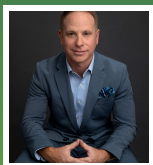




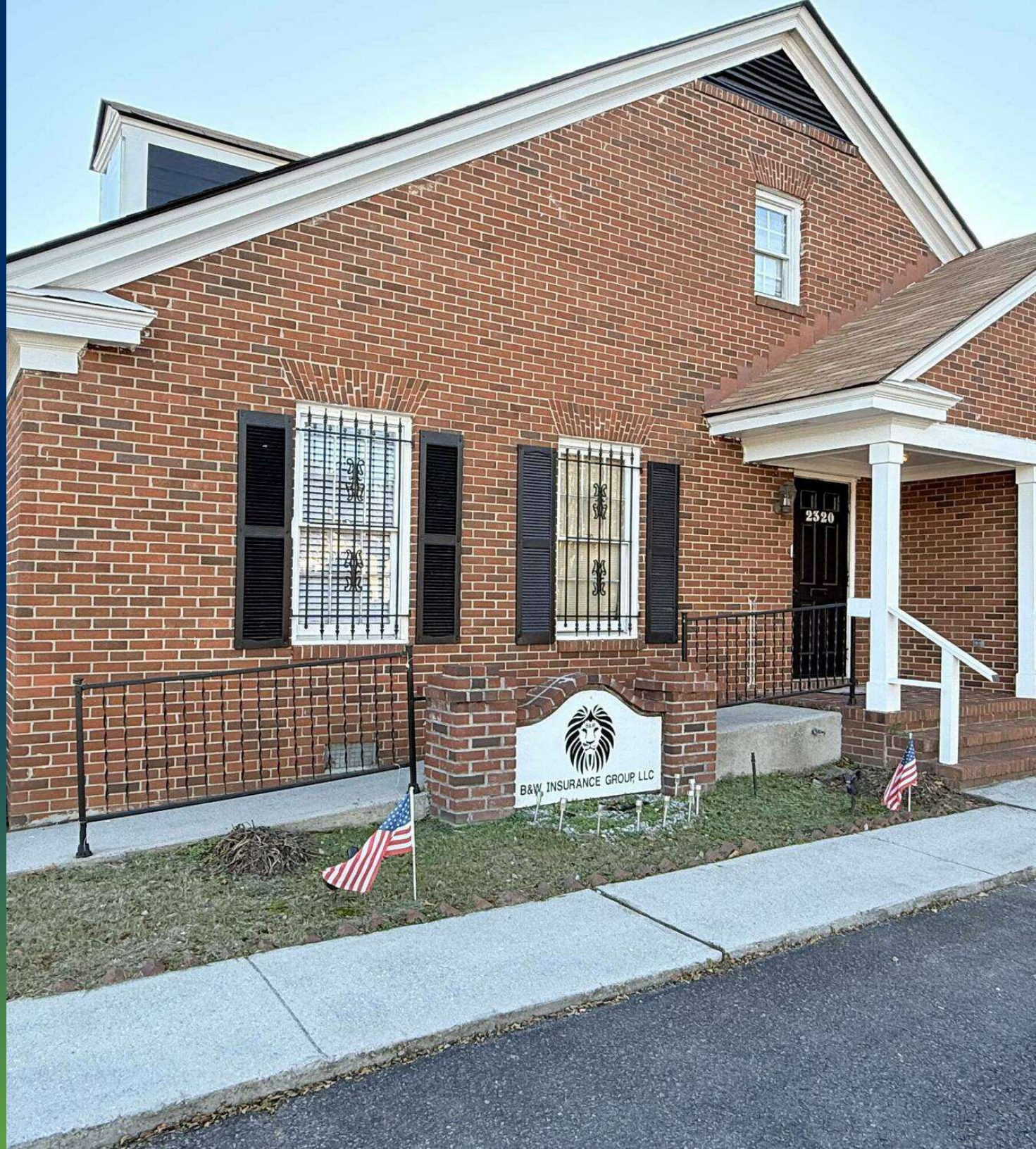
# 2320

WRIGHTSBORO RD  
AUGUSTA, GA 30904

Offering Memorandum



**Mark Griffin, CCIM, CM&AA**  
**MANAGING PRINCIPAL**  
864.315.3734  
mark.griffin@sperrycga.com  
GA #299694





SECTION 1

# PROPERTY INFORMATION



# Property Summary



## PROPERTY DESCRIPTION

Sperry-Griffin Partners presents this excellent opportunity for an owner/ user to acquire this 3,230 sf all-brick office building in a prime location in Augusta, GA. The lot is .30+- acres with 20 parking spaces. The location is highly visible at the corner of Wrightsboro Rd and Stovall St. The current tenant's lease expires on 12/31/2025 so the building will be vacant at that time, or buyer can collect rent for a few months while planning any renovations or moving. The location is within a high concentration of medical offices and could be ideal for a dental or private healthcare practice. The building has been renovated recently and major improvements include 3 new HVAC systems, new roof, and new fixtures. Asking price reflects recent appraised value.

## PROPERTY HIGHLIGHTS

- 3,230 SF office building on prime corner
- Built in 1980 / Zoned C3
- Prime location in Augusta

## OFFERING SUMMARY

Sale Price:	\$519,000
Lot Size:	0.3 Acres
Building Size:	3,230 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	442	1,060	3,867
Total Population	869	2,140	8,044
Average HH Income	\$81,853	\$89,734	\$91,900



# Aerial Map



Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



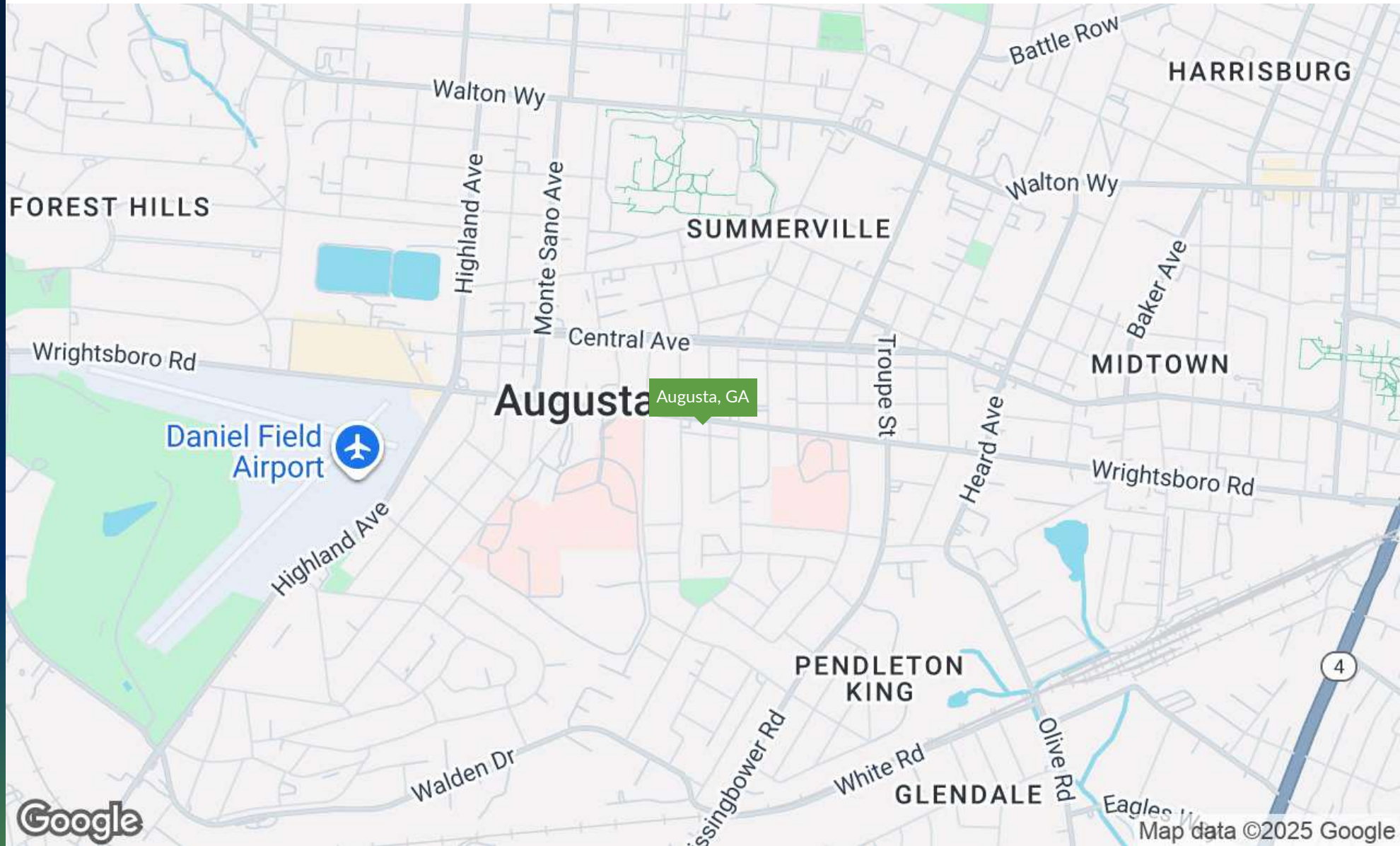


SECTION 2

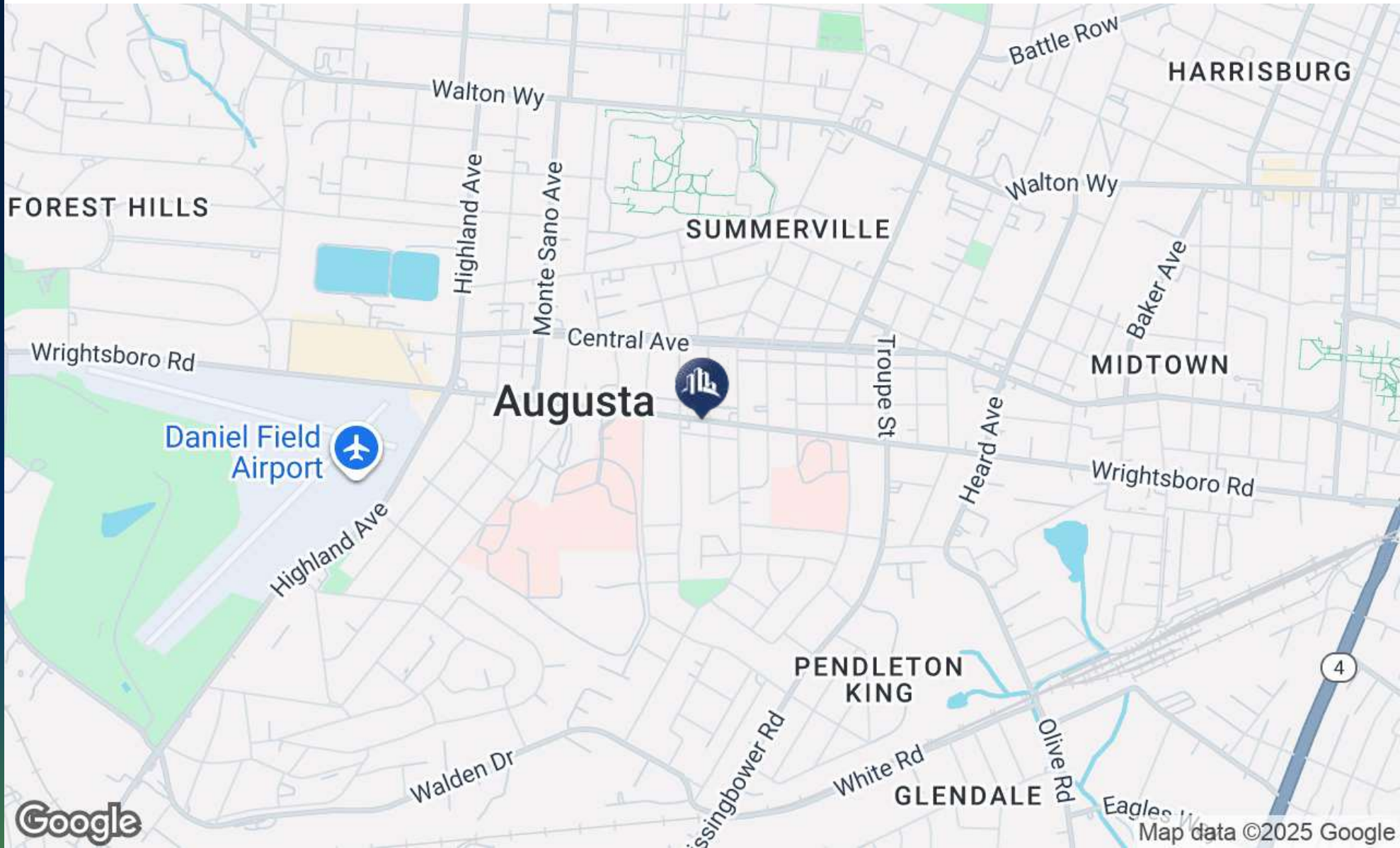
# LOCATION INFORMATION



# Regional Map



# Location Map





# Retailer Map



Map data ©2025 Google Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

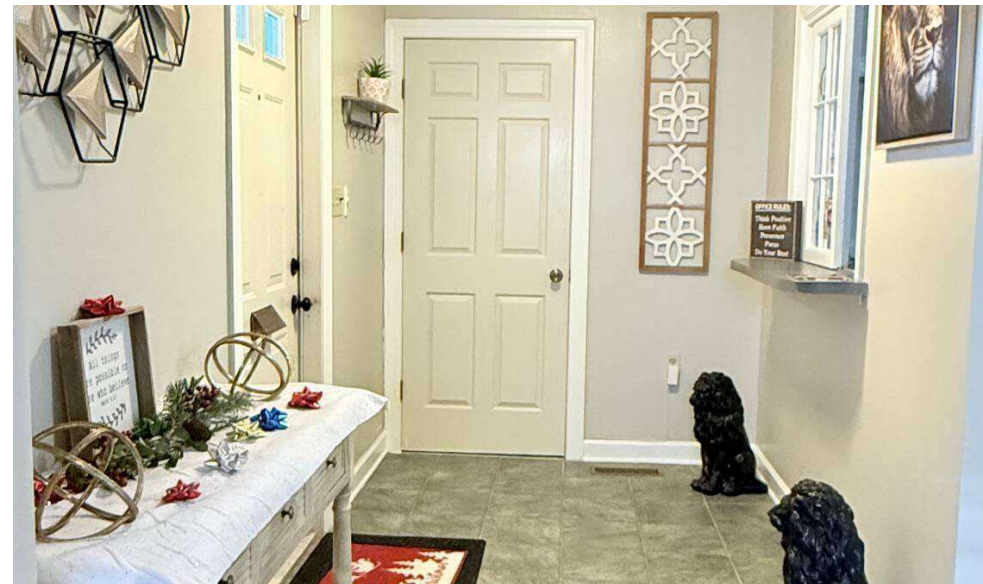
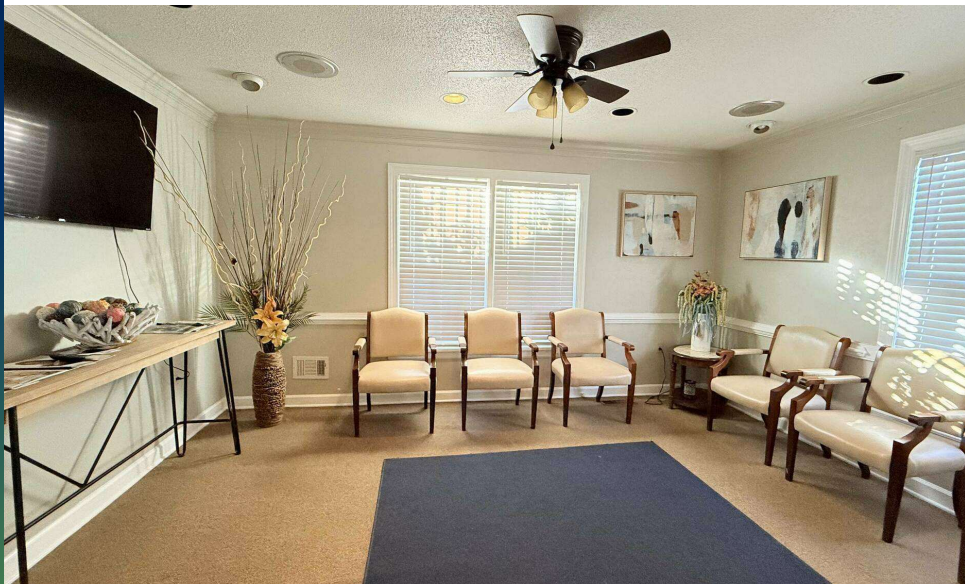
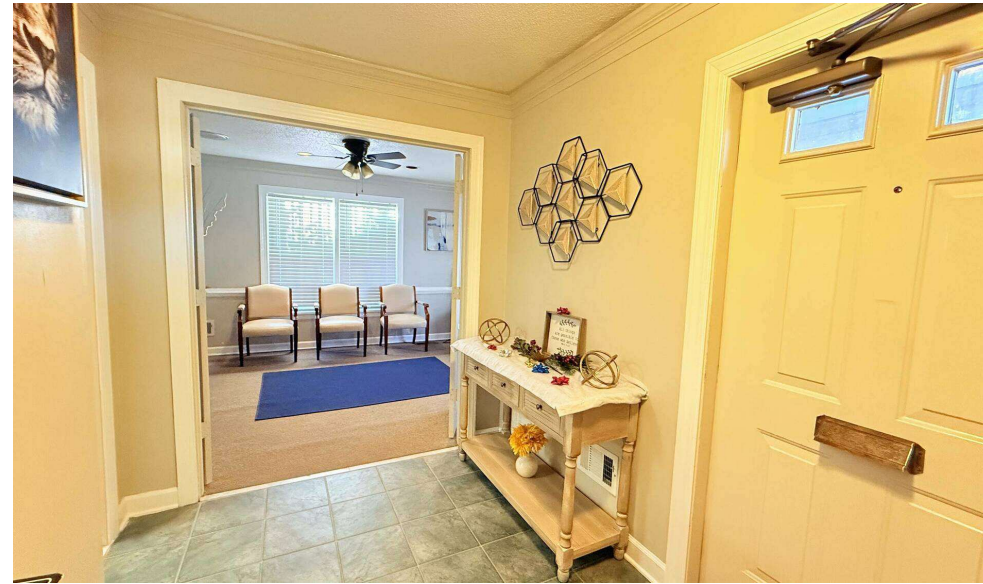
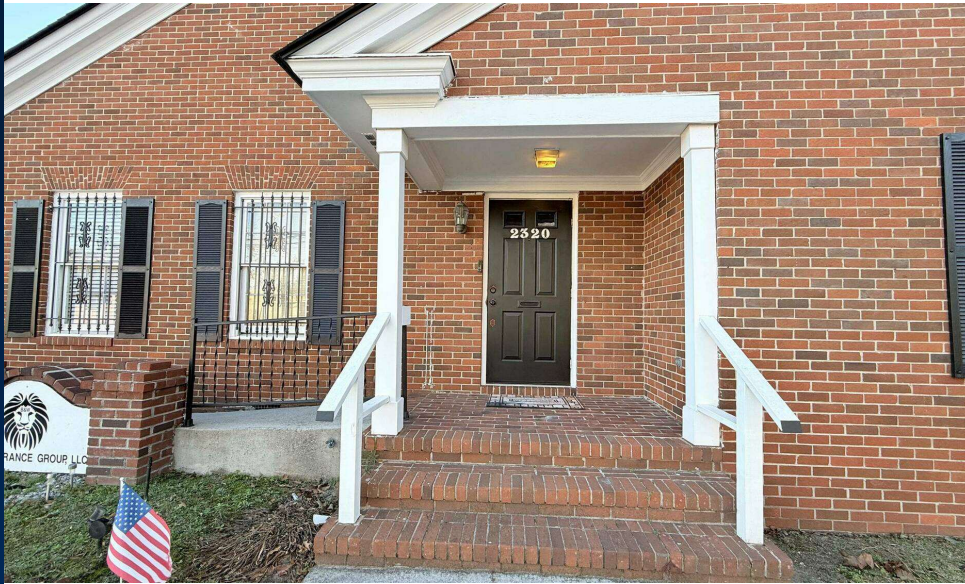


## Additional Photos



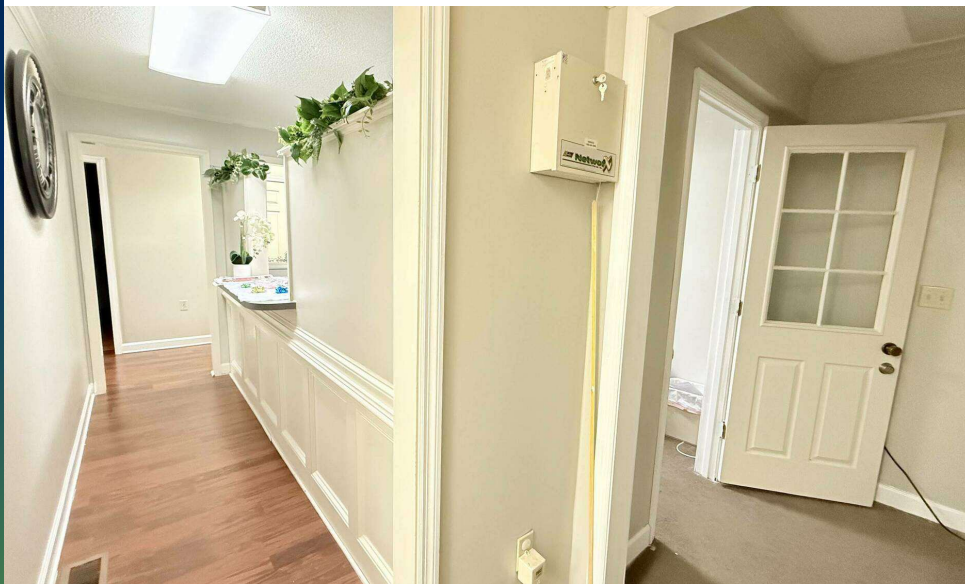
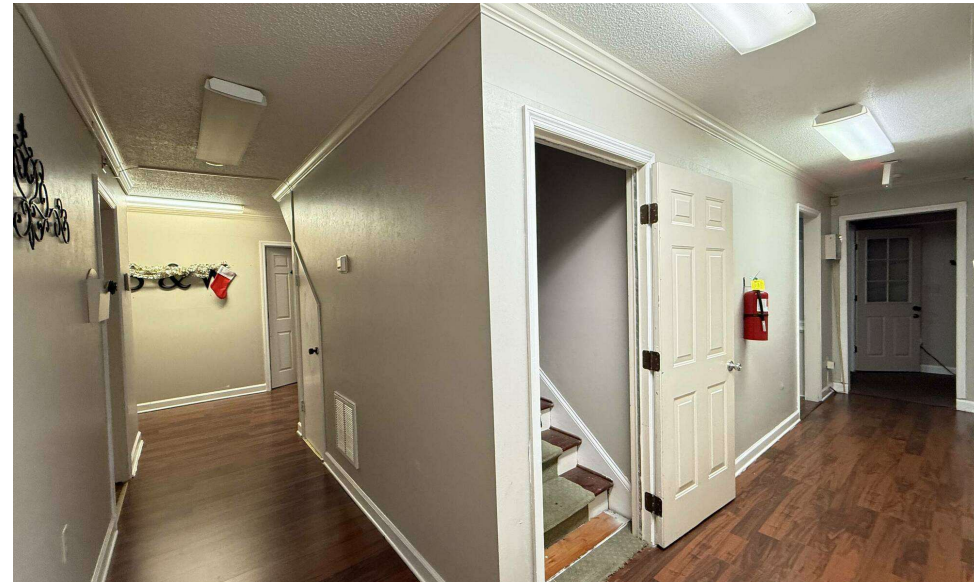


# Additional Photos

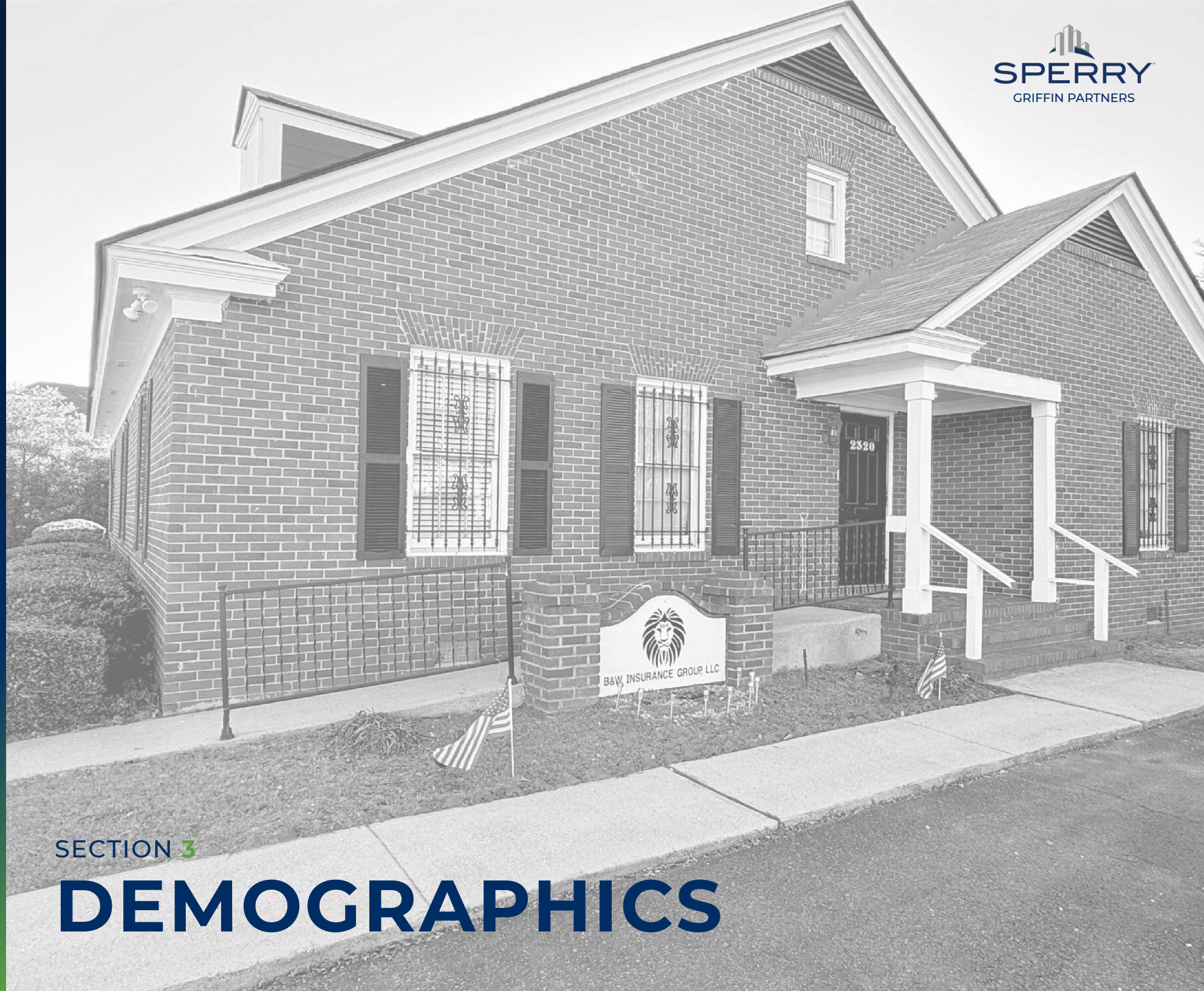




# Additional Photos







SECTION 3

# DEMOGRAPHICS



# Demographics Map & Report

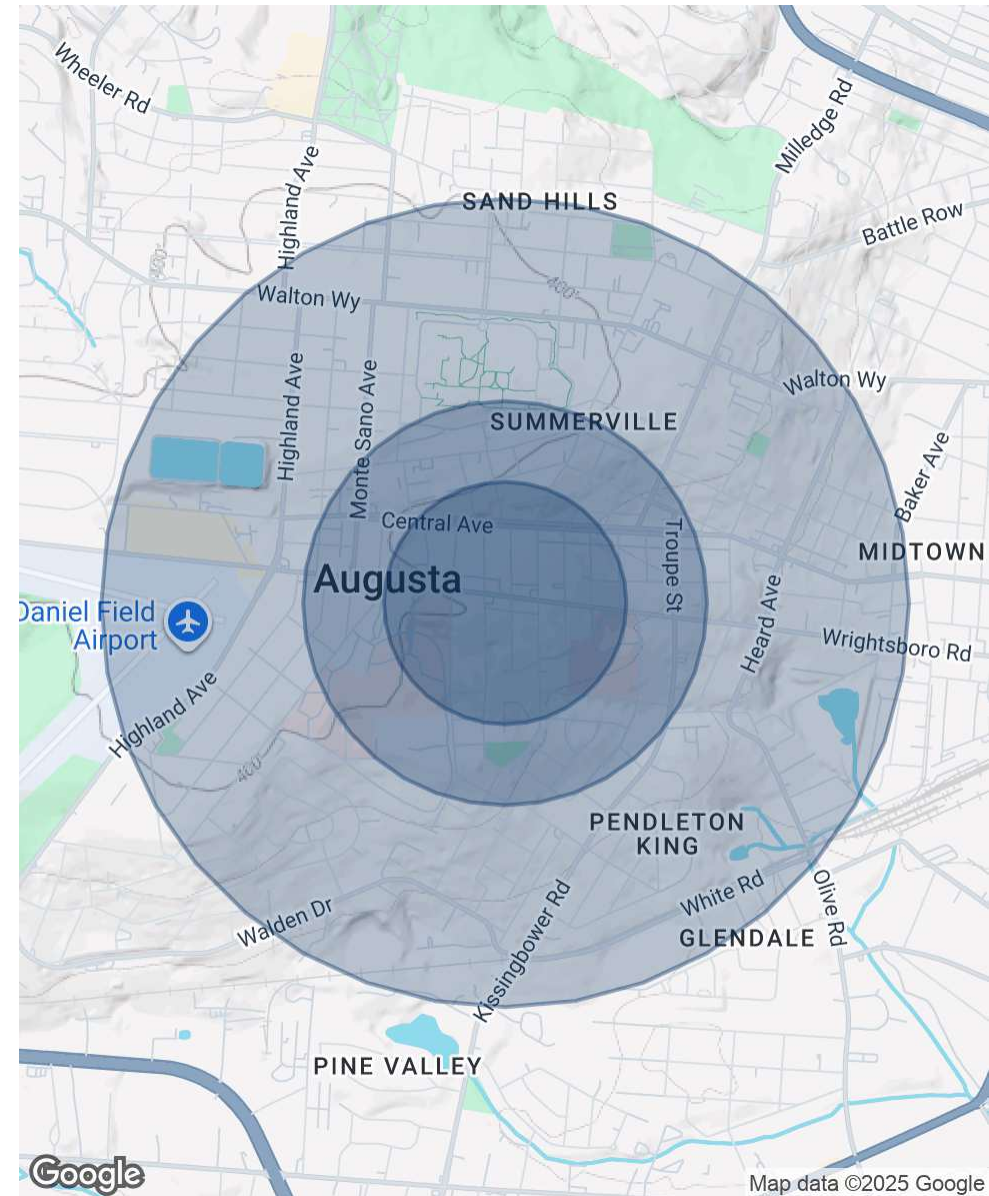


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	869	2,140	8,044
Average Age	43	43	43
Average Age (Male)	44	43	42
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	442	1,060	3,867
# of Persons per HH	2	2	2.1
Average HH Income	\$81,853	\$89,734	\$91,900
Average House Value	\$281,510	\$315,849	\$331,403

Demographics data derived from AlphaMap







SECTION 4

# ADVISOR BIOS



# Advisor Bio 1



**MARK GRIFFIN, CCIM, CM&AA**

**Managing Principal**

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Direct: 864.315.3734 | Cell: 864.525.8562

GA #299694 // SC #76772 / NC #310905

## PROFESSIONAL BACKGROUND

Mark Griffin, CCIM is CEO and Managing Principal at Sperry Commercial Global Affiliates - Griffin Partners with offices in Greenville and Atlanta. He is a native of upstate, SC, and a graduate of Clemson University with over eighteen years of progressive experience in commercial real estate ranging from investment and development advisory services to general brokerage.

Mr. Griffin holds a 5-year professional degree in Landscape Architecture from Clemson University with a focus on land development, real estate, and business. Mr. Griffin also holds the distinguished Certified Commercial Investment Member (CCIM) designation which less than 6% of commercial real estate practitioners obtain globally. Mr. Griffin also holds the prestigious Certified Mergers & Acquisitions Advisor (CM&AA) designation. This designation is recognized by FINRA as the elite designation for M&A advisors and professionals. In addition to commercial brokerage, Mr. Griffin is engaged in M&A transactions of companies in the middle market all across the southeast. This combined specialty allows Mr. Griffin to serve businesses in many capacities from the sale of the business to sale-leasebacks for individual owners, private investments groups, REIT's, and Family Offices.

## EDUCATION

Clemson University, BLA (5-year professional)

Certified Commercial Investment Member Institute designation (CCIM)

Certified Mergers & Acquisitions Advisor designation (CM&AA)

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