



±2,300 SF RETAIL SPACE FULL MOTION CORNER

3221 WRIGHTSBORO RD, AUGUSTA, GA



LEASING DETAILS

Space Size	±2,300 SF	Access	Full Motion Corner
Lease Rate	\$16/SF	Zoning	B-2 Commercial Business
Lease Type	NNN	Property Type	Retail
Location	Full Motion Corner	3 Mile Population	60,695
Traffic Counts	25,400 VPD	3 Mile Median Household Income	\$62,473

OFFERING MEMORANDUM

±2,300 SF RETAIL SPACE
LEASE RATE: \$16/SF | LEASE TYPE: NNN
25,400 VPD | FULL MOTION CORNER



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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

POINT OF CONTACT



GEORGE LYLES

LEASING SPECIALIST
704-763-6762
GLYLES@MEYBOHM.COM



JONATHAN ACEVES

VICE PRESIDENT, CCIM,MBA
706-294-1757
JACEVES@FINEMGROUP.COM



DUSTIN WRIGHT

ASSOCIATE BROKER
706-830-8266
DWRIGHT@FINEMGROUP.COM

BROKERAGE SUPPORT STAFF



STEPHEN LONG

SENIOR INVESTMENT ANALYST
706-513-3840
SLONG@FINEMGROUP.COM



KEVIN CROW

INVESTMENT ANALYST
706-840-2198
KCROW@FINEMGROUP.COM



JUDY MONIS

TRANSACTION COORDINATOR
706-214-2937
JMONIS@FINEMGROUP.COM



EXECUTIVE SUMMARY



RETAIL SPACE

WHY THIS SPACE?



SPACE SIZE
2,300 Square Feet



LOCATION
Full Motion Corner



UNIT TYPE
Interior Unit



BUILDING CONDITION
Shell Space



ANCHOR TENANTS
On Track Fuel, So Wings



TRAFFIC COUNTS
25,400 VPD

LEASING SUMMARY

Address	3221 Wrightsboro Rd, Augusta, GA 30909
Tax Parcel ID	042-1-032-00-0
Space Size	±2,300 SF
Daily Traffic Counts	25,400 VPD
Condition	Shell Space

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present ±2,300 square feet of vanilla shell retail space at 3221 Wrightsboro Road in Augusta, Georgia for lease.

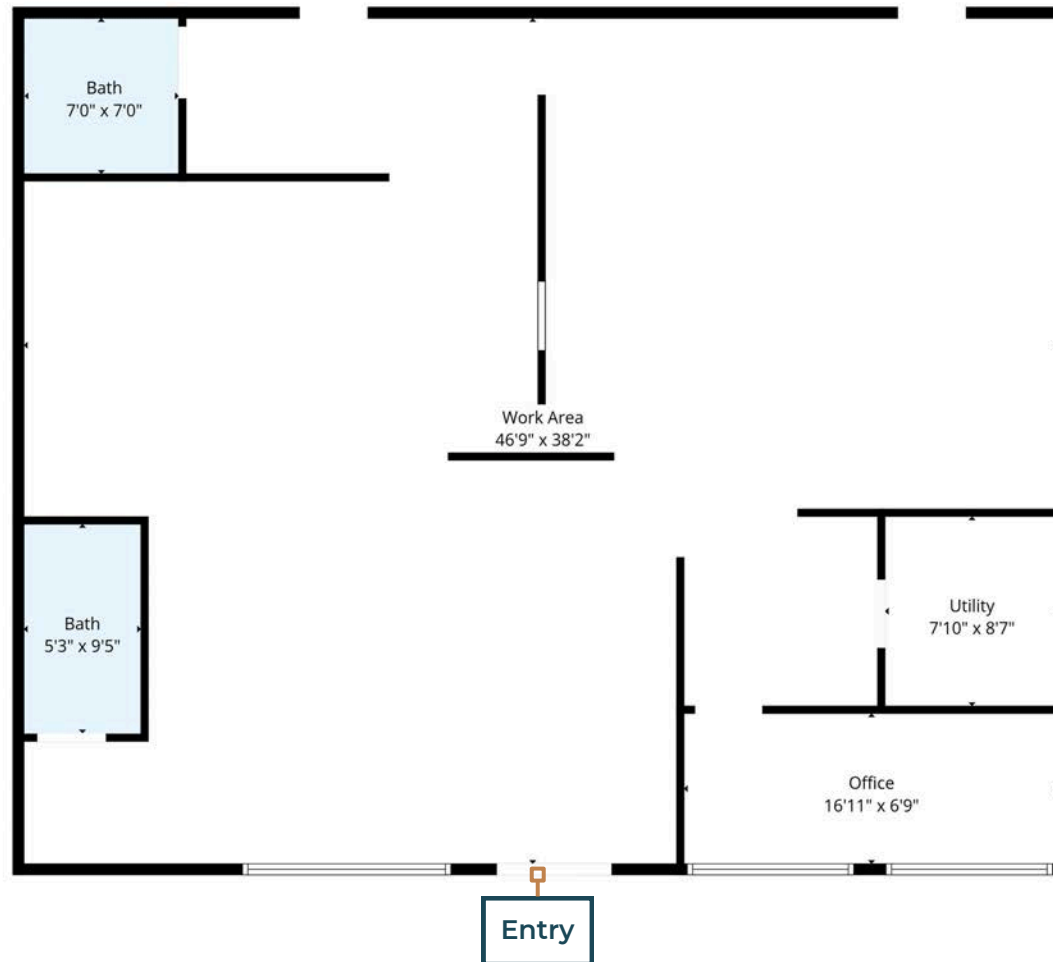
This interior unit, previously outfitted for restaurant use, includes an in-place vent hood and is situated within a multi-tenant center. The flexible configuration is ideal for quick-service restaurants, beverage concepts, or retail users seeking a move-in ready platform to build out their brand.

Strategically located at a full-motion, intersection along Wrightsboro Road, the property benefits from 25,400 vehicles per day in one of Augusta's most active commercial corridors. The site is surrounded by national retailers, daily-needs businesses, and high-density residential neighborhoods. It's just minutes from Augusta Mall, I-520, and Augusta University's Forest Hill Campus.

±2,300 SF RETAIL SPACE

FLOORPLAN

3221 B Wrightsboro Rd, Augusta, Ga



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

LOCATION OVERVIEW

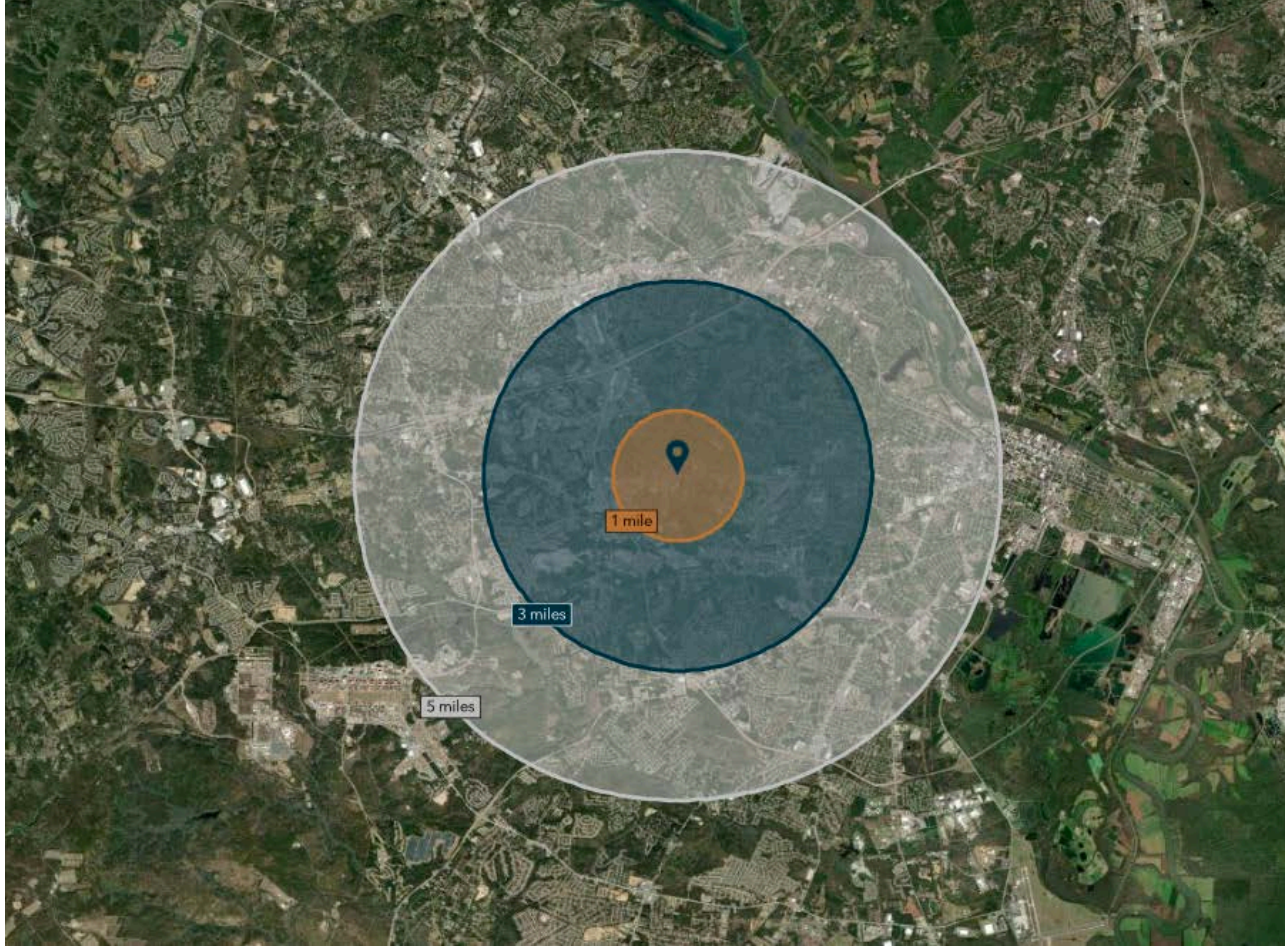
FULL MOTION CORNER RETAIL



NOTABLE FEATURES

DRIVE TIMES TO KEY DRIVERS

Christenberry Fieldhouse	0.5 Miles
Walmart Shopping Center	0.6 Miles
Augusta Mall	1.2 Miles
Population	60.7K People
Median Household Income	\$62,473
Daniel Village Shopping Center	1.8 Miles
Augusta Exchange	2.3 Miles
Downtown Augusta	5.8 Miles

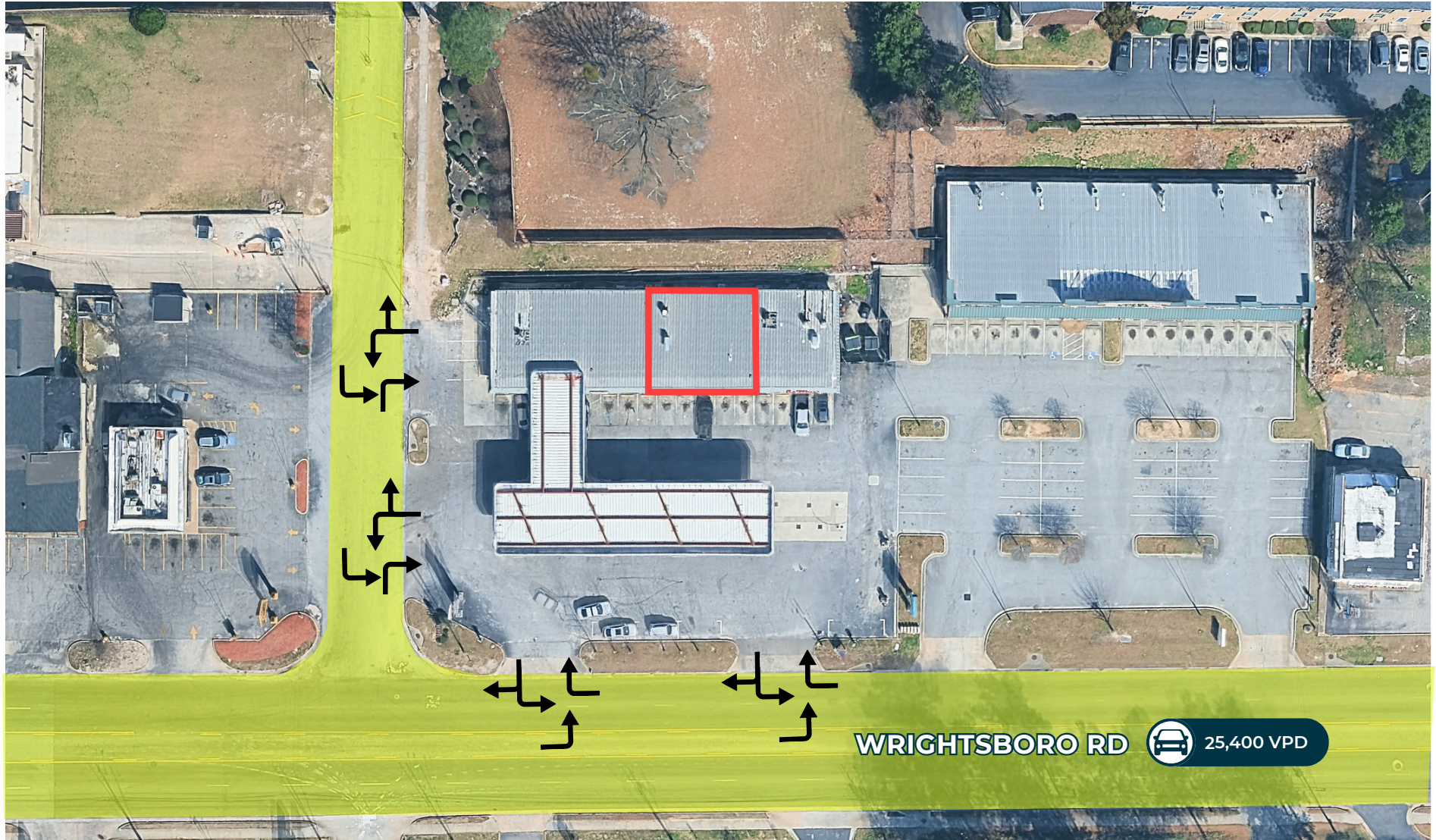


Demographics	1 Mile	3 Mile	5 Mile
Daytime Population	9,684	60,695	157,152
Total Households	4,341	28,387	67,843
Median Household Income	\$54,402	\$62,473	\$60,319



±2,300 SF RETAIL SPACE

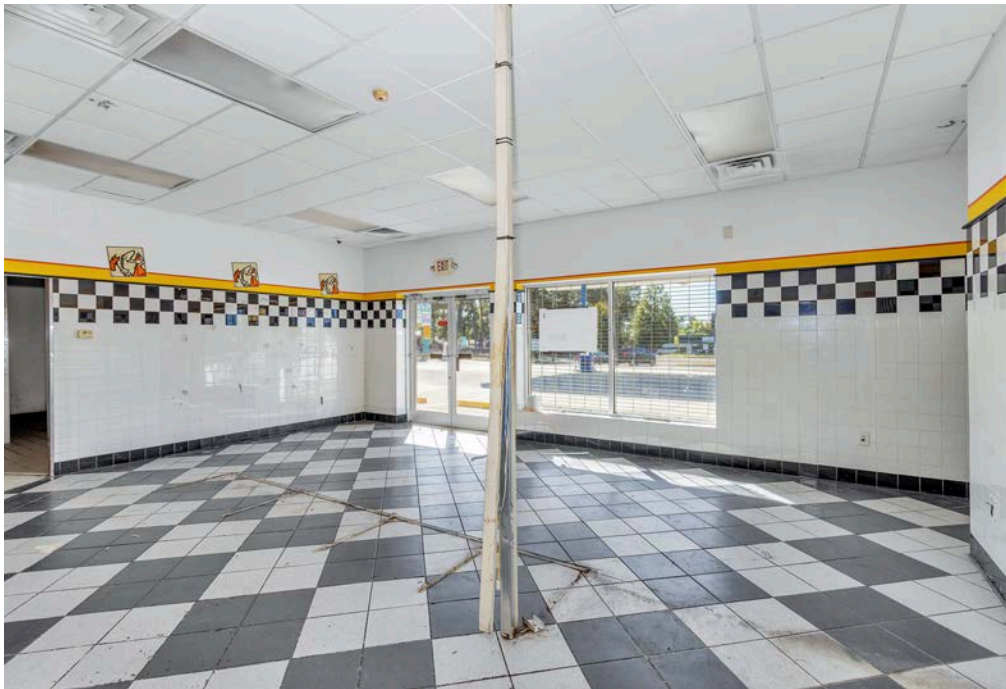
ACCESS MAP

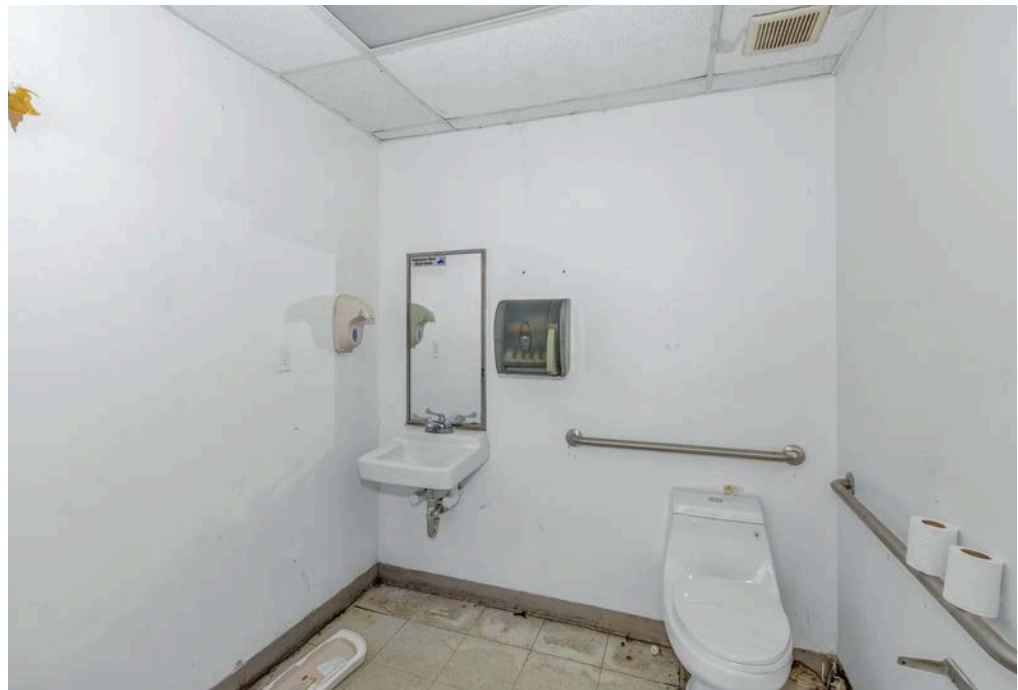
















AREA OVERVIEW



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? CSRA

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,
contact us.**



www.meybohmcommercial.com
gyles@meybohm.com
704.763.6762



GEORGE LYLES
LEASING SPECIALIST
GLYLES@MEYBOHM.COM
704.763.6762