

DARK HARDEE'S NET LEASE

Meybohm
COMMERCIAL

- M** 3,000 SF Hardee's | Absolute NNN | 10 Years Remaining
- M** Anchored by Neighborhood Walmart (1.5M Visits)
- M** 34,200 Combined VPD | 3X RIRO & $\frac{3}{4}$ Rear Access



OFFERING MEMORANDUM | 3696 WINDSOR SPRING RD, HEPHZIBAH, GA



Page 1

OFFERING MEMORANDUM

TABLE OF CONTENTS

01 INVESTMENT OVERVIEW 3

02 AERIAL IMAGES 9

03 SITE MAPS 17

04 PROPERTY PHOTOS 19

05 AREA OVERVIEW 24

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

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

DEAL TEAM



JONATHAN ACEVES

Vice President CCIM, MBA

Cell - 706.214.2927
jaceves@meybohmcre.com



JOHN ECKLEY

Vice President CCIM, MBA

Cell - 706.305.0054
jeckley@meybohmcre.com



DUSTIN WRIGHT

Associate

Cell - 706.830.8266
jdwright@meybohmcre.com



STEPHEN LONG

Senior Investment Analyst

Cell - 706.513.3840
slong@meybohmcre.com



KEVIN CROW

Investment Analyst

Cell - 706.840.2198
kcraw@meybohmcre.com



JUDY MONIS

Transaction Coordinator

Cell - 706.214.2927
jmonis@meybohmcre.com



SECTION 01 INVESTMENT OVERVIEW

OFFERING MEMORANDUM

DEAL HIGHLIGHTS



LOT SIZE

0.99 Acres



ANCHORED BY WALMART

1.5 M Annual Visits



ACCESS

3X RI, RO & ¾ Rear Access



BUILDING SIZE

3,000 Square Feet



TRAFFIC COUNT

20,600 VPD | 13,600 VPD



YEAR BUILT

2016

OFFERING OVERVIEW

Offering Summary

Address	3696 Windsor Spring Rd, Hephzibah, GA
Sale Price	\$1,900,000
Cap Rate	6.50%
Lease Type	Absolute NNN
Current Rents	\$123,420

The Finem Group at Meybohm Commercial is pleased to exclusively present 3696 Windsor Spring Road in Hephzibah, Georgia, a vacant, absolute NNN-leased Hardee's investment opportunity located within one of South Augusta's most active retail nodes.

The property includes a 3,000-square-foot restaurant building constructed in 2016, situated on 0.99 acres and designed with a functional drive-thru layout. The site benefits from two right-in/right-out access points along Windsor Spring Road, a right-in/right-out access point on Tobacco Road, and a ¾ access on Tobacco Road allowing efficient customer and delivery circulation.

The location sits adjacent to a Neighborhood Walmart and is surrounded by national retailers including McDonald's, Taco Bell, Popeyes, and Parker's Kitchen, creating strong retail synergy. Traffic counts reach 20,600 vehicles per day on Windsor Spring Road and 13,600 vehicles per day on Tobacco Road, providing strong visibility.

3696 Windsor Spring Road is located in Hephzibah, Georgia, within the South Augusta submarket of the Central Savannah River Area (CSRA). The property sits near the intersection of Windsor Spring Road and Tobacco Road, two primary commercial corridors connecting South Augusta neighborhoods to the broader Augusta metro.

The site is positioned within an active retail node anchored by a Neighborhood Walmart and surrounded by national quick-service operators, making the corridor a primary dining and retail destination for the submarket.

The property also benefits from proximity to Fort Gordon, one of the region's largest employment centers, generating consistent demand for nearby retail and dining.

With 44,627 residents within three miles and a ten-minute drive time population exceeding 63,000, the trade area provides a strong and stable consumer base. The remaining lease term and retenanting opportunity provide a value-add upside for this investment while simultaneously generating income from a contractually obligated tenant in a dark building.

OFFERING MEMORANDUM

LEASE DETAILS



LEASE ABSTRACT

Tenant Trade Name	Hardee's
Lease Type	Absolute NNN
Base Rent	\$102,000
Current Rent	\$123,420
Lease Commencement	August 1, 2016
Lease Expiration	July 31, 2036
Rent Increases	10% Every 5 Years
Options to Renew	Four 5 Year Options (Up to 40 years Total Term)
Lease Guarantor	Saddle Peak LLC (Personal)
Rentable Square Feet	3,000 SF
Lot Size	0.99 Acres
Built/Remodeled:	2016

BRAND PROFILE

Hardee's has built a 65-year reputation on quality comfort food, anchored by signature items like charbroiled burgers, Made From Scratch Biscuits, and Hand Breaded Chicken Tenders. The brand leans into a straightforward, no-frills identity — real food made by hand, positioned toward a working-class core customer. Hardee's and its franchisees currently operate more than 1,400 locations across 31 states.



Hardees.com

Company Type: Subsidiary

Locations: +1,400

Parent Company: CKE Restaurants

RENT ROLL

Lease Term								
Tenant Name	Square Feet	Lease Start	Lease End	Escalation Period	Increase	Monthly Rent	Annual Rent	Options
Saddle Peak LLC (dba Hardee's)	3,000	August 2016	July 2036	1	-	\$8,500	\$102,000	4 (5-Year)
				2	10%	\$9,350	\$112,200	
				3	10%	\$10,285	\$123,420	
				4	10%	\$11,314	\$135,762	

OFFERING MEMORANDUM

PROPERTY DETAILS



KEY DETAILS

Property Type	Retail
Property Sub Type	Vacant Net Leased QSR
Zoning	B-2
Building Size	±3,000 SF
Lot Size	±0.99 Acres
Year Built	2016
Drive Thru	Yes
Anchors	Neighborhood Walmart, McDonalds, Popeyes
Access	Right in Right out and Shared Rear ¾ Access
Windsor Spring Rd Traffic	20,600 VPD
Tobacco Rd Traffic	13,600 VPD
3 Mile Median Household Income	\$68,845
3 Mile Population	44,627

INTERIOR PHOTOS



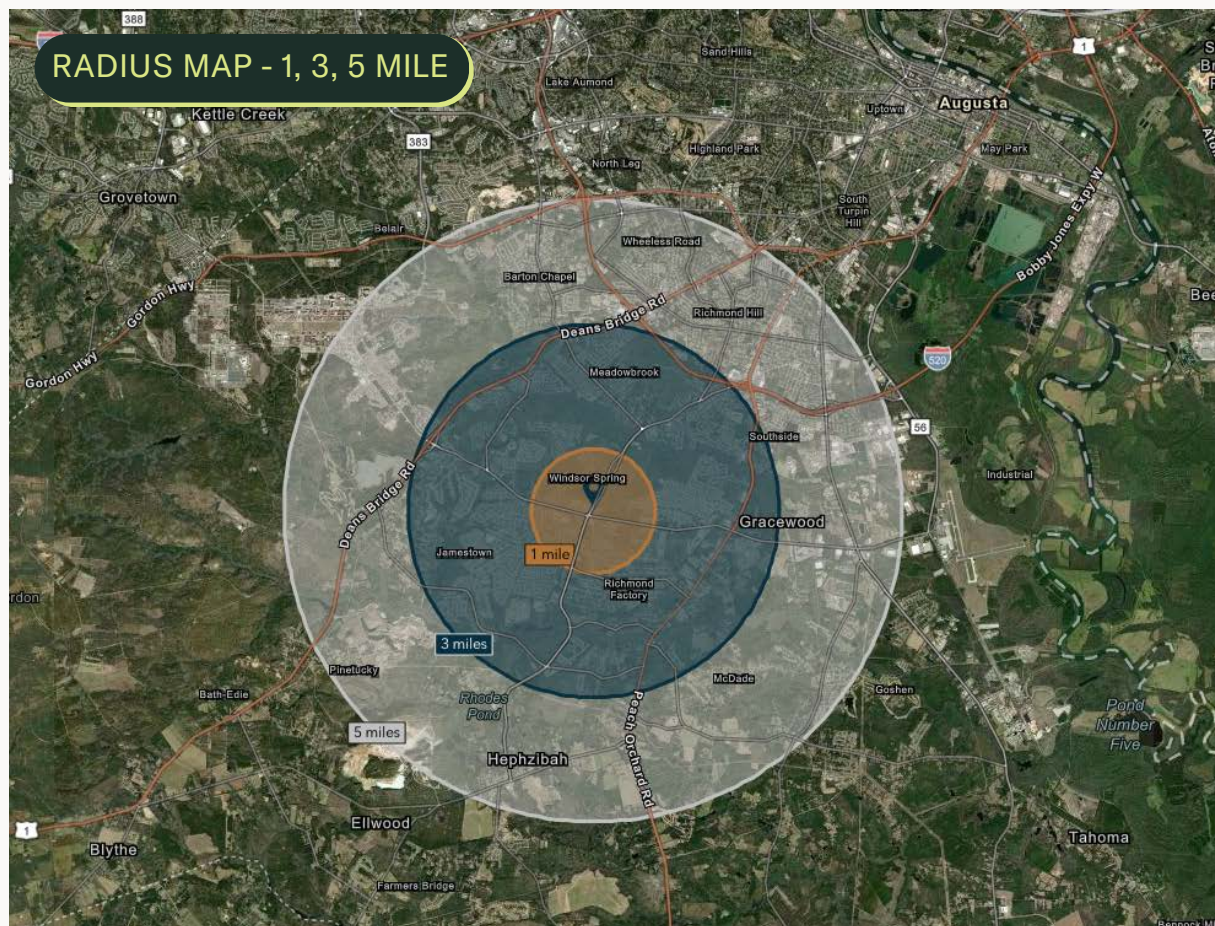
OFFERING MEMORANDUM

LOCATION OVERVIEW



NOTABLE FEATURES

Population	45K People
Median Household Income	\$61,538
Walmart Neighborhood Market	0.4 Miles
Windsor Place Shopping Center	0.4 Miles
Cambridge Neighborhood	0.7 Miles
Diamond Lakes Park	1.9 Miles
I-520	3.5 Miles
Fort Gordon Gate 5	5.0 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	5,350	44,627	82,216
Median Household Income	\$64,096	\$61,538	\$54,982
Households	2,114	16,796	31,297
Median Age	38.7	38.5	37.1

OFFERING MEMORANDUM

FLOOR PLAN





SECTION 02 AERIAL IMAGES



194-Lot Planned
Townhomes

85 Planned Homes

Windsor Spring
Baptist Church





85 Planned Homes

WINDSOR SPRING ROAD 20,600 VPD

Windsor Spring Baptist Church

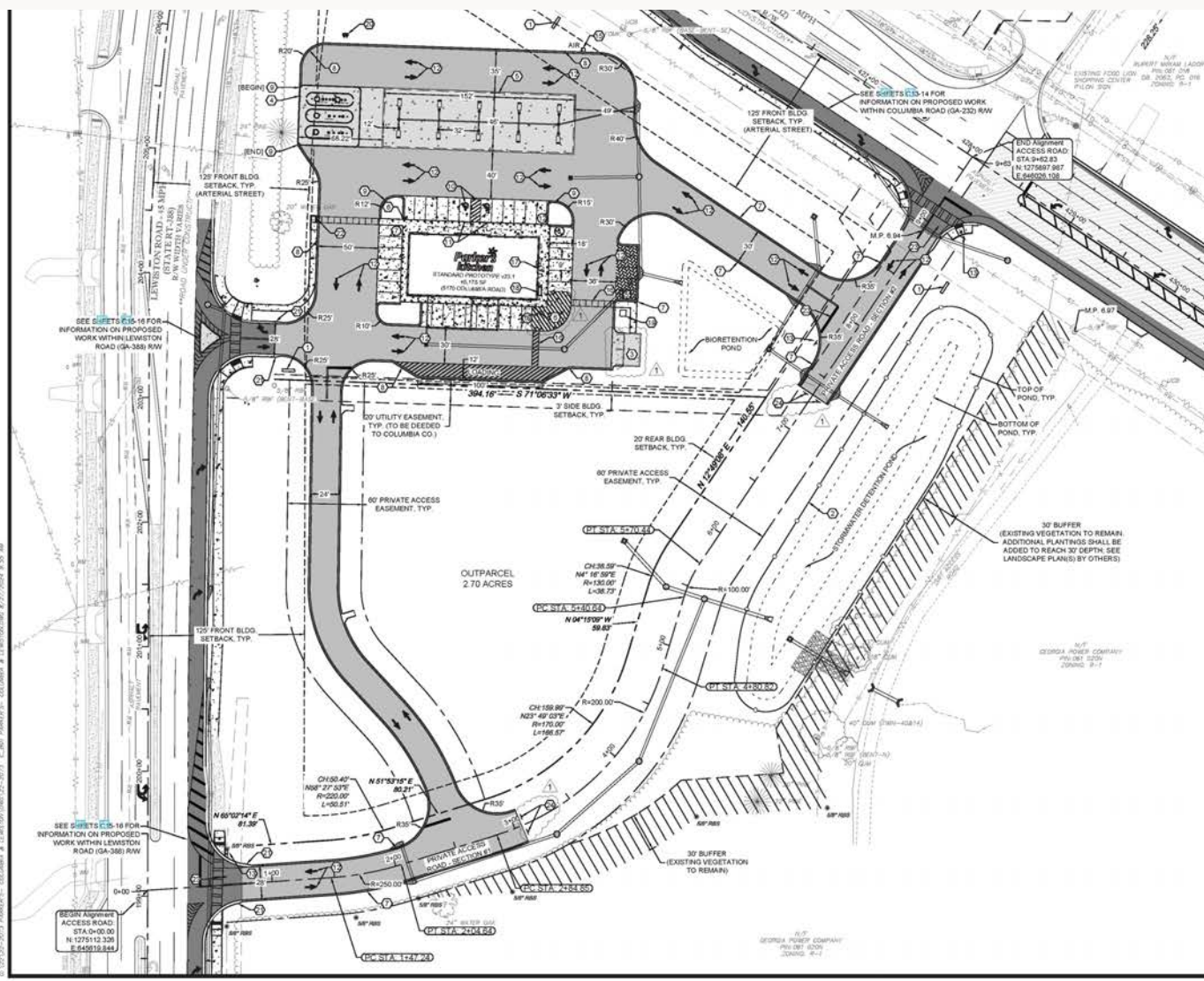






SECTION 03 SITE MAPS

OFFERING MEMORANDUM CONCEPT MAP



REAR SETBACK: 20 FT

OFF STREET PARKING NOTES:

REQUIRED PARKING: MIN. NUMBER OF SPACES: 1 PER 300 SQ. FT.
MAX. NUMBER OF SPACES: 1 PER 200 SQ. FT.

REQUIRED PARKING DESIGN CONSTRAINT: 5.175 SF

REQUIRED PARKING CALCULATION: MIN: 1 SPACE PER 300 SQ. FT. (5.175 SQ. FT.) = 15 SPACES
MAX: 1 SPACE PER 200 SQ. FT. (5.175 SQ. FT.) = 25 SPACES

PARKING PROVIDED: 38 8-FT WIDE REGULAR SPACES
3.9-FT WIDE ADA SPACES
40 TOTAL SPACES (VARIANCE APPROVED)

HATCH LEGEND:

[Hatch Pattern]	PROPOSED STANDARD DUTY ASPHALT PAVEMENT	[Hatch Pattern]	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
[Hatch Pattern]	PROPOSED CONCRETE SIDEWALK / PAVEMENT	[Hatch Pattern]	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
[Hatch Pattern]	PROPOSED PERVIOUS PAVERS	[Hatch Pattern]	PROPOSED ASPHALT PAVEMENT OVERLAY

SITE PLAN SPECIAL NOTES

1. MONUMENT SIGN - TO BE DESIGNED AND PERMITTED BY OTHERS
2. 6" CHARLISK FENCE (COATED WITH GREEN OR BLACK VINYL) INSTALLED AROUND POND BERM
3. DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR DETAIL)
4. CONCRETE PAD W/ (3) UNDERGROUND FUEL STORAGE TANKS
5. 48" X 152" AUTO CANOPY (CONCRETE PAD UNDER CANOPY TO EXTEND 1' BEYOND OVERHANG IN ALL DIRECTIONS)
6. 6" Ø CONCRETE BOLLARDS SPACED 5'-8" ON CENTER (x 65 TOTAL)
7. 18" STANDARD CURB AND GUTTER (x3000 LF TOTAL)
8. 18" PITCHED CURB AND GUTTER (x750 LF TOTAL)
9. 6" HEADER CURB (x310 LF TOTAL)
10. ADA STALL STRIPING (PAINTED BLUE)
11. HANDICAP SIGN / VVA ACCESSIBLE HANDICAP SIGN (2 TOTAL)
12. DIRECTIONAL ARROW (PAINTED WHITE)
13. STOP SIGN, 36" (R1-1)
14. TYPE "D" HANDICAP RAMP (2 TOTAL)
15. 2' X 2' CONCRETE PAD FOR AIR MACHINE
16. 5' PEDESTRIAN CROSSWALK (PAINTED WHITE)
17. 48" Ø GREASE RECLAMATION TANK
18. PROPANE MERCHANT CASE (SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFO)
19. PAD MOUNTED ELECTRICAL TRANSFORMER
20. 2' X 4' CONCRETE PAD FOR (3) TANK VENT STACKS & (2) 6" Ø CONCRETE BOLLARDS
21. TRANSITION FROM 18" TO 30" STANDARD CURB & GUTTER OVER 4'
22. TYPE "B" HANDICAP RAMP (1 TOTAL)
23. 24" SOLID STOP BAR, PAINTED WHITE
24. TYPE II BARRICADE (SQUARE STEEL UPRIGHTS) WITH 10' BOARDS & (1) W14-1 "DEAD END" SIGN

EMC ENGINEERING SERVICES, INC.
1215 Peachtree Street, N.E.
Atlanta, GA 30309
Phone: (404) 233-1500
Fax: (404) 233-1501
www.emc-engineering.com

SITE PLAN

PARKER'S KITCHEN - COLUMBIA & LEWISTON (#107)
5170 COLUMBIA RD. (126TH G.M. DISTRICT)
GROVETOWN, COLUMBIA COUNTY, GEORGIA

DRAYTON-PARKER COMPANIES, LLC
Prepared for:

GEORGIA811
www.Georgia811.com
Know what's below.
Call before you dig.

PROJECT NO: 22-2012
DRAWN BY: KES
DESIGNED BY: KES
SURVEYED BY: EMC
CHECKED BY: CPS
SCALE: 1" = 40'
DATE: 06/21/2024

SHEET C05
OF 33

IPC PLANS - 06/21/2024



SECTION 03 PROPERTY PHOTOS

OFFERING MEMORANDUM

PROPERTY PHOTOS



OFFERING MEMORANDUM

PROPERTY PHOTOS



OFFERING MEMORANDUM

PROPERTY PHOTOS



OFFERING MEMORANDUM

PROPERTY PHOTOS





SECTION 04 AREA OVERVIEW

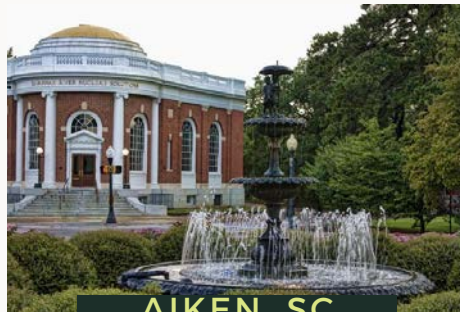
WHY? AUGUSTA

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

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 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.

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 next
5 Years

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,
CONTACT US.

Meybohm
COMMERCIAL

www.meybohmcre.com

jaceves@meybohmcre.com

706.214.2927

