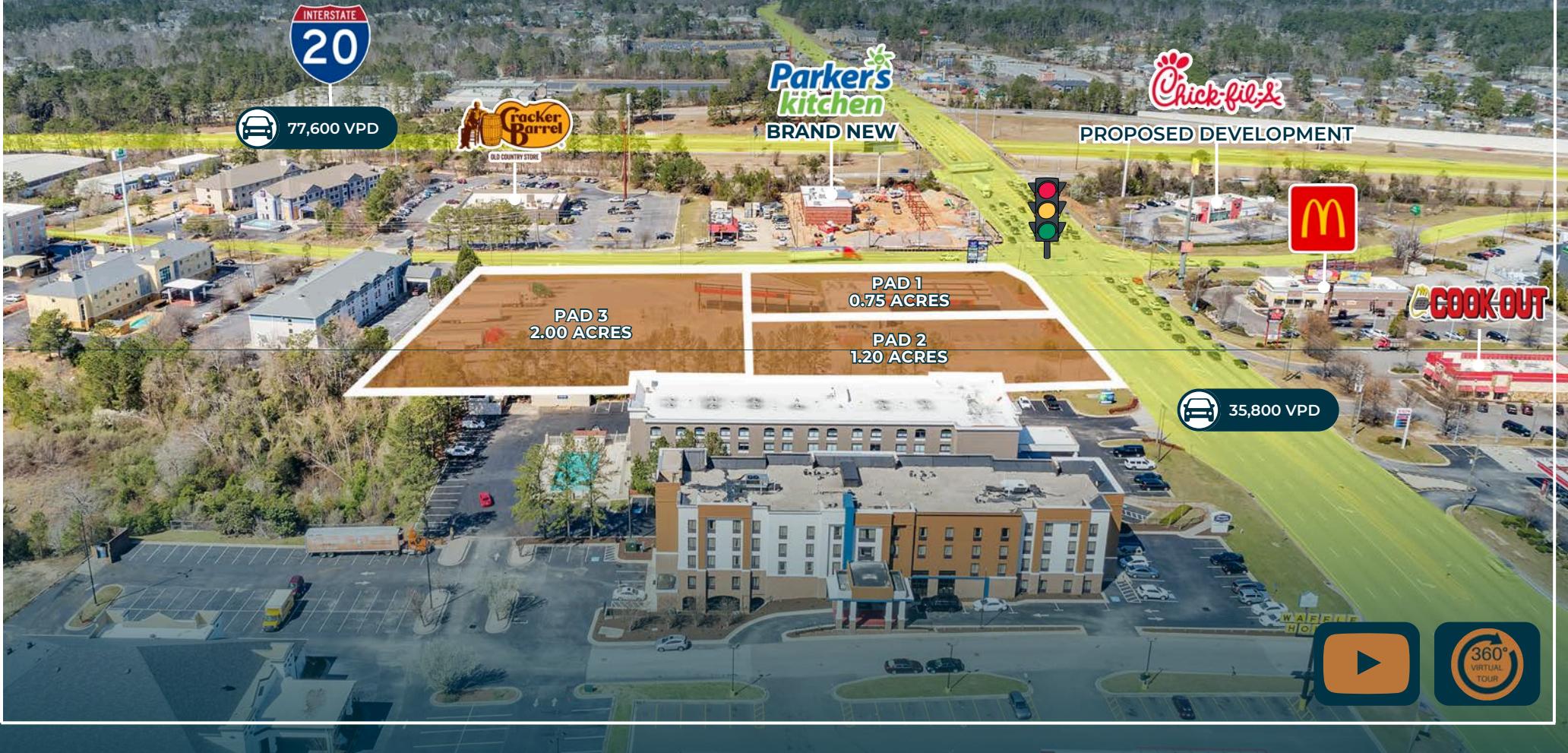




3 PRIME RETAIL PADS SIGNALIZED CORNER

4091 JIMMIE DYES PKWY, GROVERTOWN, GA 30813



PARCEL LEGEND

Lot	Size	Status	Ideal Use
1	0.75 Acres	Available	Coffee / Oil Change
2	1.20 Acres	Available	QSR / Car Wash / Bank
3	2.00 Acres	Available	Sit Down Restaurant

OFFERING MEMORANDUM

3 PREMIUM RETAIL PADS FOR LEASE
PAD READY SITES WITH FULL MOTION ACCESS
400 FEET FROM I-20 (77K VPD) | 35K VPD ON JIMMIE DYES



FINEM
GROUP
MEYBOHM COMMERCIAL

OFFERING MEMORANDUM TABLE OF CONTENTS

SECTION EXECUTIVE SUMMARY 01

SECTION SITE MAPS 02

SECTION AREA OVERVIEW 03

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

400 Feet off I-20 (77K VPD)



TRAFFIC COUNT

35,800 Vehicles Per Day



ACCESS

Full Motion & 3x RI-RO



STRONG SYNERGY

Established Retail Corridor



STRONG DEMOGRAPHICS

77K Pop. in 10 Min Drive Time



TRAFFIC SIGNAL

Signalized Intersection



ZONING

C-2 (High Commercial Zoning)

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present three pad-ready retail ground lease opportunities at the signalized intersection of Park West Drive and Jimmie Dyes Parkway, just off I-20.

Located on one of Augusta's most active commercial corridors, this 3.94-acre development site benefits from unmatched interstate visibility with 35,800 vehicles per day on Jimmie Dyes Parkway and 77,600 vehicles per day on I-20. The parcel was previously a Pilot Travel Center and is being delivered as three separate, clean, pad-ready retail sites.

- **Pad 1:** ±0.75-acre corner parcel with full-motion access off Park West Drive. Ideal for a drive-thru coffee user, oil change, or smaller format QSR or Bank.
- **Pad 2:** ±1.20-acre front-row parcel along Jimmie Dyes Parkway with full-motion access off Park West Drive. Highly visible and suitable for a quick-service restaurant.
- **Pad 3:** ±2.00-acre interior parcel with shared access and excellent exposure from I-20. Ideal for a large sit-down restaurant.

Each pad benefits from multiple access points and visibility from both Park West Drive and Jimmie Dyes Parkway. The surrounding area is anchored by national retailers including McDonald's, Cook Out, Cracker Barrel, and Parker's Kitchen, with a new Chick-fil-A coming soon.

With C-2 zoning—Columbia County's most flexible commercial classification—these sites are well positioned for retail, food service, and convenience users looking for rare interstate-adjacent locations in a high-growth corridor.

Situated just 400 feet from I-20 Exit 194 and 11 miles from Downtown Augusta, the site offers strong regional access and proximity to Fort Eisenhower's Gate 1, contributing to consistent traffic demand.

These pads represent a rare, ready-to-develop opportunity in a corridor with strong national tenancy, consistent traffic counts, and excellent site visibility.



LOCATION OVERVIEW

ESTABLISHED TRADE AREA



TRAVEL DISTANCES To Areas within the CSRA

Evans	4.3 Miles
Fort Eisenhower	4.5 Miles
Augusta	6.7 Miles
West Augusta	7.4 Miles
Riverwood	8.4 Miles
Grovetown	11.0 Miles
North Augusta	12.5 Miles
Harlem	15.3 Miles



This property offers high visibility with 35,800 VPD and is located just 400 feet from I-20 Exit 194 with 77,600 VPD, approximately 11.3 miles from Downtown Augusta. Nearby national retailers include McDonald's, Cookout, Cracker Barrel, and an under-construction Parker's Kitchen, with Chick-fil-A coming soon, and others.

The site is also near a medical office corridor with several private practices, as well as established residential communities. With proximity to both I-20 and Wrightsboro Road, the property benefits from strong regional and local connectivity.

The Greater Augusta Area exceeds 624,000 people. This growing market and established commercial corridor present strong redevelopment potential.





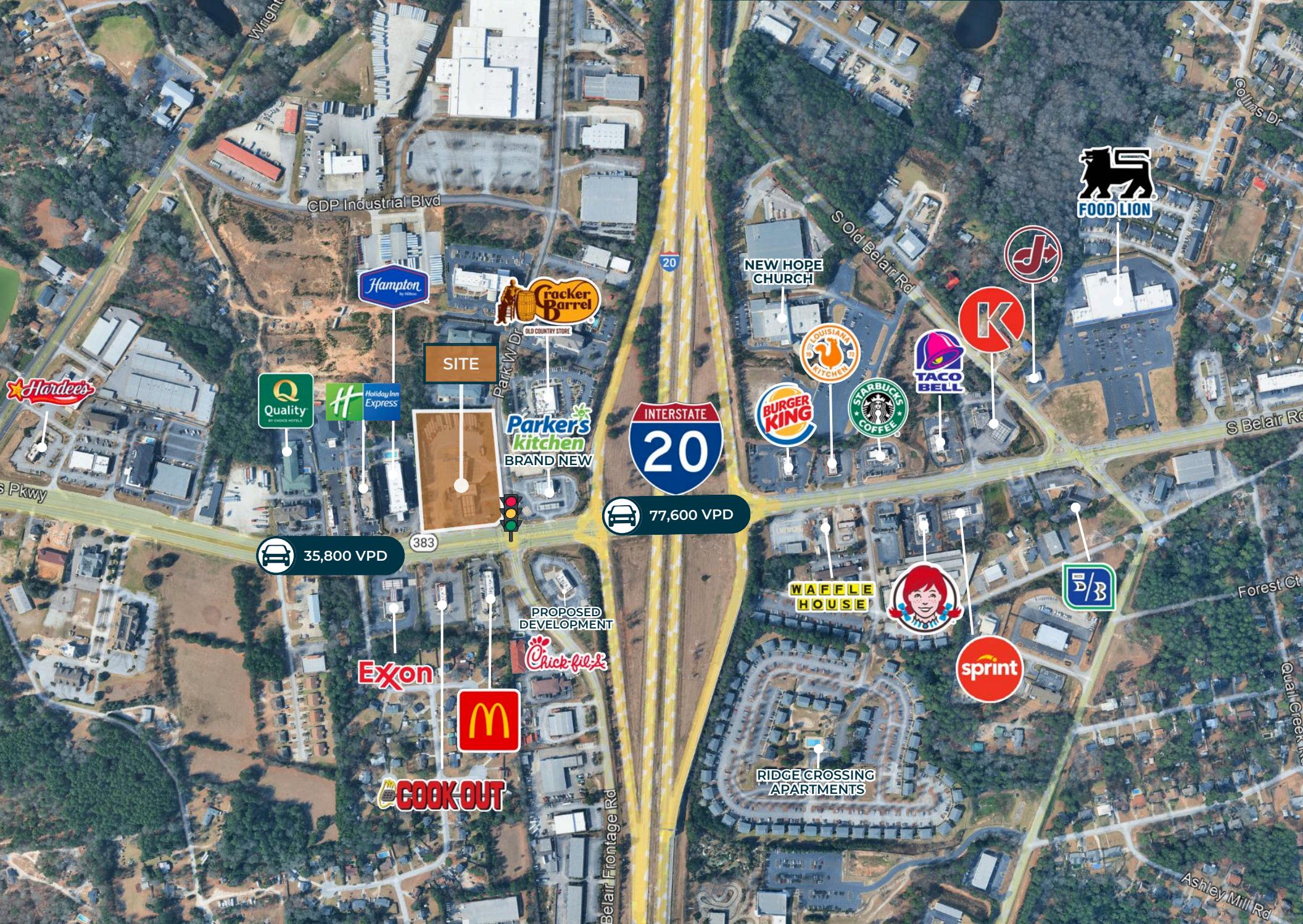




Fort Eisenhower

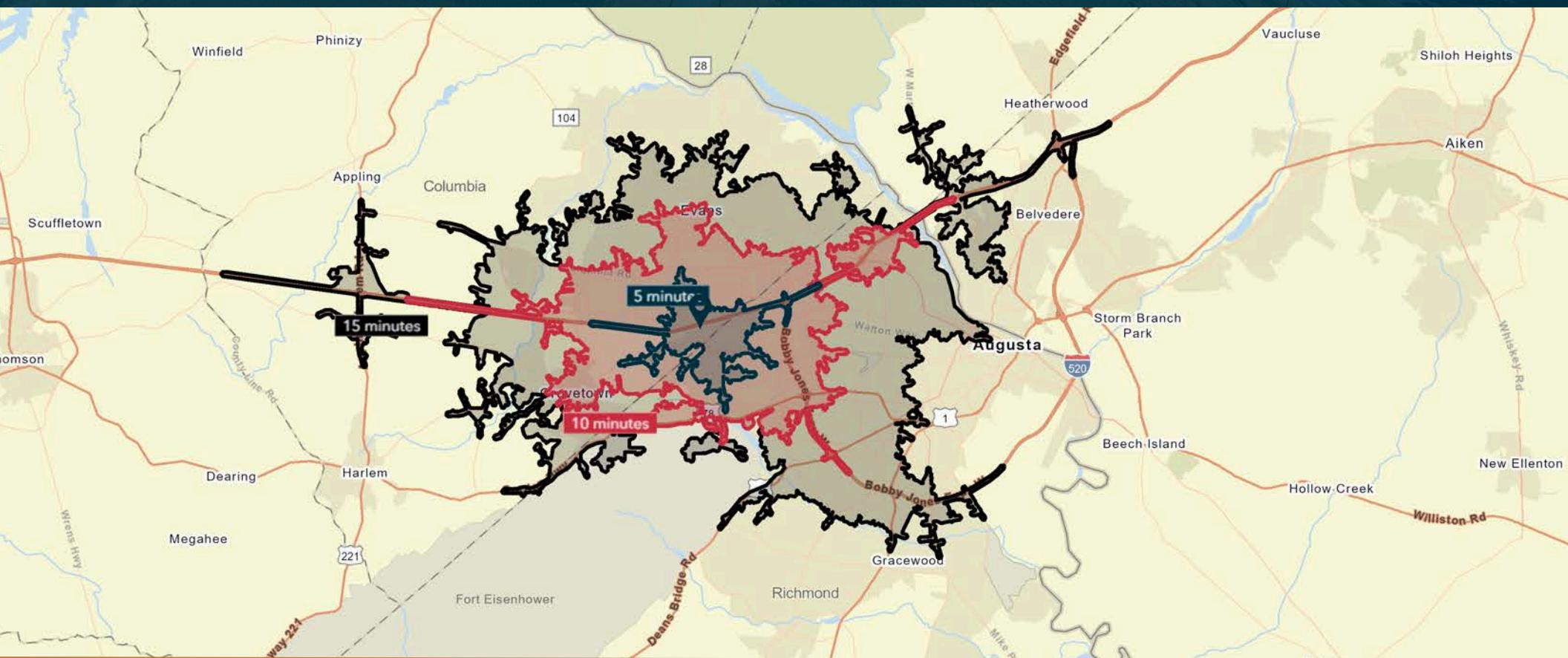


4091 JIMMIE DYES PKWY



4091 JIMMIE DYES PKWY

3 PAD READY RETAIL SITES DRIVE TIME DEMOGRAPHICS



Drive Time Radii

5 Min

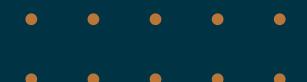
10 Min

15 Min

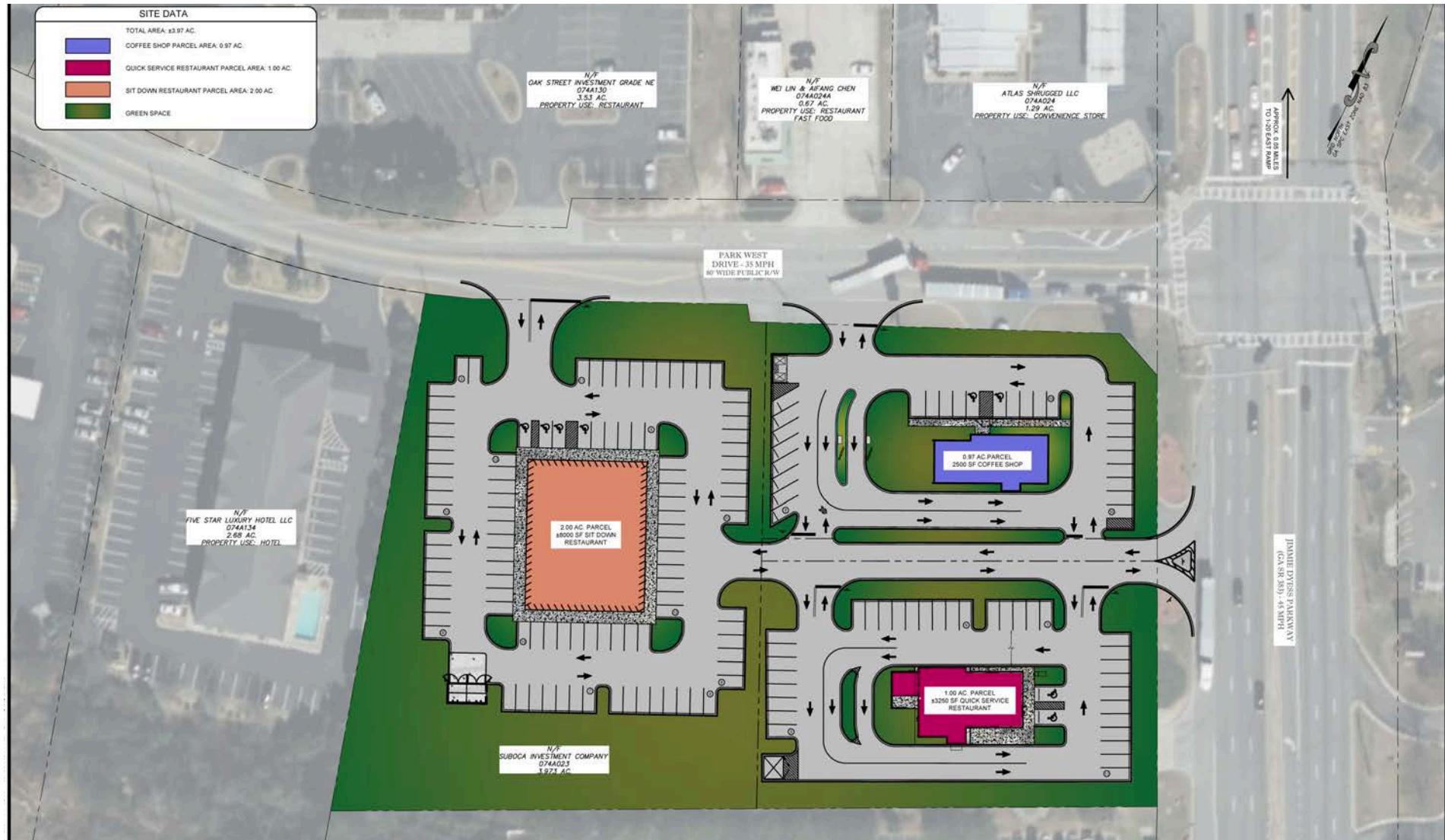
	5 Min	10 Min	15 Min
Population	7,926	77,028	226,169
Median HH Income	\$63,310	\$67,394	\$70,346
2020-2024 Growth	15%	6%	4%



SITE MAPS



±3 PAD READY RETAIL SITES CONCEPTUAL SITE PLAN



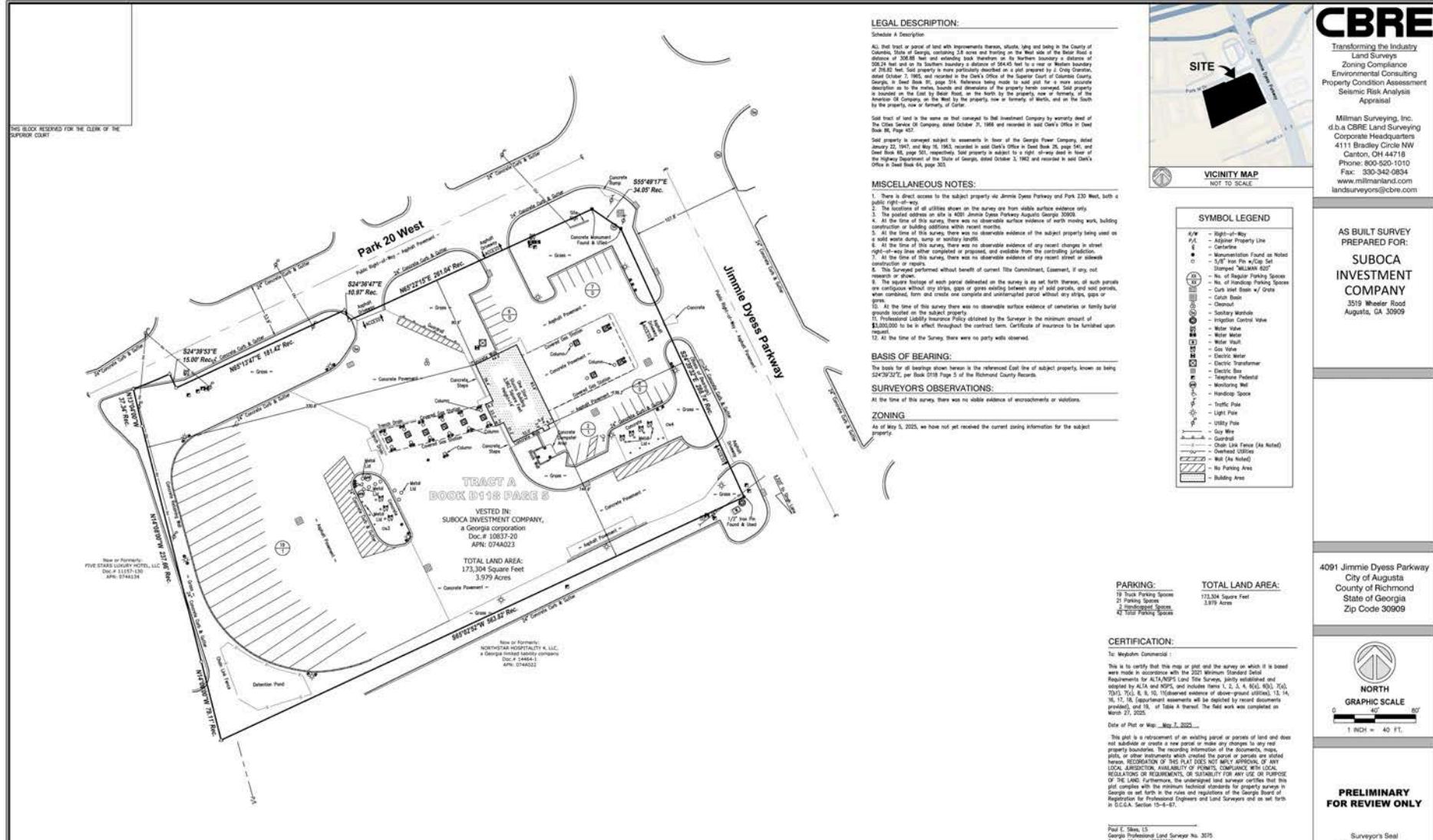
±3.94 AC I-20 CORNER ACCESS MAP



±3 PAD READY RETAIL SITES ZONING MAP



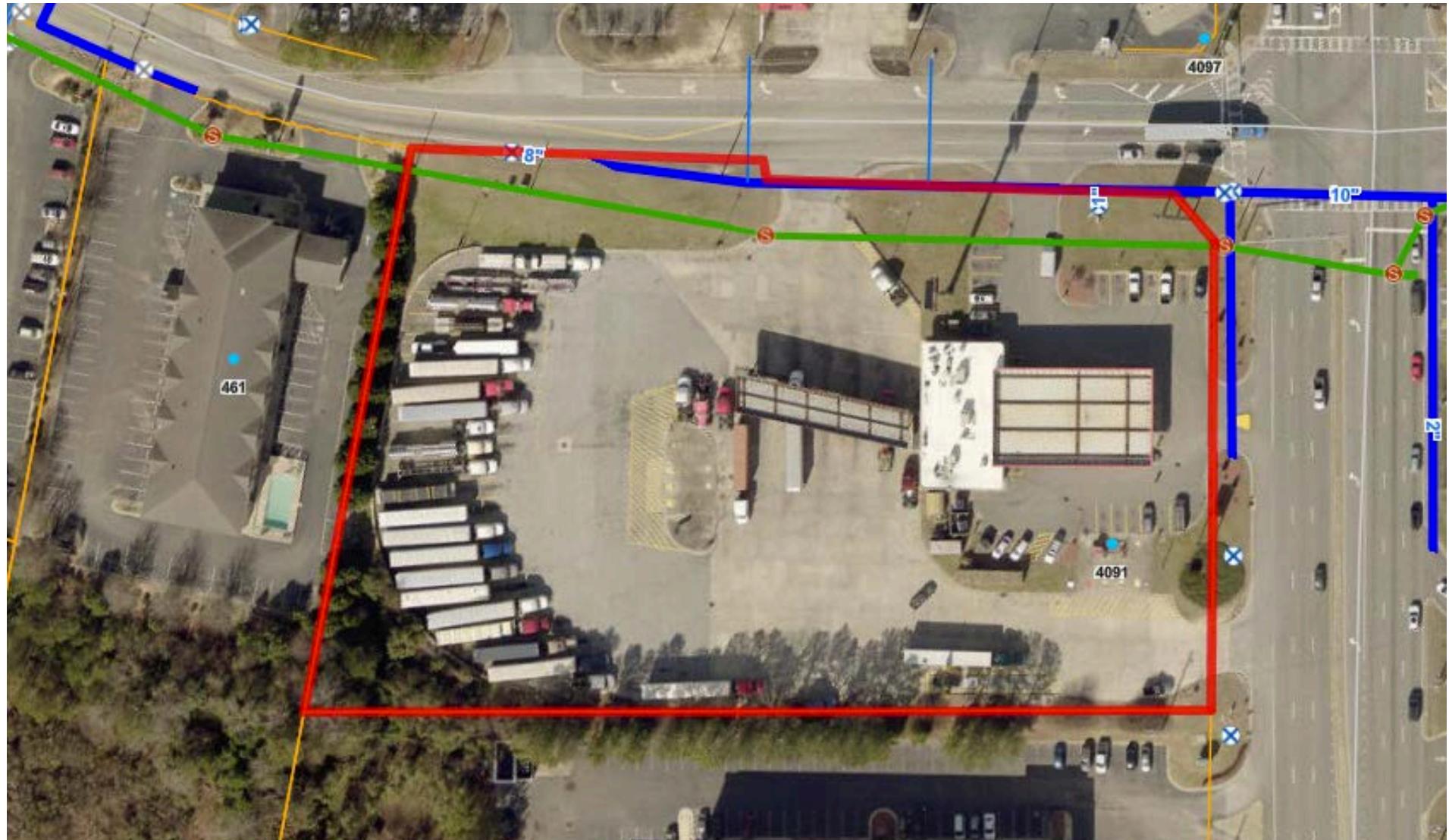
±3 PAD READY RETAIL SITES **ALTA PLAT MAP**



4091 JIMMIE DYES PKWY

±3 PAD READY RETAIL SITES

UTILITIES MAP





AREA OVERVIEW



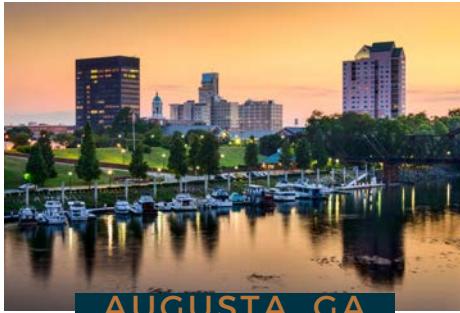
4091 JIMMIE DYES PKWY



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.



CYBER CITY

The CSRA 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 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 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 indicating 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

**For inquiries,
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