

OFFERING MEMORANDUM

FORMER BRANDSMART WAREHOUSE & BILLBOARD

1254 Augusta West Parkway, Augusta, GA 30909



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800 Mt. Vernon Highway NE Suite 425
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Executive Summary

Sale Price	\$3,000,000
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Offering Summary

Building Size:	30,195 SF
Price / SF:	\$99.35
Ceiling Height:	_____ feet
Power:	1000 amps
Loading Docks:	5
Lot Size:	2.21 Acres
Year Built:	1997

Property Highlights

- Former BrandsMart warehouse for sale - ended operations in July, 2025
- Excellent access and visibility from I-520
- Includes double-sided billboard leased to Bressler Outdoor Advertising, providing a stable annual rental income of \$21,000 through June 2035.
- The BrandsMart retail store closed, so the parent company is selling the warehouse as vacant with no lease besides the billboard lease.
- The current owner spent over \$1.2mm converting the property to almost entirely warehouse space needed to hold inventory for the retail store. New roof installed in 2023.
- 78 on-site parking spaces provide ample capacity.
- Current property tax is \$28,426.
- Fully sprinklered.



Property Description

This now vacant warehouse is approximately 30,195 square feet positioned on 2.21 acres with 78 parking spaces, directly facing I-520. The property was purchased by the parent company for BrandsMart to support the retail store in Augusta. That retail store was recently closed, so there is no longer the need to have the warehouse. The property is being sold as vacant with no lease in place besides the billboard lease.

The property offers prominent visibility from I-520 (Bobby Jones Expressway) and includes five dock-high doors, with capacity for additional loading infrastructure. The site is zoned B-2 (General Business), allowing for a broad range of commercial uses. The property had previously been a furniture retail store and with some warehouse space.

Augusta Overview



Property Description

Augusta, Georgia Located along the banks of the Savannah River, is a historic and dynamic city that effortlessly combines Southern hospitality with a growing spirit of innovation. Known as the home of the iconic Masters Tournament, Augusta offers a unique blend of tradition, culture, and economic opportunity, making it a standout destination in the southeastern United States.

Augusta's charm is reflected in its vibrant downtown, where historic architecture meets modern development. Broad Street, the heart of downtown, features art galleries, local restaurants, craft breweries, and cultural venues like the Miller Theater and the Morris Museum of Art. Riverwalk Augusta, a scenic promenade along the Savannah River, offers walking trails, gardens, and outdoor concerts, providing a picturesque backdrop for both residents and visitors. With an affordable cost of living, a strong sense of community, and access to outdoor recreation from golf courses and kayaking to nearby nature trails, Augusta delivers a high quality of life for families, professionals, and retirees alike. Its mix of tradition, innovation, and Southern charm makes Augusta a compelling place to live, work, and explore.

Location Description

The property offers prominent visibility from I-520 (Bobby Jones Expressway) and includes five dock-high doors, with capacity for additional loading infrastructure. The site is zoned B-2 (General Business), allowing for a broad range of commercial uses. The property had previously been a furniture retail store and with some warehouse space.

Exterior Photo



Exterior Photo



Exterior Photo



Exterior Photo



Exterior Photo



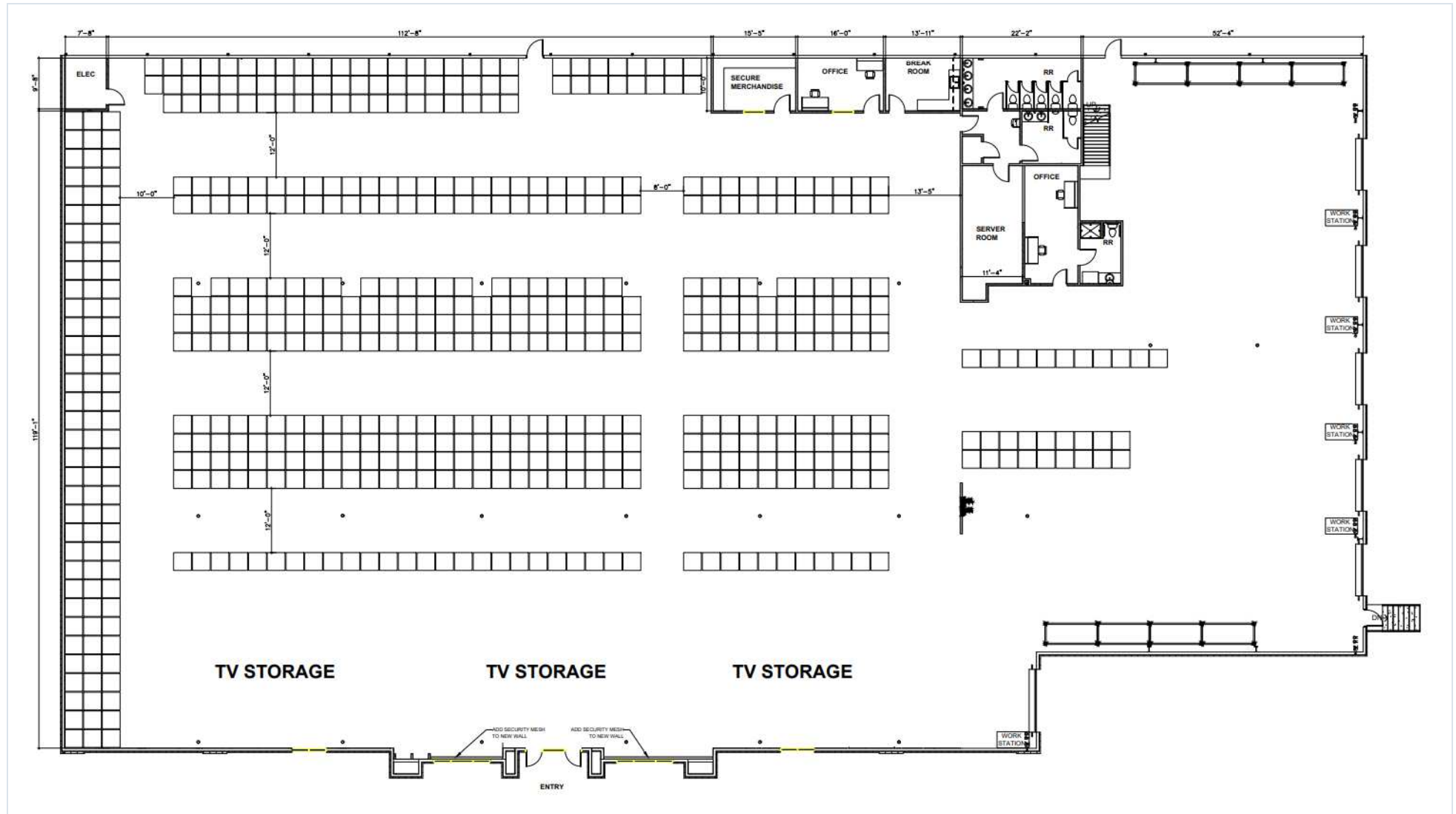
Billboard



Interior Photos



Floor Plan



Billboard Lease Abstract



Tenant Overview	
Company:	Bressler Outdoor Advertising, LLC
Square Feet:	N/A
Lease Start Date:	07/01/2010
Lease Expiration Date:	06/30/2035
Annual Base Rent:	\$21,000
Current Reimbursement:	\$0

Rent Schedule	
Term	Annual Base Rent
07/01/2010-06/30/2020	\$15,000
07/01/2020-06/30/2025	\$18,000
07/01/2025-06/30/2035 - current	\$21,000

CUSTOM TEXT

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Tenant is responsible for maintaining the property in good repair and at all times in a clean and attractive condition. Tenant is also responsible for the costs to install and operate all utilities associated with the advertising display.

Bressler Outdoor Advertising, LLC, founded in 1999 and based in Florida, specializes in high-visibility outdoor advertising solutions designed to elevate brand awareness across key markets. With a focus on strategically placed billboards and signage, the company helps businesses reach consumers through impactful, location-driven campaigns that command attention and deliver measurable results.

With decades of experience in site development, permitting, and media planning, Bressler Outdoor Advertising has built a reputation for reliability, market insight, and client-focused service. Whether supporting regional promotions or multi-location branding efforts, they provide advertisers with the tools to make lasting impressions in high-traffic areas, bridging brands and audiences in the physical world.

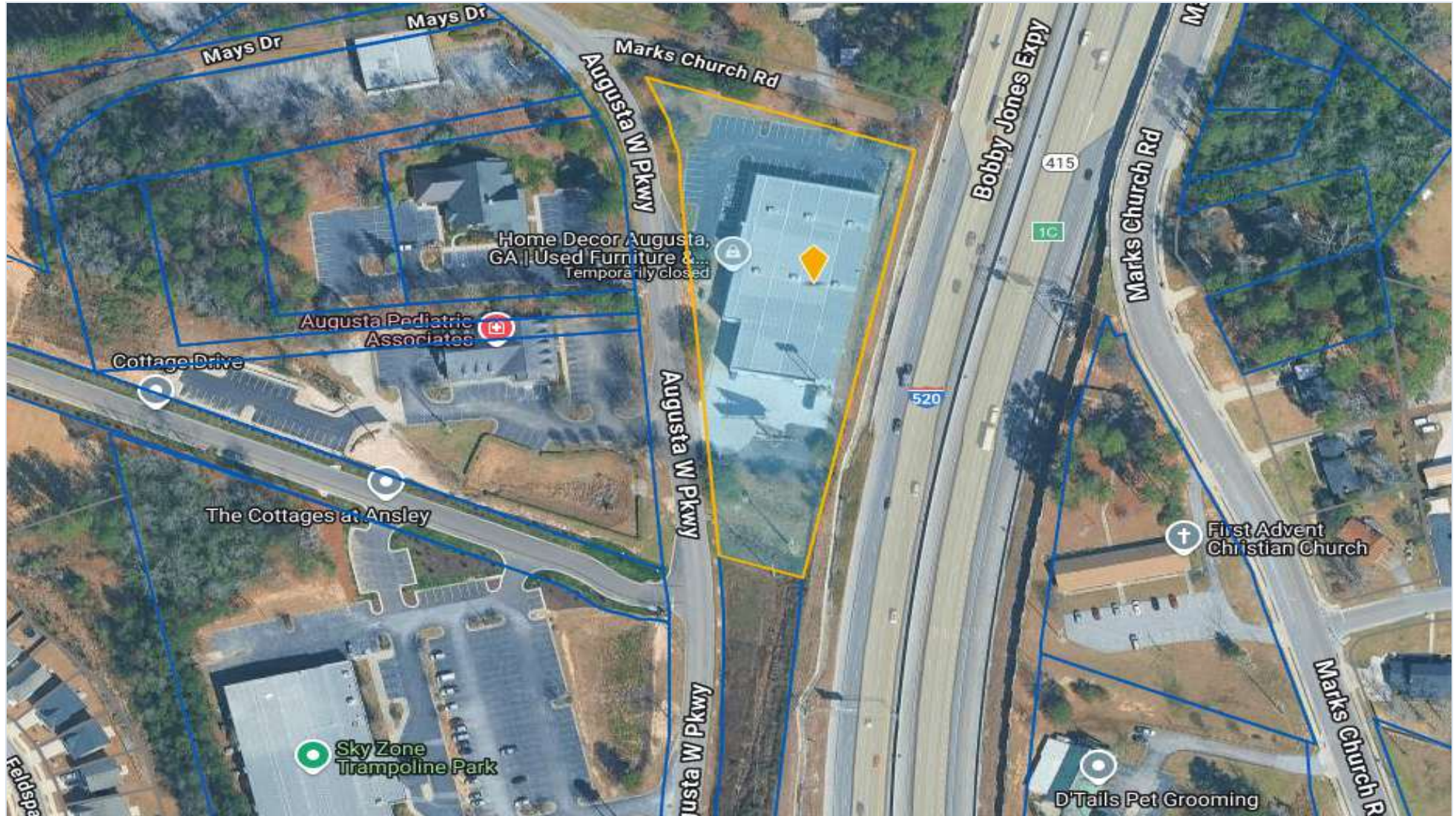
Retailer Map



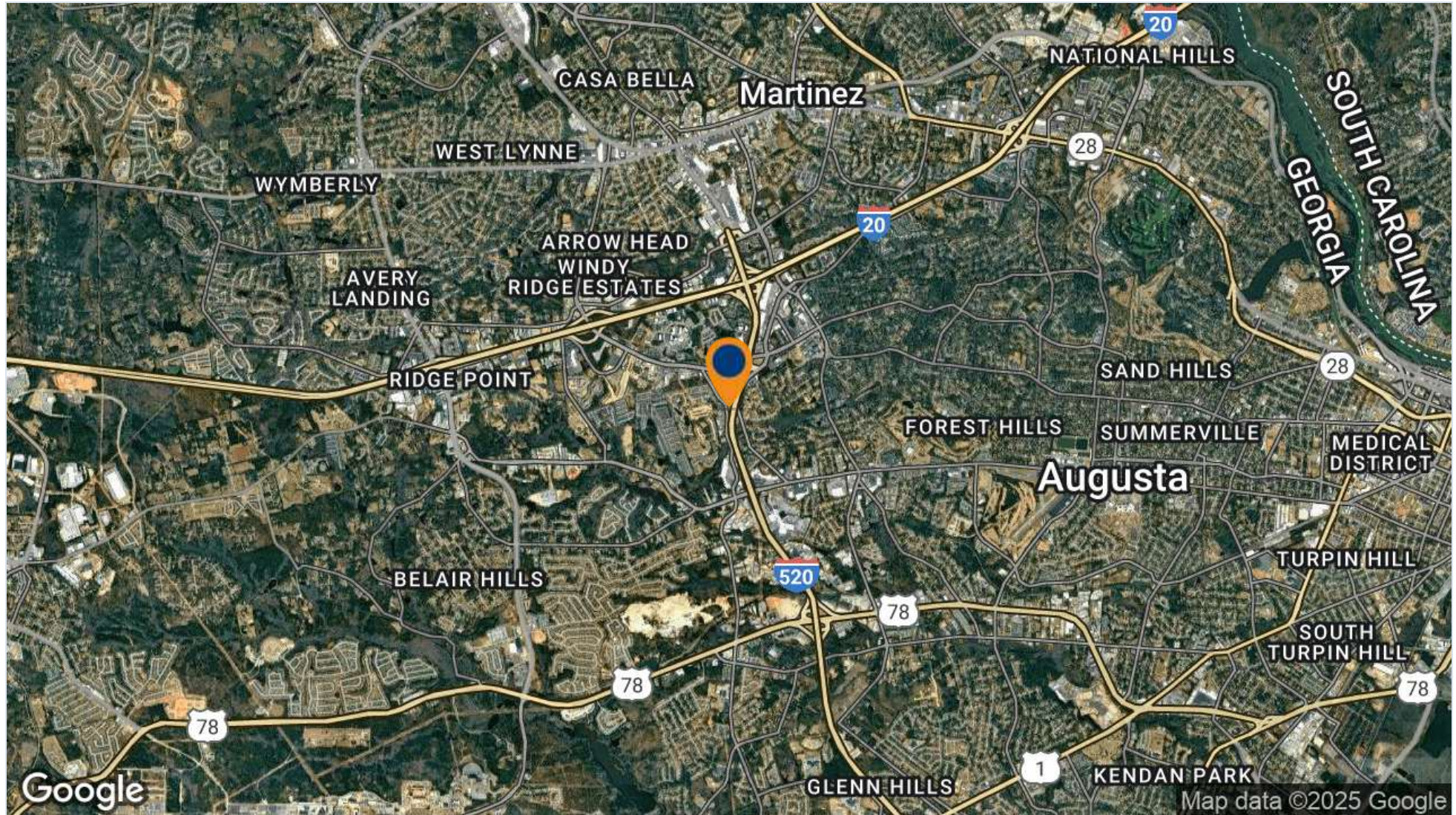
Retailer Map



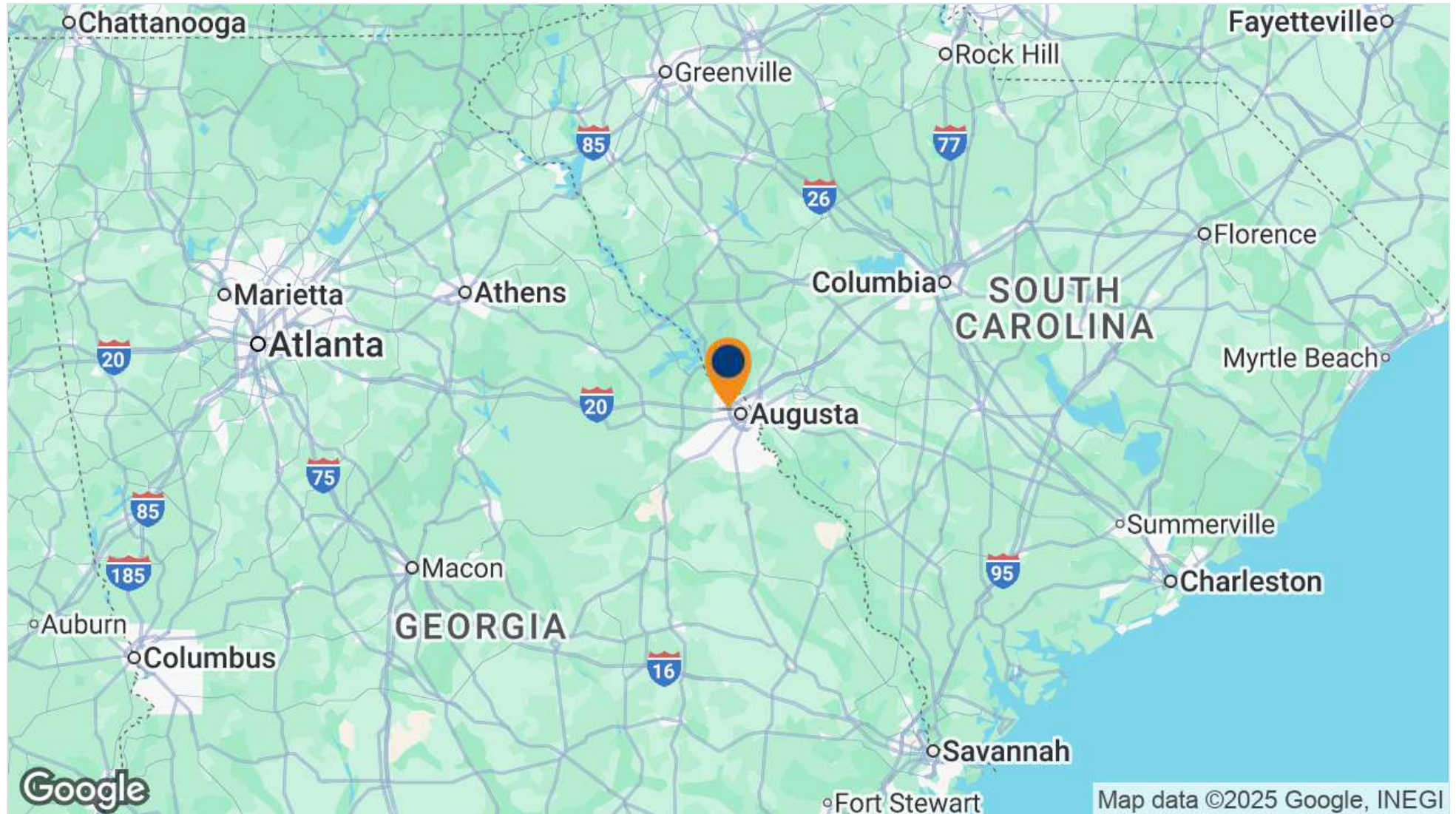
Parcel Map



Regional Map

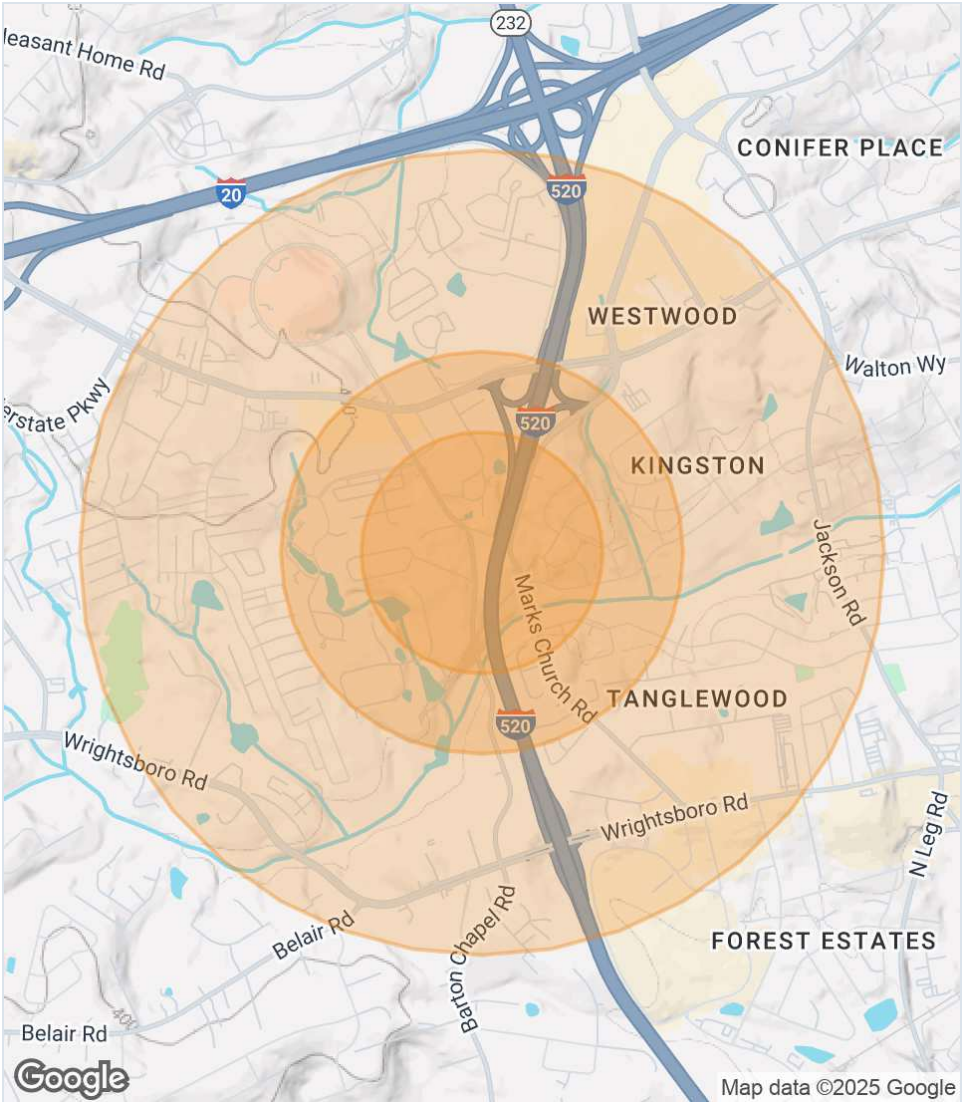


Location Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2024 Population	6,978	57,559	157,016
2020 Population	5,220	49,379	149,786
5 Year Projected	7,451	60,847	161,106
Households			
2024 Population	3,618	25,488	64,141
2020 Population	2,650	20,092	55,075
5 Year Projected	3,868	27,004	66,328
Income			
2024 Average Household Income	\$69,517	\$90,159	\$97,693
5 Year Projected	\$80,748	\$104,801	\$102,152



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Advisor Biographies Page



Elliott Kyle

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Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



Chase Murphy

Vice President | Partner
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Chase Murphy is a Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.