



DOWNTOWN BUILDING RESTAURANT & EVENT VENUE

15 SEVENTH STREET, AUGUSTA, GA



PROPERTY DETAILS

Sale Price:	\$940,000	Parking	24 Spaces
Building SF:	13,300 SF	Traffic Counts	4,810 VPD (Reynolds St)
Price/SF:	\$71/SF	Dining Seating:	108 & 72
Zoning:	B-2	3 Mile Population	40,269
Use Type:	Office/Restaurant/Retail	3 Mile Median Household Income	\$40,679

OFFERING MEMORANDUM

SALE PRICE: \$940,000 | \$71/SF
±13,300 SQFT DOWNTOWN BUILDING
RIVERWALK PROMENADE



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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

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EXECUTIVE SUMMARY



DOWNTOWN OPPORTUNITY

WHY THIS PROPERTY?



MULTIPURPOSE BUILDING
Bakery, Restaurant, Event Space



COMMERCIAL KITCHEN
Designated Kitchen Infrastructure



BUILDING SIZE
13,300 Square Feet



LOCATION
Riverwalk Promenade



SEATING CAPACITY
Dining: 72 & 108 | Events: 130



PARKING AVAILABILITY
24 Spaces

PROPERTY SUMMARY

Address	15 Seventh Street, Augusta, GA, 30901
Sale Price	\$940,000
Space Size	±13,300
Price/SF	\$71/SF

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present this ±13,300 SF restaurant and event facility located on Seventh Street in Downtown Augusta. This mixed use building sits on ±0.44 acres and includes 24 on-site parking spaces with alley access to Seventh Street.

Constructed in 1965 and renovated in 2004, the building retains its original, historic structure and function. Improvements made during the 2004 renovation include new HVAC, roofing, plumbing, floors, wall finishes, and kitchen systems. The facility formerly housed Mally's Bagels and Grits and originally operated as the Town Tavern, an upscale event venue and restaurant.

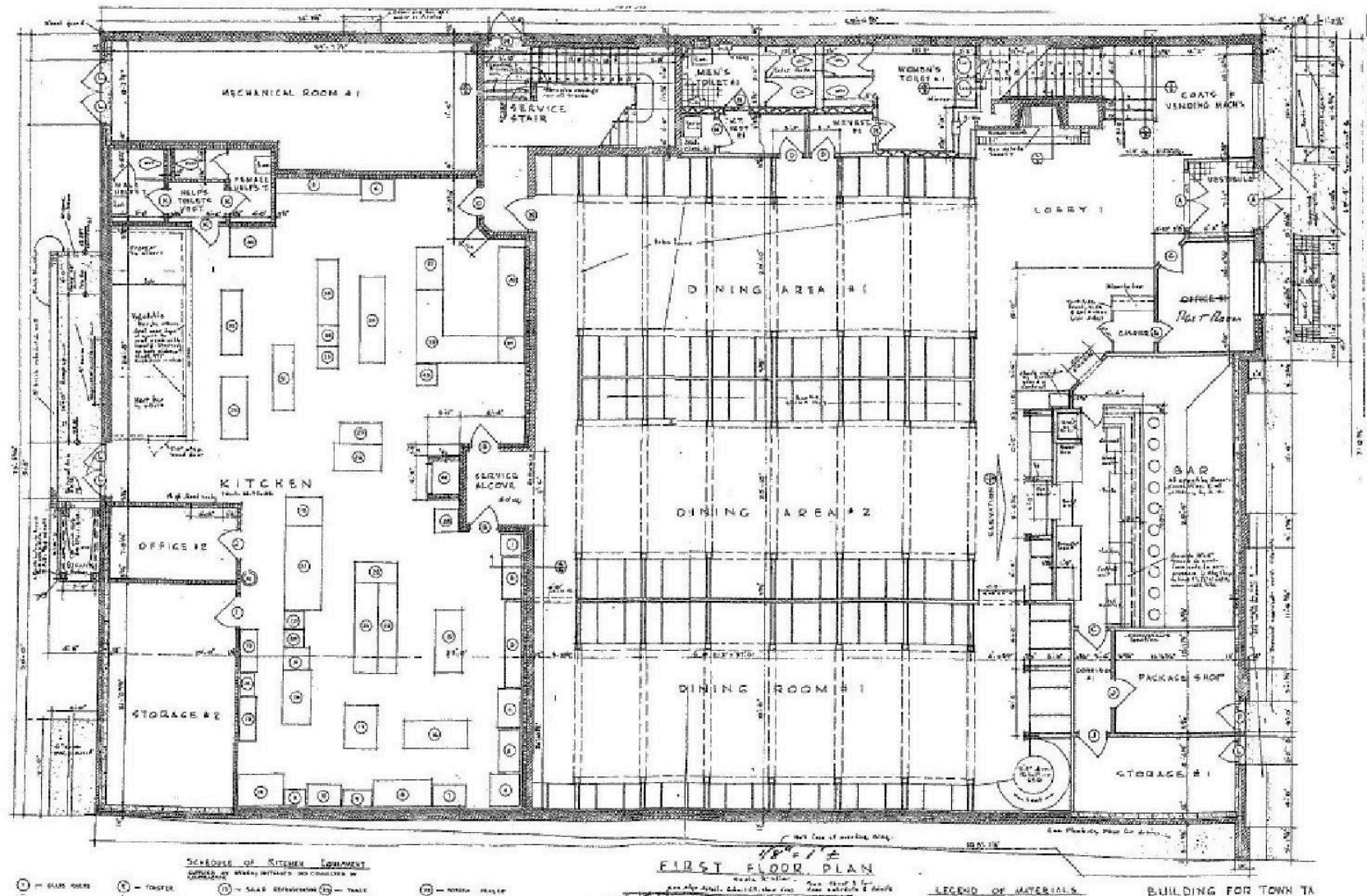
The first floor includes a deli area, two separate dining rooms (seating 72 and 108), a full commercial kitchen, two walk-in coolers, kitchen management office, delivery access, and multiple restrooms. The second floor features three meeting spaces, including the "Saint Andrews Room" with seating for 100 and the "Boardroom Lounge" with a wood-paneled bar and seating for 30–40. Additional features include two business offices, an upstairs prep kitchen with dumbwaiter access, and multiple storage areas.

This vacant building presents an excellent opportunity for restaurants, event operators, or hospitality users in Augusta's downtown.

15 SEVENTH STREET

DOWNTOWN RESTAURANT & VENUE

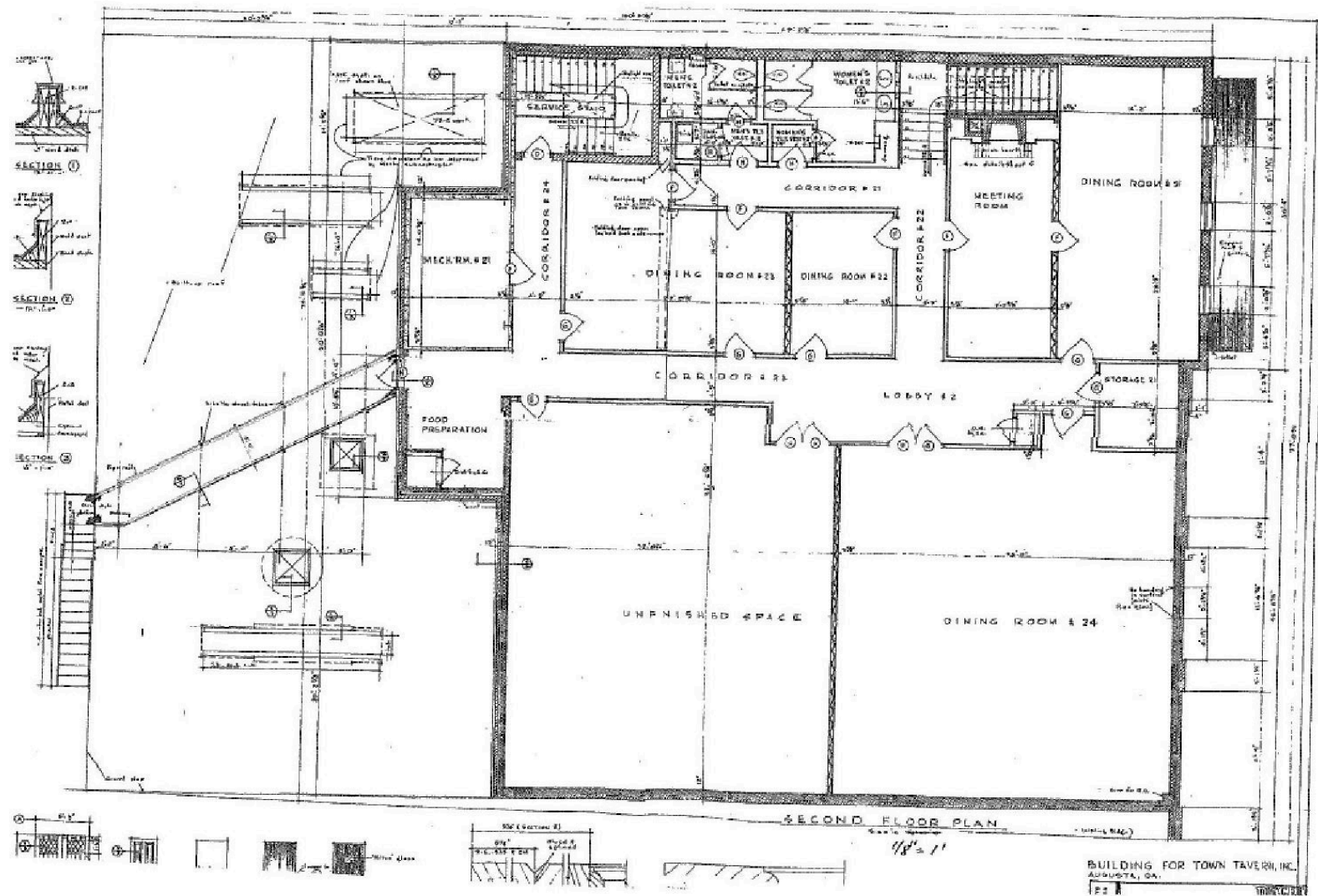
1ST FLOOR PLAN



15 SEVENTH STREET

DOWNTOWN RESTAURANT & VENUE

2ND FLOOR PLAN



LOCATION OVERVIEW

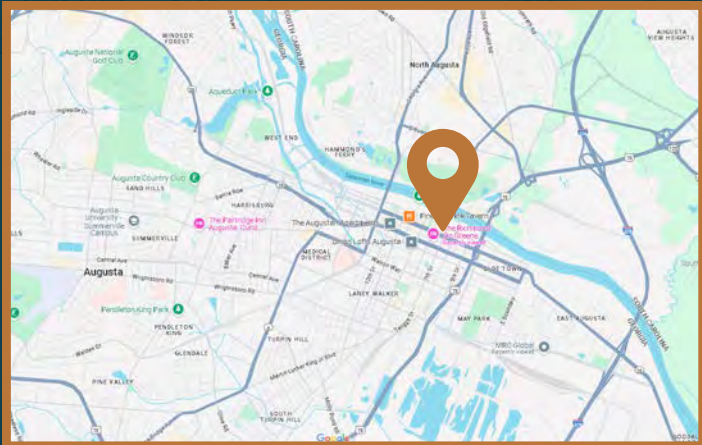
ESTABLISHED TRADE AREA



TRAVEL DISTANCES

To Areas within the CSRA

North Augusta, SC	1.7 Miles
Martinez, GA	8.7 Miles
West Augusta, GA	12.4 Miles
Evans, GA	12.2 Miles
Fort Eisenhower	13.5 Miles
Hephzibah, GA	15.6 Miles
Aiken, SC	16.9 Miles
Grovetown, GA	16.9 Miles



Located in the heart of Downtown Augusta on Seventh Street, the property is adjacent to River Place at Port Royal and Discovery Plaza, home to the Unisys Operations Center. It's walkable to the Riverwalk, Augusta Commons, and the Convention Center, as well as the new pedestrian bridge connecting to North Augusta's Greenway.

Just one block from Broad Street, the site benefits from a \$40 million revitalization project aimed at improving infrastructure, widening sidewalks, and enhancing pedestrian access—driving increased foot traffic and business activity in the area. Surrounded by restaurants, venues, offices, and hotels, this high-visibility location offers strong potential for hospitality and event users seeking a prime downtown presence.



DOWNTOWN RESTAURANT & VENUE

AERIAL MAP



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AERIAL MAP



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AERIAL MAP

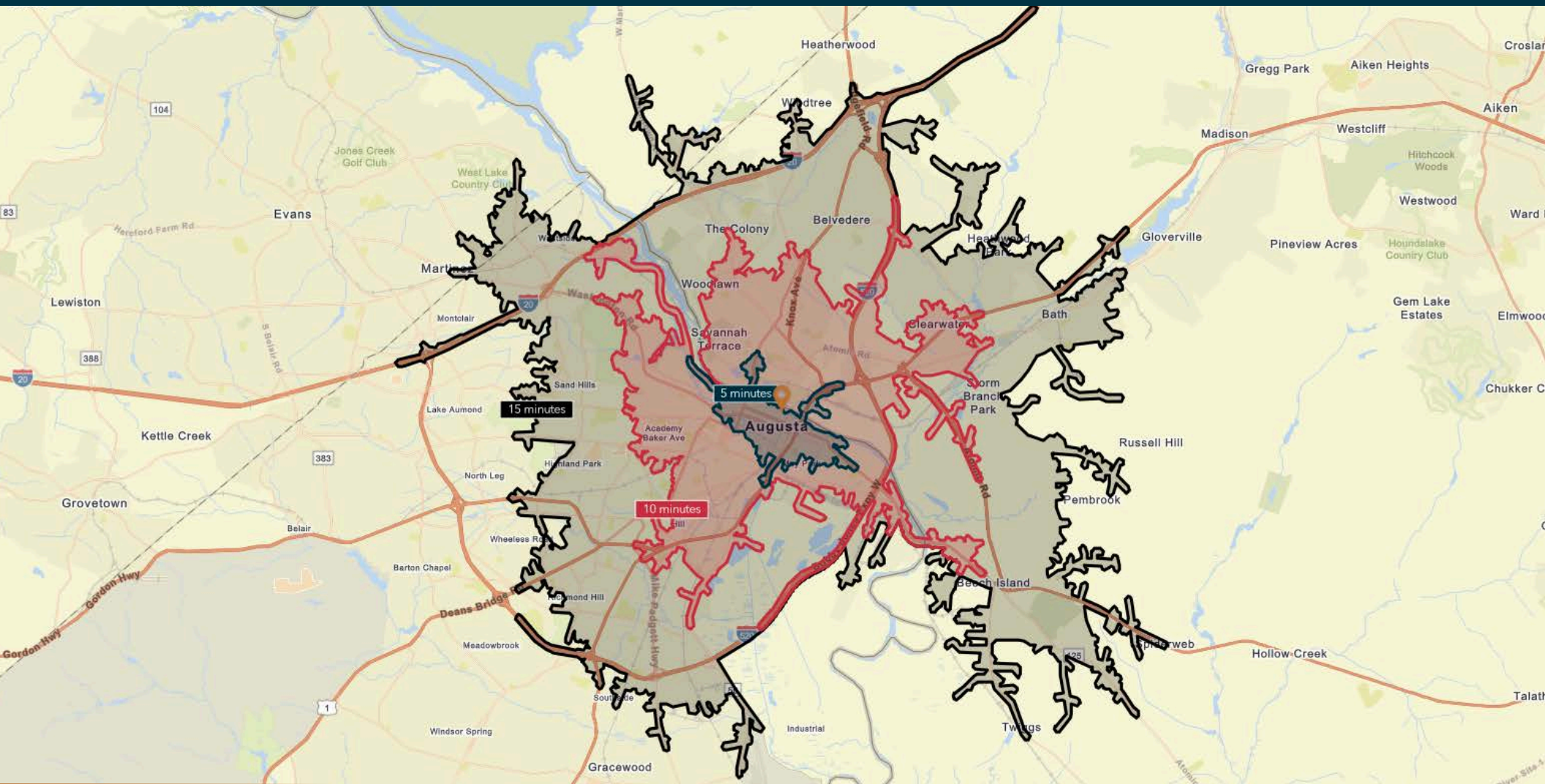


DOWNTOWN RESTAURANT & VENUE

AERIAL MAP



DRIVE TIME DEMOGRAPHICS



Drive Time Radii

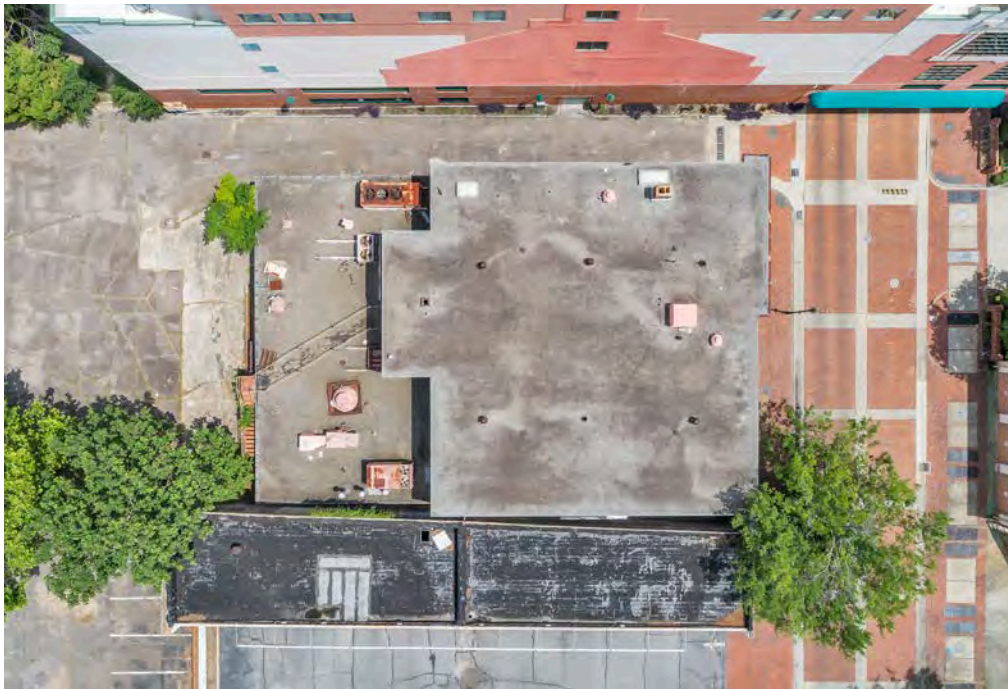
	5 Min	10 Min	15 Min
Population	5,771	43,383	114,298
Median HH Income	\$21,889	\$40,854	\$49,995
Median Age	41.8 Yrs	38.4 Yrs	38.2 Yrs



























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

**For inquiries,
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