

457 PARK WEST DR

AUGUSTA, GA 30907

3.94 ACRE SIGNALIZED CORNER



77,600 VPD



UNDER DEVELOPMENT



PROPOSED DEVELOPMENT



35,800 VPD



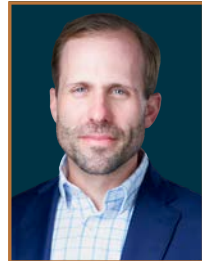
OFFERING MEMORANDUM | FOR LEASE



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

- Lease Rate
- Lease Term
- DD Time Frame
- Lease Gurantor
- Special Stipulations



EXECUTIVE SUMMARY



 35,800 VPD



RETAIL OPPORTUNITY

WHY THIS SITE?



LOCATION

400 Feet off I-20 (77K VPD)



TRAFFIC COUNT

35,800 Vehicles Per Day



ACCESS

Full Motion & 3x RI-RO



STRONG SYNERGY

Established Retail Corridor



STRONG DEMOGRAPHICS

77K Pop. in 10 Min Drive Time



TRAFFIC SIGNAL

Signalized Intersection



ZONING

C-2 (High Commercial Zoning)

OFFERING DETAILS

Address:	457 Park West Dr Rd, Augusta, GA
Total Site Size:	3.94 Acre Site
Lease Rate:	Contact Broker
Availability:	Ground Lease

OFFERING OVERVIEW

Meybohm Commercial is pleased to exclusively present this premier redevelopment opportunity at the signalized intersection of Park West Drive and Jimmie Dyess Parkway, just off I-20.

This 3.94-acre parcel, formerly a Pilot Travel Center, is now available for immediate redevelopment following the expiration of the tenant's lease. Pilot is actively demolishing the existing structure and removing underground fuel tanks, delivering a clean, pad-ready site for future development. Situated along one of Augusta's most active commercial corridors, the property boasts unmatched highway visibility, benefiting from 35,000 VPD on Jimmie Dyess Parkway and 77,000 VPD along I-20, ensuring strong exposure to both local and regional traffic.

The site is surrounded by national retailers, including McDonald's, Cookout, Cracker Barrel, and an under-construction Parker's Kitchen, with Chick-fil-A coming soon, reinforcing its position as a high-demand interstate exit.

Multiple access points provide seamless ingress and egress, including full-motion access on Park West Drive and multiple right-in/right-out access points along Jimmie Dyess Parkway, making it ideal for high-traffic users.

With C-2 zoning, the county's highest commercial classification, the property supports a wide range of retail concepts, from C-stores and quick-service restaurants to large-format retailers and fuel operators. Its proximity to I-20 and Fort Eisenhower's Gate 1 makes it especially attractive for travel-oriented users and high-volume retail concepts.

LOCATION OVERVIEW

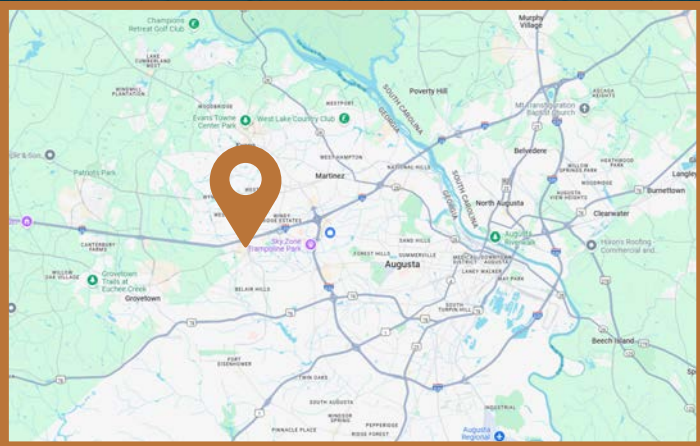
ESTABLISHED TRADE AREA



TRAVEL DISTANCES

To Areas within the CSRA

Evans	4.3 Miles
Fort Eisenhower	4.5 Miles
Augusta	6.7 Miles
West Augusta	7.4 Miles
Riverwood	8.4 Miles
Grovetown	11.0 Miles
North Augusta	12.5 Miles
Harlem	15.3 Miles



This property offers high visibility with 35,800 VPD and is located just 400 feet from I-20 Exit 194 with 77,600 VPD, approximately 11.3 miles from Downtown Augusta. Nearby national retailers include McDonald's, Cookout, Cracker Barrel, and an under-construction Parker's Kitchen, with Chick-fil-A coming soon, and others.

The site is also near a medical office corridor with several private practices, as well as established residential communities. With proximity to both I-20 and Wrightsboro Road, the property benefits from strong regional and local connectivity.

The Greater Augusta Area exceeds 624,000 people. This growing market and established commercial corridor present strong redevelopment potential.





77,600 VPD

Parker's kitchen
UNDER DEVELOPMENT

PROPOSED DEVELOPMENT



35,800 VPD





INTERSTATE
20

77,600 VPD

35,800 VPD

Quality

Hampton

Holiday Inn Express

BAYMONT BY WYNDHAM

Days Inn BY WYNDHAM

Holiday Inn Express

Best Western

PARK WEST INN

Cracker Barrel

Parker's Kitchen
UNDER DEVELOPMENT

COOK OUT

McDonald's



Fort Eisenhower



Parker's Kitchen

UNDER DEVELOPMENT



35,800 VPD





Evans, GA

Savannah River



North Augusta, SC

Martinez, Ga

Augusta National

SRP Park



SUBJECT PROPERTY

Grovetown, GA

West Augusta Medical District

Downtown Medical District

Downtown Augusta, GA

Brand New Wellstar Hospital

Augusta Mall

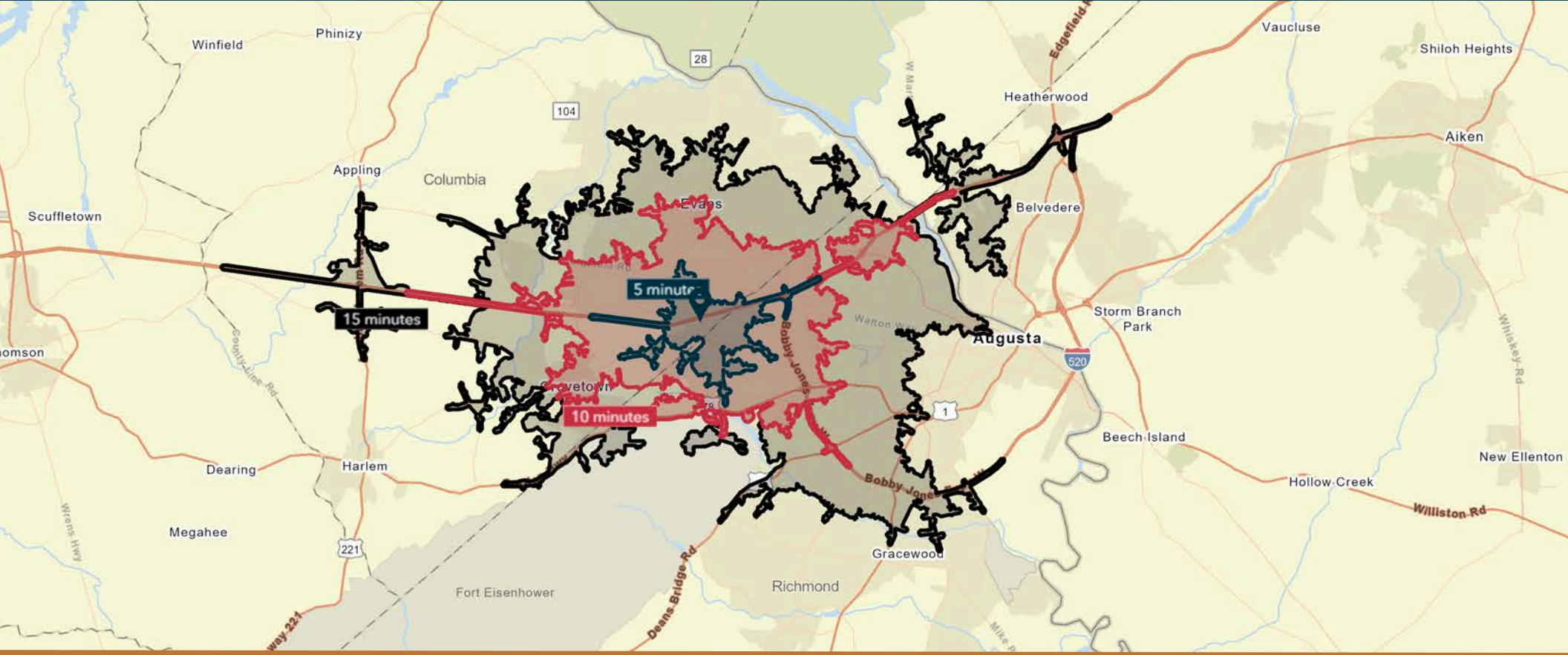
Fort Eisenhower

Augusta Regional Airport



3.94 ACRE SIGNALIZED CORNER

DRIVE TIME DEMOGRAPHICS



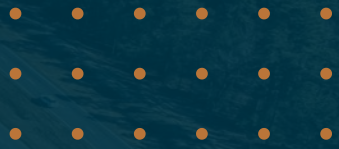
Drive Time Radii	5 Min	10 Min	15 Min
Population	7,926	77,028	226,169
Median HH Income	\$63,310	\$67,394	\$70,346
2020-2024 Growth	15%	6%	4%



SITE MAPS



±3.94 ACRE SIGNALIZED CORNER ZONING MAP



±3.94 AC I-20 CORNER ACCESS MAP



±3.94 ACRE SIGNALIZED CORNER TOPOGRAPHY MAP



±3.94 ACRE SIGNALIZED CORNER UTILITIES MAP













AREA OVERVIEW



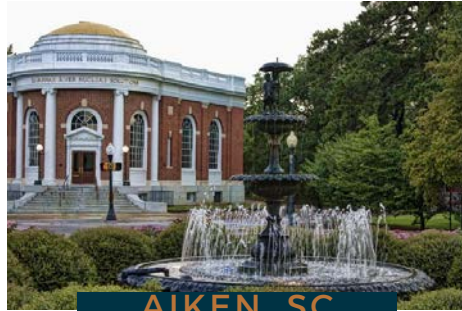
WHY? AUGUSTA

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

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

**For inquiries,
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