



# 2 PRIME RETAIL PADS SIGNALIZED CORNER

208-210 BOBBY JONES EXPRESSWAY, AUGUSTA, GA



## PARCEL LEGEND

Lot	Size	Status	Ideal Use
1	1.25 Acres	Available	QSR / Car Wash / Restaurant
2	0.75 Acres	Available	Coffee / Oil Change / Bank

## OFFERING MEMORANDUM

2 PREMIUM RETAIL PADS FOR LEASE  
PAD READY SITES WITH FULL MOTION ACCESS  
1.2 MILES TO I-20 82K VPD | 40K VPD ON BOBBY JONES



# 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 Term
- Lease Guarantor
- Special Stipulations

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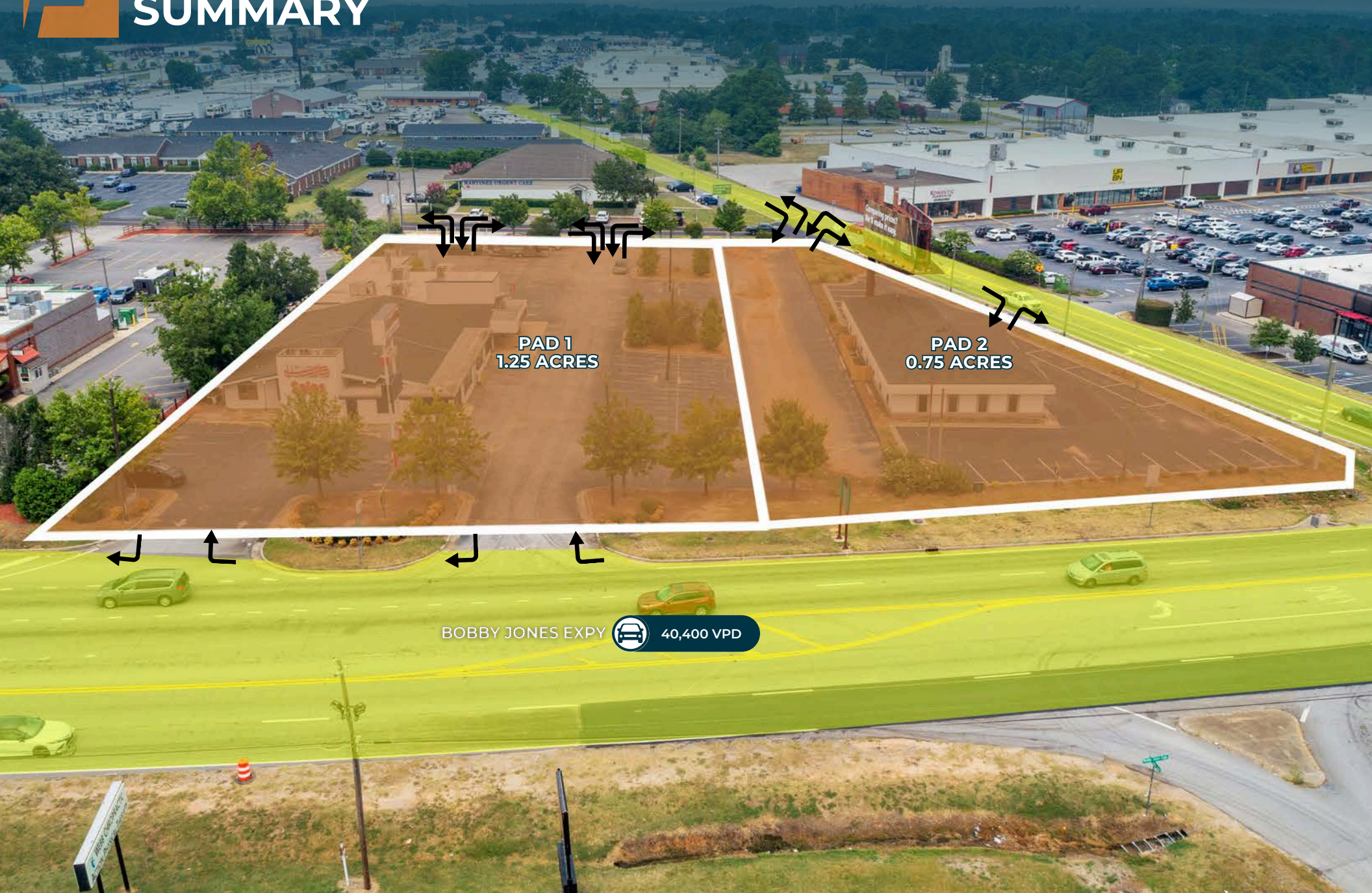
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# EXECUTIVE SUMMARY





# RETAIL OPPORTUNITY

## WHY THIS SITE?



### LOCATION

1.2 Miles off I-20 (79-82K VPD)



### TRAFFIC COUNT

40,400 Vehicles Per Day



### ACCESS

Full Motion & 3x RI-RO



### STRONG SYNERGY

Established Retail Corridor



### STRONG DEMOGRAPHICS

66K Pop. in 3 Mile Ring



### TRAFFIC SIGNAL

Signalized Intersection



### ZONING

C-2 (High Commercial Zoning)

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present two high-visibility retail pad sites for ground lease at the signalized intersection of Bobby Jones Expressway (I-520) and Rose Lane in Augusta, Georgia. This  $\pm 2.02$ -acre offering includes two pad-ready parcels zoned C-2, with full-motion access and exposure to 40,400 vehicles per day. The site sits just 1.2 miles from I-20 (82,000 VPD) and connects directly to Washington Road (32,000 VPD) via Oak Street North.

- **Pad 1:**  $\pm 1.25$ -acre parcel along Bobby Jones Expressway. Highly visible great access, and is well-positioned for a quick-service restaurant, sit-down concept, or car wash.
- **Pad 2:**  $\pm 0.75$ -acre corner parcel at the signalized intersection of Bobby Jones Expressway and Rose Lane. Ideal for a drive-thru coffee user, oil change, or smaller format QSR or bank.

Strategically positioned at a signalized I-520 corridor intersection, the property is surrounded by national retailers including Sam's Club, Walmart Supercenter, ALDI, Lowe's Foods, Planet Fitness, and Salsa's Mexican Grill. A new Parker's Kitchen location is under development nearby. With strong demographics—over 66,000 residents within 3 miles and an average household income above \$106,000—the site offers an exceptional ground lease opportunity in a high-demand Augusta retail corridor with regional connectivity via I-520 and I-20.



# LOCATION OVERVIEW

## HIGH TRAFFIC TRADE AREA



### NOTABLE FEATURES

#### WITHIN A 3 MILE DRIVE TIME

I-20	1.2 Miles (79-82K VPD)
I-520	Site sits on I-520
The Masters	5.0 Miles
Population	66K People
Doctors Hospital	3.2 Miles
Augusta Exchange	2.7 Miles
Walmart	0.6 Miles
Lowes	400 Feet



Demographics	1 Mile	3 Mile	5 Mile
Population	7,846	66,779	147,082
Median HH Income	\$65,928	\$76,108	\$79,498
2020-2025 Growth	4.54%	4.35%	5.84%
HouseHolds	3,288	28,829	61,776







I-20 EAST TO COLUMBIA

1 HOUR



I-20 WEST TO ATLANTA

2 HOURS

82,200 VPD

88,600 VPD

79,900 VPD



PAD 2

PAD 1

BOBBY JONES EXPY

WASHINGTON RD

35,800 VPD

40,400 VPD

COMING SOON









208-210 BOBBY JONES EXPRESSWAY



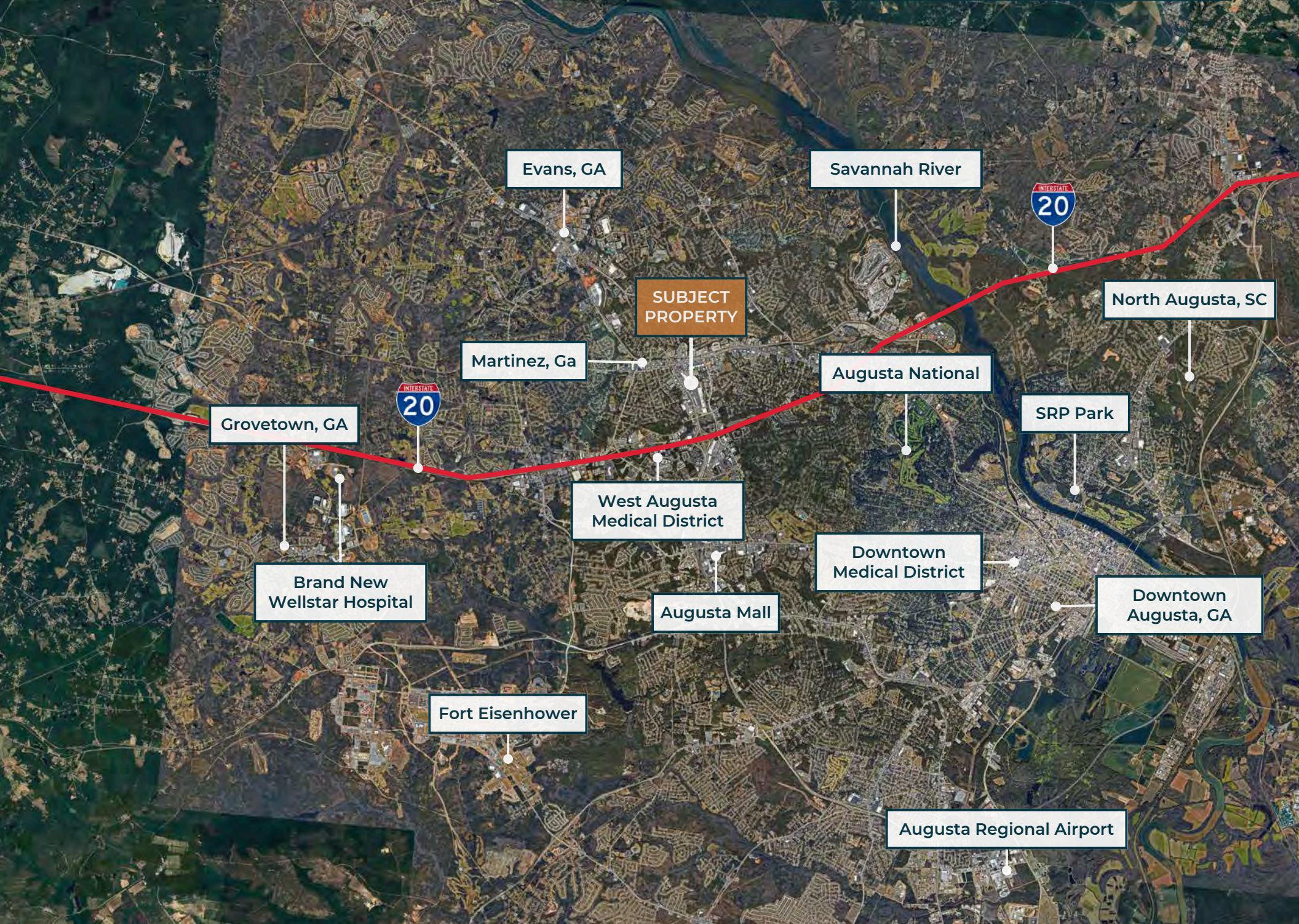
















# SITE MAPS



**PAD 2**  
**0.75 ACRES**

**PAD 1**  
**1.25 ACRES**

**MARTINEZ**  
**URGENT CARE**





# 2 PAD READY RETAIL SITES

## ACCESS MAP



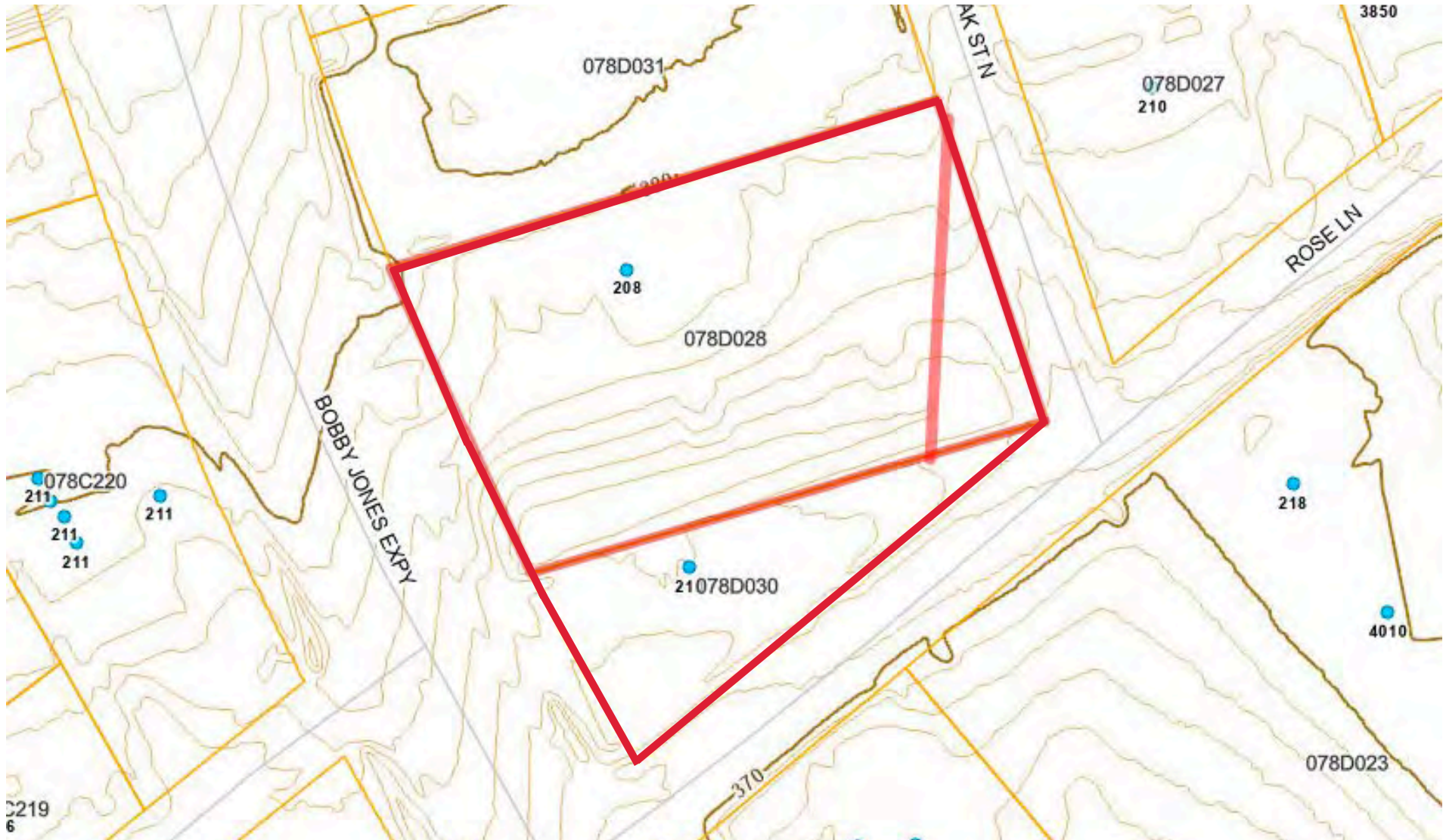






# 2 PAD READY RETAIL SITES

## TOPOGRAPHY MAP





# 2 PAD READY RETAIL SITES

## 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.



## 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

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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