



VACANT 3,000 SF HARDEE'S

2ND GEN QSR BUILT IN 2016

3696 WINDSOR SPRING ROAD, HEPHZIBAH, GA 30815



OFFERING MEMORANDUM | FOR LEASE \$65/SF NNN



194-Lot Planned
Townhomes

85 Planned Homes



OFFERING MEMORANDUM TABLE OF CONTENTS

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

- Lease Rate
- Lease Period
- Lease Guarantor
- Intended Use

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EXECUTIVE SUMMARY



VACANT HARDEES

WHY THIS BUILDING?



LAND SIZE

0.99 Acres



ANCHORED BY WALMART

1.5 M Annual Visits



BUILDING SIZE

3,000 Square Feet



ACCESS

3X RI, RO & ¾ Rear Access



TRAFFIC COUNT

20,600 VPD | 13,600 VPD



YEAR BUILT

2016

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 3696 Windsor Spring Road in Hephzibah, Georgia, a vacant quick service restaurant (QSR) 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 area provides a strong and growing customer base supported by ongoing residential development.

VACANT HARDEE'S

FLOOR PLAN



LOCATION OVERVIEW

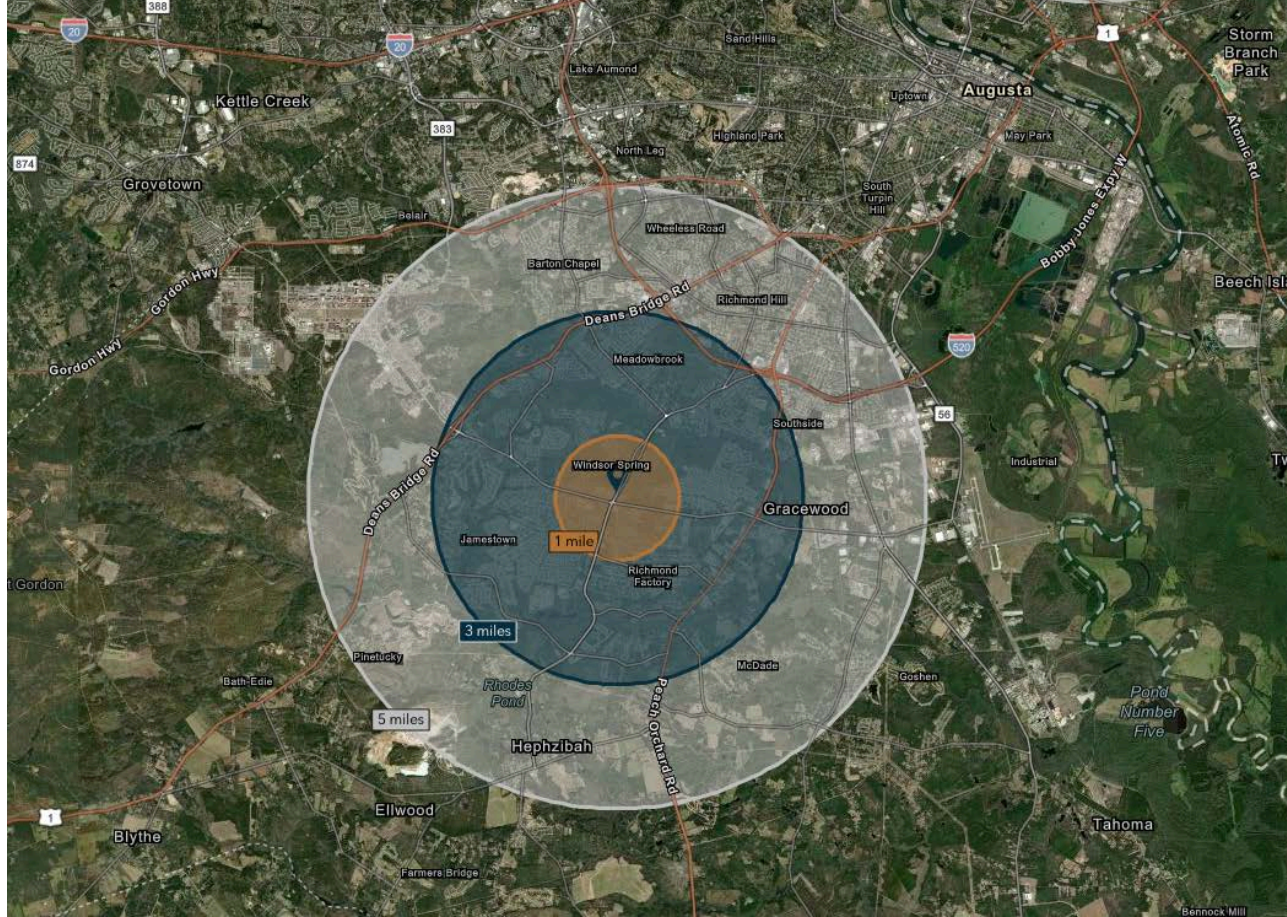
SIGNALIZED CORNER RETAIL



NOTABLE FEATURES

WITHIN A 5 MILE DRIVE TIME

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 HH Income	\$64,096	\$61,538	\$54,982
Households	2,114	16,796	31,297





Site

WINDSOR SPRING ROAD

DOLLAR GENERAL

POPEYES

Walgreens

DOLLAR TREE

Parker's
fast, fresh & friendly

20,600 VPD

13,600 VPD

TOBACCO ROAD



85 Planned Homes

Advance Auto Parts

WELLS FARGO

Auto Zone

TACO BELL

WH

PIZZA HUT

SONIC

metro by Mobile

Little Caesars

Walmart Neighborhood Market

SUBWAY

MAVIS DISCOUNT TIRE

WINDSOR SPRING ROAD

20,600 VPD

Walgreens

Windsor Spring Baptist Church

POPEYES



O'Reilly
AUTO PARTS

Public
Storage

Parkers
fast, fresh & friendly

KFC

TOBACCO ROAD 13,600 VPD

POPEYES

Walgreens

WINDSOR SPRING ROAD 20,600 VPD



Walmart





3696 WINDSOR SPRING RD





WINDSOR SPRING ROAD 20,600 VPD

TOBACCO ROAD 13,600 VPD



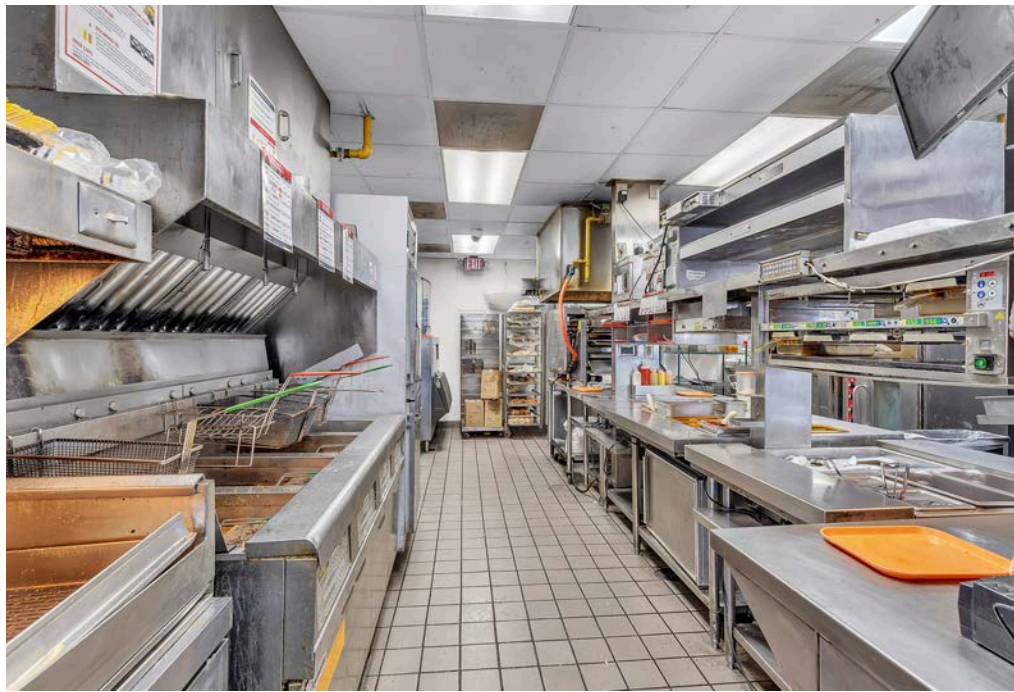










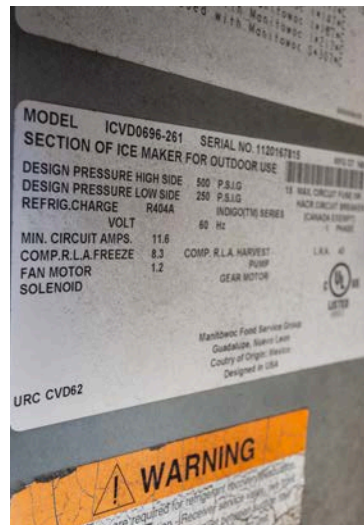
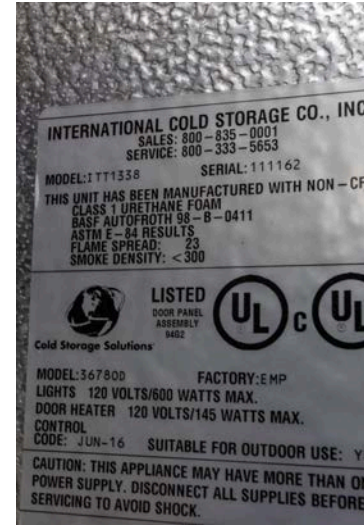
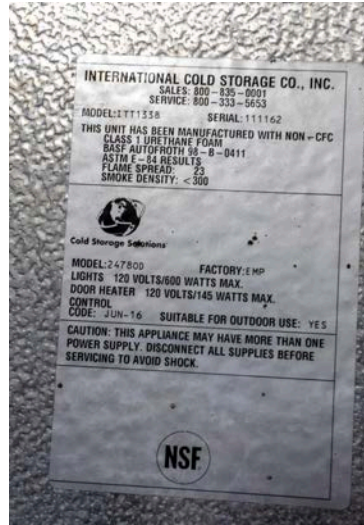








VACANT HARDEE'S EQUIPMENT SPECIFICATIONS





AREA OVERVIEW



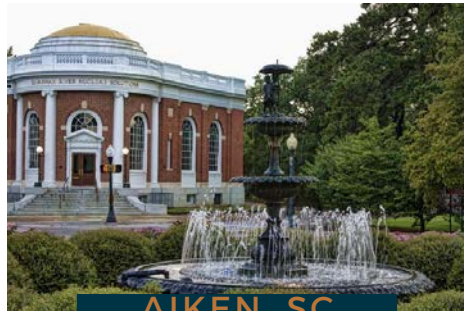
WHY? AUGUSTA

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.



MASTERS



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 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

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

Per Site Selection



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

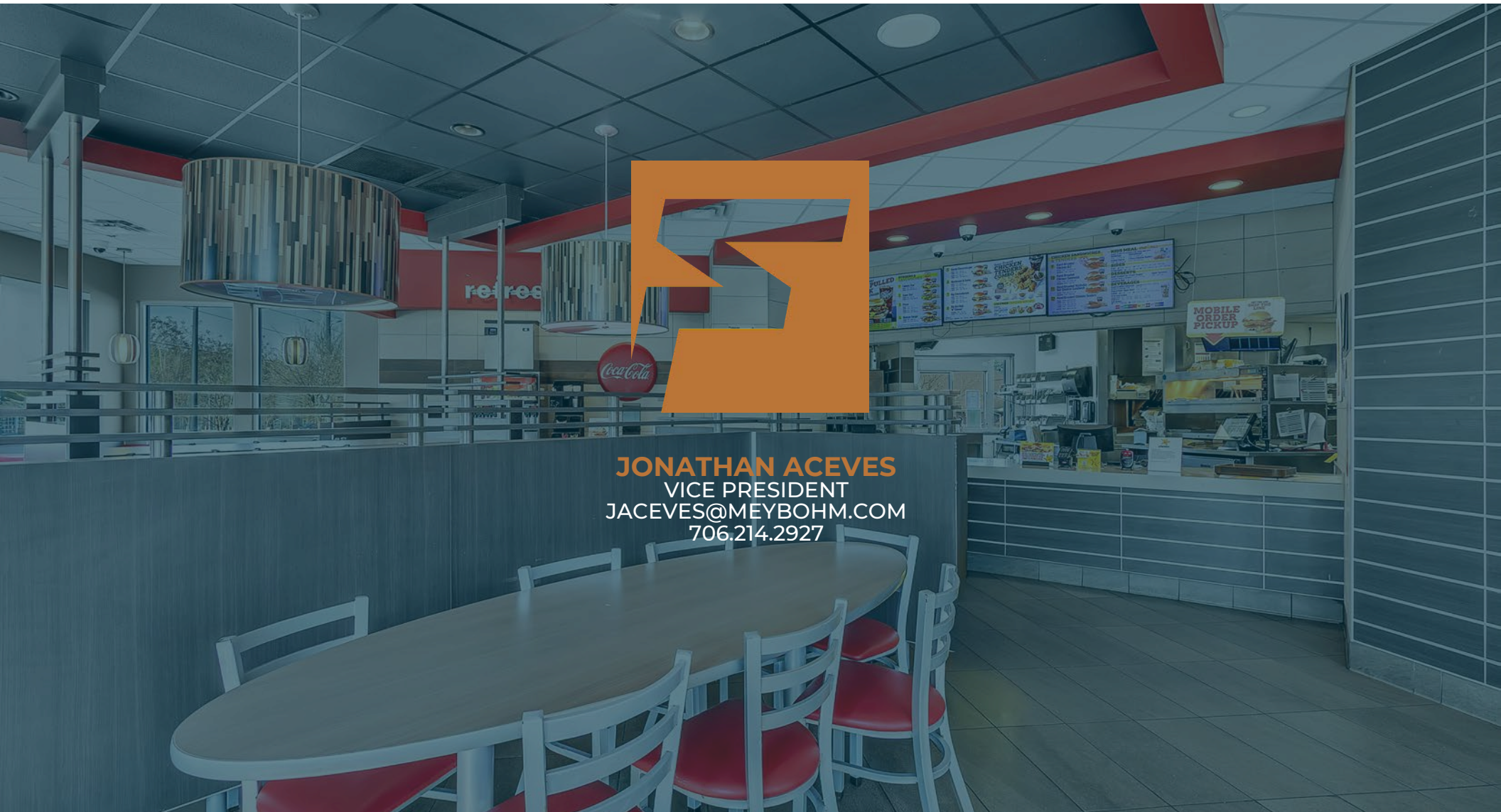
13M
2050 Projected
State Pop.

90%
Growth in Trade at
Port of Savannah
Over the Last Decade

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