



# 1.28 ACRES PAD READY SITE PARKER'S KITCHEN RESIDUAL

3661 MIKE PADGETT HWY, AUGUSTA, GA



### PARCEL LEGEND

Size	Sale	Lease	Ideal Use
1.28 Acres	\$579,500	Subject to Offer	QSR / Automotive / Carwash

**OFFERING MEMORANDUM**  
 PREMIUM RETAIL PAD FOR SALE OR LEASE  
 36.6 K VPD | 2X FULL MOTION ACCESS  
 698K ANNUAL VISITS AT ADJACENT PARKER'S



# OFFERING MEMORANDUM TABLE OF CONTENTS

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03

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

- Lease Rate
- Lease Term
- Lease Guarantor
- Special Stipulations

## TEAM LEAD

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# EXECUTIVE SUMMARY



# RETAIL OPPORTUNITY

## WHY THIS SITE?



### SITE CONDITION

Pad Ready Development Site



### TRAFFIC COUNT

36,460 Combined VPD



### ACCESS

2X Full Motion Access Points



### UTILITIES ON SITE

Water and Sewer Available



### WORKFORCE LOCATION

Located in Industrial Node



### TRAFFIC SIGNAL

Adjacent to Signalized Intersection



### ZONING

B-2 (High Commercial Zoning)

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present the pad-ready 1.28-acre site at 3661 Mike Padgett Highway for sale. Fully graded with stubbed-in water, sewer and power, the parcel offers dual full-motion access to Mike Padgett Highway (27,400 VPD) and Tobacco Road (9,060 VPD), and is zoned B-2 for a broad range of commercial and retail uses.

Situated within South Augusta's industrial district and directly adjacent to the newly constructed Parker's Kitchen, the site benefits from major road frontage and immediate visibility. The primary three-mile trade area encompasses 18,591 residents with an average household income of \$57,857, underpinning strong consumer demand for service-oriented or owner-operator businesses.

The property lies just 2.1 miles south of Interstate 520 (the Bobby Jones Expressway), offering seamless regional connectivity, and only 1.3 miles southwest of Augusta Regional Airport (AGS). This turnkey pad site eliminates the need for extensive site work and allows for rapid ground-up construction or build-to-suit opportunities.

Strategically positioned at the intersection of Mike Padgett Highway and Tobacco Road, this parcel benefits from regional traffic drivers and immediate adjacency to leading convenience retail. The new Parker's Kitchen draws over 698,000 annual visits, while the Circle K on the opposite corner captures 529,800 annual visits. Less than a third of a mile away, the Food Lion grocery store receives over 1 million visits annually—ranking as the #1 performing Food Lion in Georgia and #14 nationwide. This high-volume retail intersection is supported by strong commuter flows to the Augusta Regional Airport and nearby industrial users along the corridor.

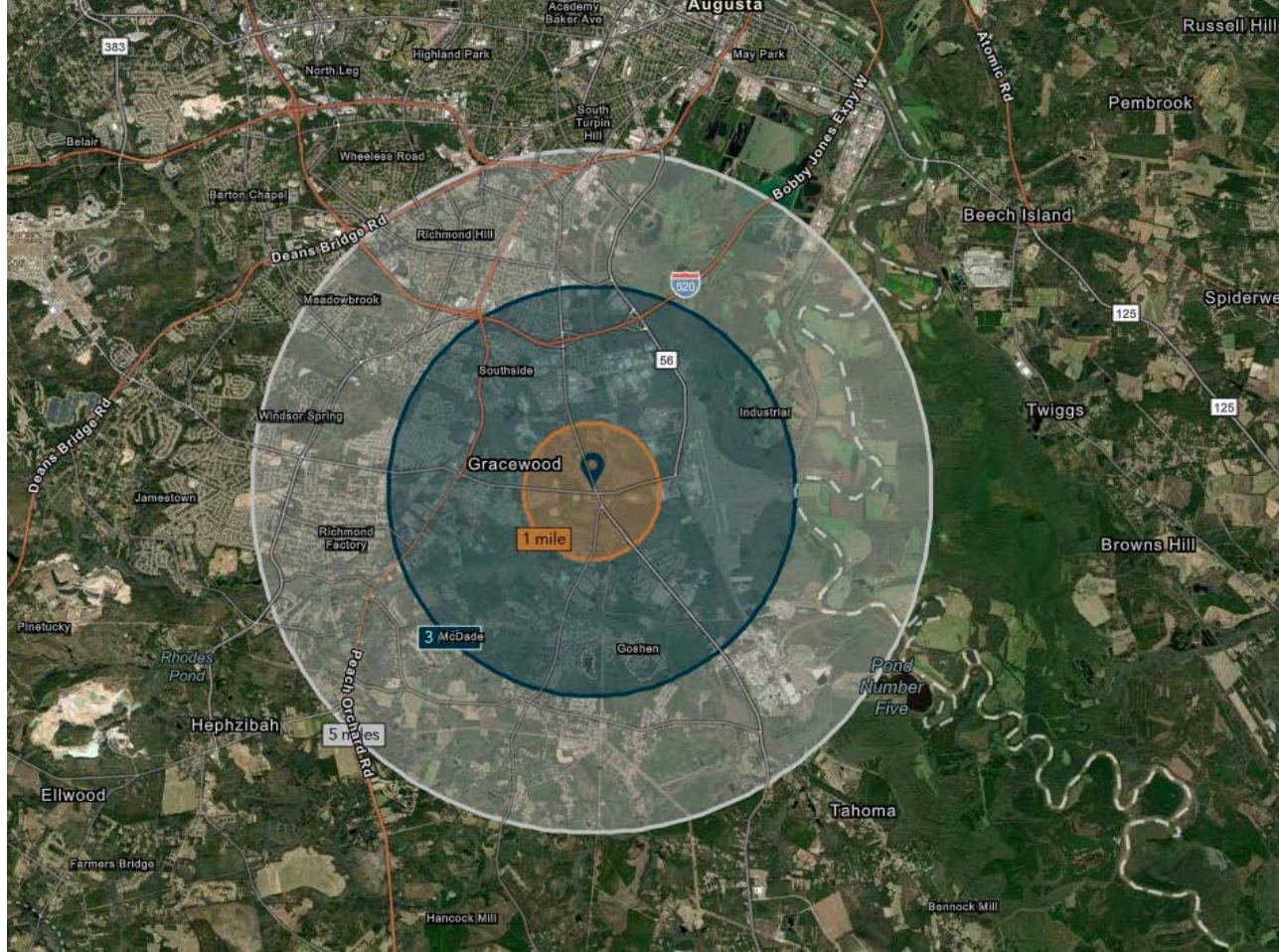
# LOCATION OVERVIEW

## HIGH TRAFFIC TRADE AREA



### NOTABLE FEATURES WITHIN A 3 MILE DRIVE TIME

- I-520 2.1 Miles
- Food Lion #1 in GA 0.4 Miles
- Augusta Regional Airport 1.3 Miles
- Augusta's Industrial Park 0.5 Miles
- Graphic Packaging 3.6 Miles
- Textron Vehicles 1.6 Miles
- Fort Gordon 7.5 Miles
- Downtown Augusta 9.8 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	1,687	19,191	52,322
Median HH Income	\$60,306	\$58,104	\$54,643
Households	635	7,131	20,184





MIKE PADGETT HWY



27,400 VPD

FULL MOTION ACCESS POINT

FULL MOTION ACCESS POINT

RETAIL PAD 1.28 ACRE



698.2K ANNUAL VISITS



529.8K ANNUAL VISITS



ADVANCE THE WAY YOU THINK

TOBACCO ROAD

9,060 VPD



1M ANNUAL VISITS  
#1 FOOD LION IN GA  
#14 FOOD LION IN THE US





**US FOODS**

**Parker's kitchen**

698.2K ANNUAL VISITS

RETAIL PAD  
1.28 ACRE

**AIR**  
ADVANCE THE WAY YOU THINK

**K**

529.8K ANNUAL VISITS

**76**

**TOBACCO ROAD**

9,060 VPD

27,400 VPD

**RBW LOGISTICS**

**SOUTHEAST SPECIALTIES**

**WATERCO**  
Water, the liquid of life

**Bojangles**

**SONIC**

**FAMILY DOLLAR**

**K C Package Shop**

**FOOD LION**

1M ANNUAL VISITS  
#1 FOOD LION IN GA  
#14 FOOD LION IN THE US

214 Unit Townhome  
Neighborhood

**bp**

Google Earth

landsat / Copernicus







Evans, GA

Savannah River



North Augusta, SC

Martinez, Ga

Augusta National

SRP Park

Grovetown, GA



West Augusta Medical District

Downtown Medical District

Brand New Wellstar Hospital

Augusta Mall

Downtown Augusta, GA

Fort Eisenhower

Augusta Regional Airport

SUBJECT PROPERTY

Google Earth

© 2025 Airbus



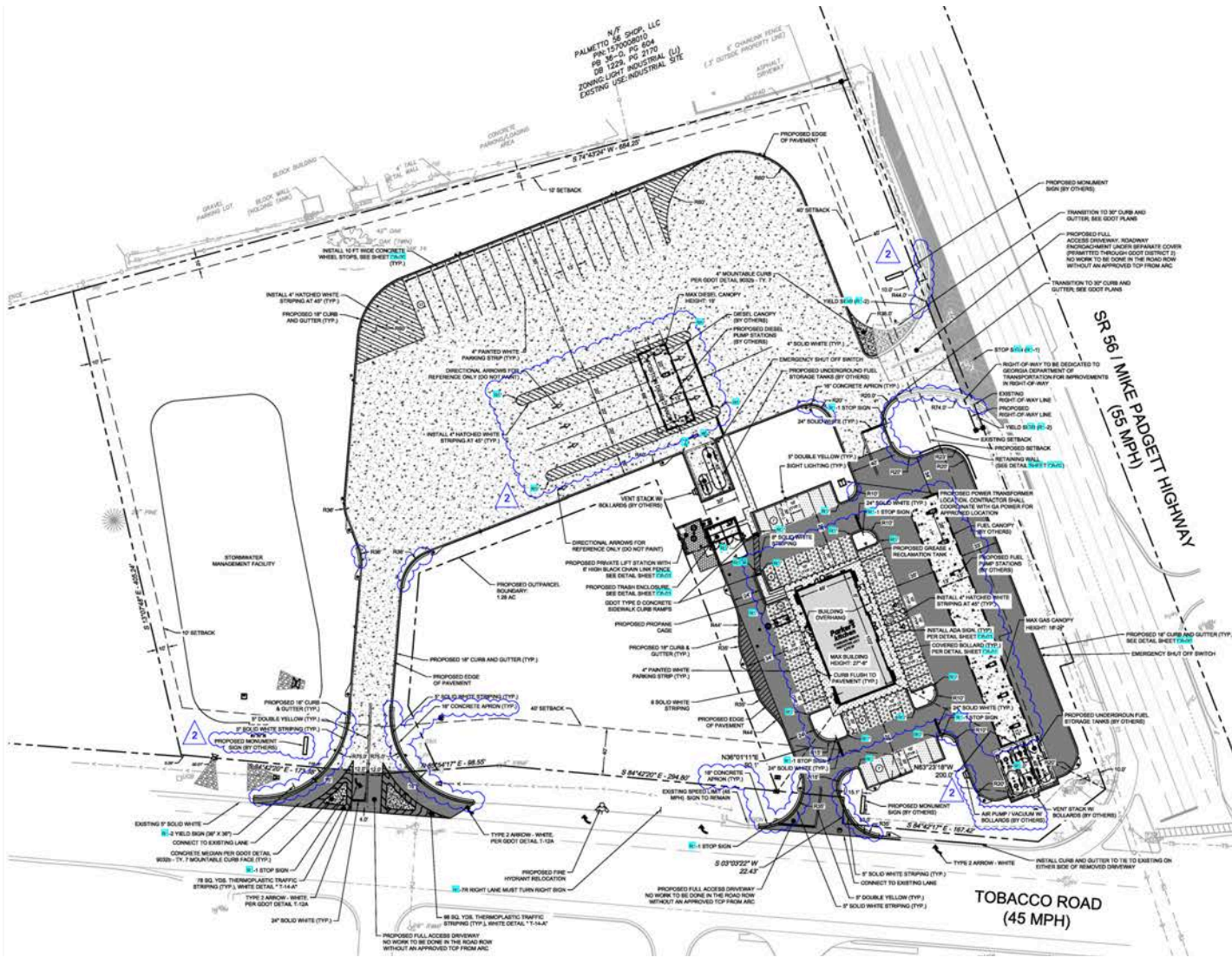
3661 MIKE PADGETT HWY





# PAD READY RETAIL SITE

## SITE PLAN



<b>BUILDING SETBACK:</b>	
FRONT (EAST & SOUTH):	40 FT
SIDE (N/A):	50 FT
BACK (NORTH & WEST):	10 FT
<b>LANDSCAPE SETBACK:</b>	
FRONT (NONE):	NA FT
SIDE (NONE):	NA FT
BACK (NONE):	NA FT
<b>PARKING SUMMARY:</b>	
<b>REQUIRED PARKING:</b>	35 SPACES (TOTAL)
1 FROM EVERY 180 SQUARE FEET OF RETAIL/RESTAURANT AREA	
<b>PROPOSED PARKING:</b>	67 SPACES (TOTAL)
STANDARD:	48 SPACES
ADA:	2 SPACES
TRUCK:	17 SPACES

- SITE NOTES:**
1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY CUMACI PETERSON, DATED 03/21/2023 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
  2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY EMC ENGINEERING SERVICES, INC., DATED 11/01/2022.
  3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
  4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
  5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
  6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

**SITE PLAN LEGEND:**

	PROPERTY LINE
	40' x 10' FT BUILDING SETBACK LINE
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	STANDARD DUTY CONCRETE SIDEWALK
	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	PARKING COUNT

**Kimley-Horn & Associates, Inc.**  
 28 HALL STREET, SUITE 100  
 GAINESVILLE, FLORIDA 32601  
 PHONE: (352) 381-4000  
 WWW.KIMLEY-HORN.COM

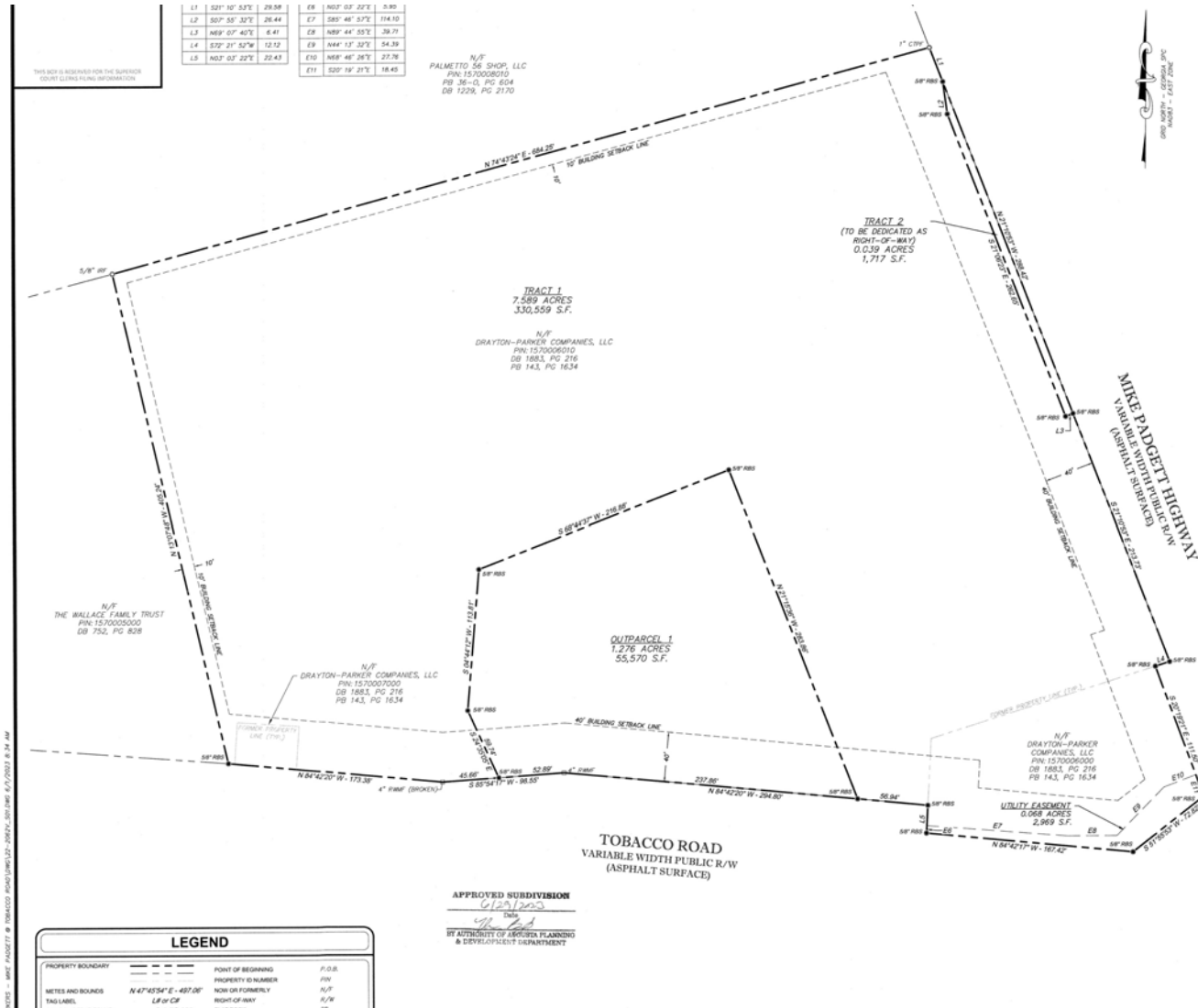
**Parker's Kitchens**  
 DRAYTON-PARKER COMPANIES, LLC  
 17 WEST MICHIGAN STREET  
 ANN ARBOR, MI 48106  
 PHONE: (734) 761-0001

PROJECT NO.	10032023
DATE	11/01/2023
SCALE	AS SHOWN
DESIGNED BY	DPV
CHECKED BY	DPV
DATE	03/13/2023
PROJECT NO.	014774910

**PARKERS - SR 56 & TOBACCO ROAD**  
 CITY OF AUGUSTA  
 PHASE 02 (TOP IMPROVEMENTS, 100' WIDE ROAD & 100' WIDE R/W)

**SEAL:** STATE OF GEORGIA PROFESSIONAL ENGINEER  
 NO. 10032023  
 EXPIRES: 0000002734  
 DESIGNER: DPV  
 CHECKER: DPV  
 DATE: 03/13/2023  
 PROJECT NO.: 014774910

# PAD READY RETAIL SITE PLAT



**SURVEY NOTES**

- Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
- Basic of Bearings, Horizontal Control and Vertical Control were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was an eGPS 20TL GNSS Receiver (RTK Accuracy (Horizontal: 1cm + 1ppm RMS) (Vertical: 1cm + 1ppm RMS)) with a Juniper Systems Mesa 3 data collector receiving RTK corrections via a Verint Jagsack MFI 6600L from the eGPS Solutions Real Time Network. The techniques used was RTK corrected measurements from a Trimble VR5 Real Time Network operated by eGPS Solutions, Inc.
- All deed book references shown herein are recorded in the Clerk of Superior Court's Office of Richmond County, Georgia.
- Adjacent property owner's deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
- Locations are accurate only where dimensioned.
- This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13245C0301 & 13245C03100, Effective Date: November 19, 2015. This determination is based on lines taken digitally from <http://hazards-fema.maps.arcgis.com>, and have not been verified in the field by EMC Engineering Services, Inc.
- The term "Certification" as used in Rule 190-6-09 (2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2 (b) and (1), shall mean a signed statement based upon facts and knowledge known to the registrant at the time of the survey and is not a guarantee or warranty, either expressed or implied.
- The Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between these two sets of specifications, the requirements of law prevail.
- All activities are under the jurisdiction of the U.S. Army Corps of Engineers and/or the State of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.

**SURVEY DATA**

Tract 1:	7.589 Acres (330,506 Square Feet)
Tract 2:	0.039 Acres ( 1,717 Square Feet)
OUTPARCEL 1:	1.276 Acres ( 55,570 Square Feet)
Total Area:	8.903 Acres (387,843 Square Feet)

Plot Closure: 1 in 452,141  
Field Precision: This entire survey was completed using GPS Base and Rover. Real Time surveying methods using multi-frequency receivers. The field data for this boundary survey has a Relative Precision Accuracy of 0.02 feet or less, horizontally at the 90% confidence level.  
Equipment used: Carlson CR2+ Robotic Total Station  
eGPS 20TL GNSS Receiver/GPS Network  
Field Work Completed on: May 22, 2023

**REFERENCES**

DB 1893, PG 216	REEL 143, PG 1634	DB 199, PG 658
DB 1674, PG 1759	FB 360, PG 604	

— GEORGIA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SHEET 14 OF 20, PROJECT FR-207-2(2), RICHMOND COUNTY, DATED NOVEMBER 30, 1988.  
AN ALTOPS LAND TITLE SURVEY OF 8.903 ACRES - MIKE PADGETT HWY & TOBACCO ROAD, BY EMC ENGINEERING SERVICES, INC., DATED FEBRUARY 22, 2023, LAST REVISED MARCH 8, 2023.

**SURVEYORS CERTIFICATION**

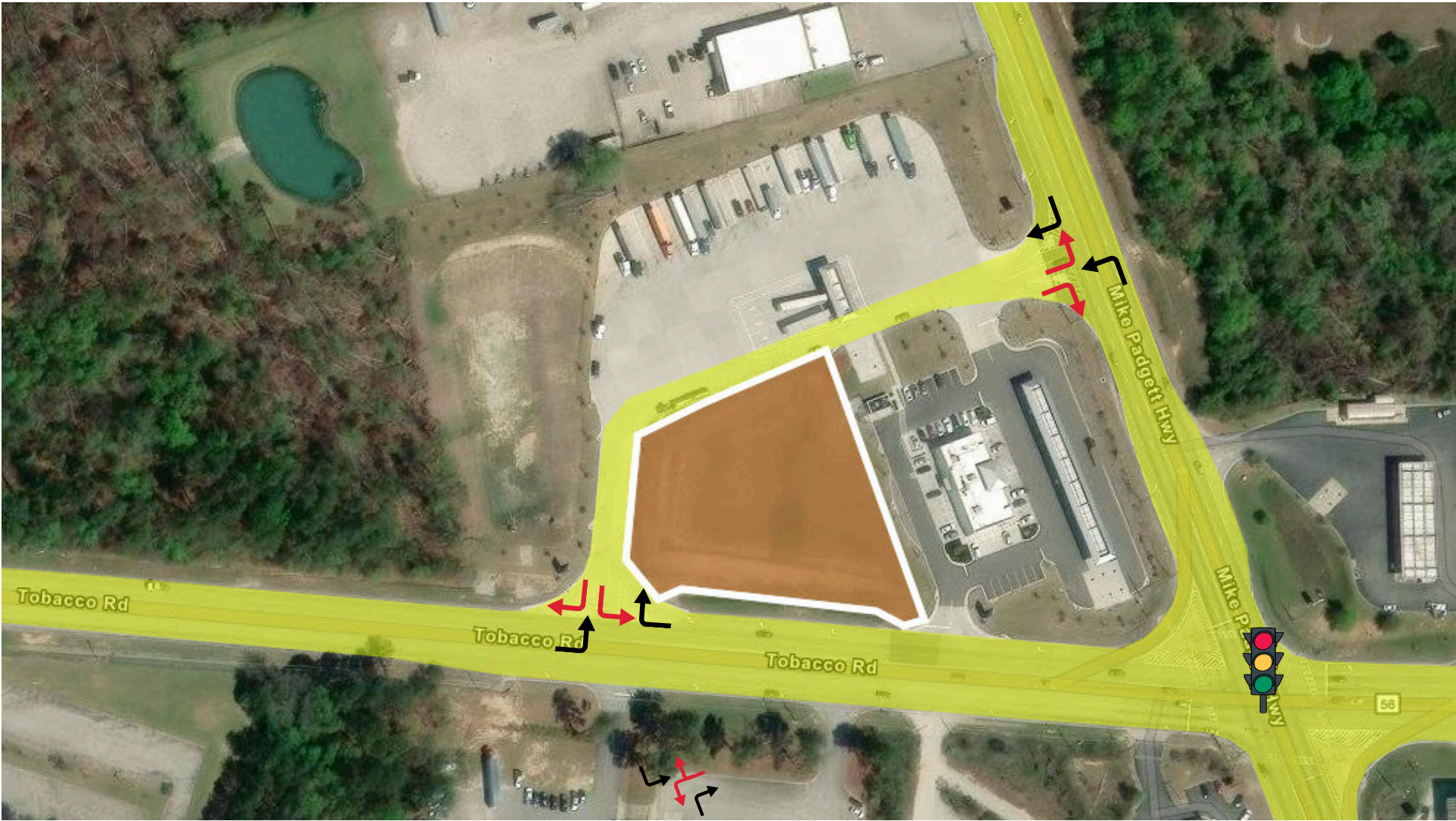
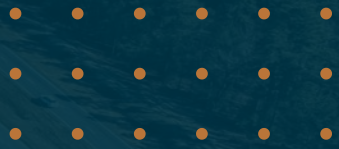
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental body by any purchaser or user of this plat as intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Sections 15-6-67.

**WILEY P. WETTON**  
PROFESSIONAL SURVEYOR  
NO. 342

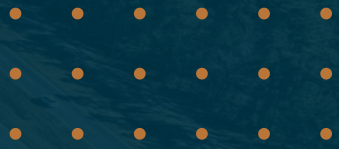
NO. REVISION DESCRPTN	
<b>EMC ENGINEERING SERVICES, INC.</b> 1211 Main Street, Suite 201 Richmond, GA 31804 Phone: (770) 233-6600 Fax: (770) 233-6600 <a href="http://www.emceng.com">www.emceng.com</a>	
<b>RECOMBINATION SURVEY</b> <b>8.903 ACRES - MIKE PADGETT HWY &amp; TOBACCO ROAD</b> 1660TH G.M. DISTRICT RICHMOND COUNTY, GEORGIA Prepared for: <b>DRAYTON-PARKER COMPANIES, LLC</b>	
PROJECT NO.	22-2062
DRAWN BY:	WESC
DESIGNED BY:	EMC
SURVEYED BY:	EMC
SURVEY DATE:	5-22-2023
CHECKED BY:	WEPW
SCALE:	1" = 40'

# PAD READY RETAIL SITE

## ACCESS MAP

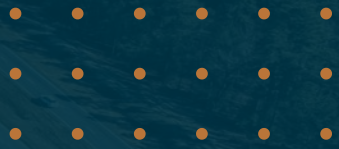


# PAD READY RETAIL SITE ZONING MAP



# PAD READY RETAIL SITE

## PROPERTY PHOTO





# AREA OVERVIEW



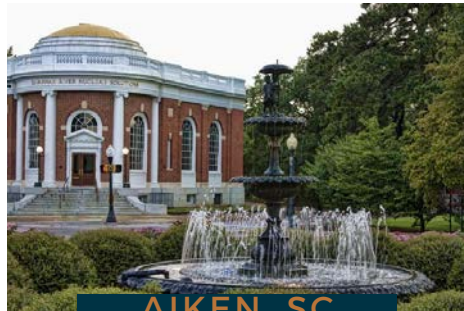
# WHY? AUGUSTA

## 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.**

# 2<sup>nd</sup>

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 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 indicating the attraction of investment.



## 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.**



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