

DOWNTOWN MIXED USE DEVELOPMENT OPPORTUNITY

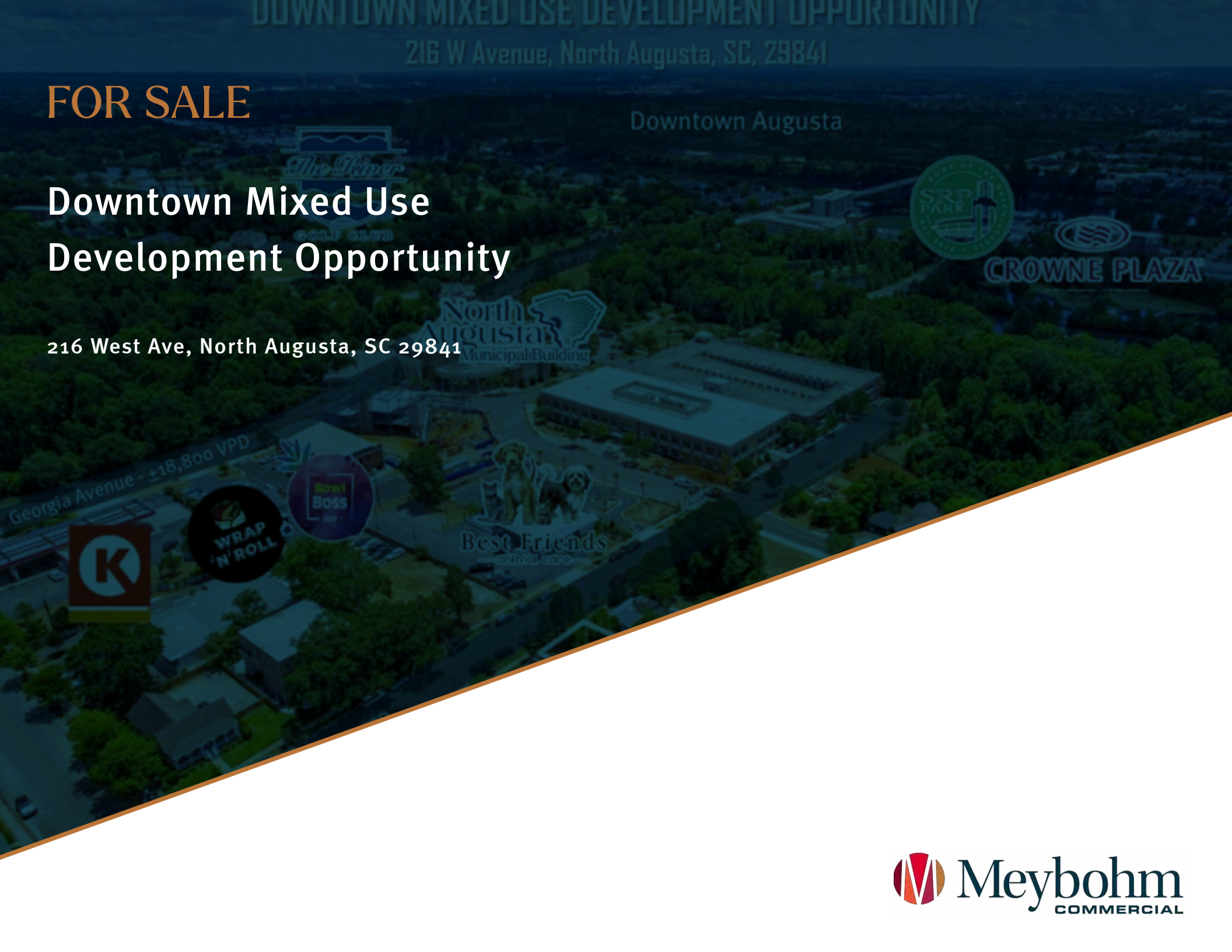
216 W Avenue, North Augusta, SC, 29841

FOR SALE

Downtown Augusta

Downtown Mixed Use Development Opportunity

216 West Ave, North Augusta, SC 29841



Georgia Avenue - ±18,800 VPD



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$225,000
Building Size:	2,568 SF
Lot Size:	0.29 Acres
Number of Units:	1

- Zoned: Downtown Mixed Use 2 (Aiken County)
- Prime Location
- Dense Commercial Trade Gap
- 0.29 Acres

PROPERTY OVERVIEW

Meybohm Commercial Properties is proud to exclusively present this prime investment opportunity in the heart of North Augusta, SC. This 2,568 SF building is perfectly positioned within the bustling downtown area. Zoned Downtown Mixed Use-2 (Aiken County) and situated on 0.29 acres, this property offers a strategic advantage for a wide variety of uses such as; retail, office, warehouse, multifamily, and much more. With utilities conveniently available on site, this property presents a promising opportunity for those seeking to capitalize on the thriving market.

Nestled in the heart of a vibrant commercial, professional, and residential hub, this property enjoys a perfect location surrounded by The Greenway, SRP Park (Augusta Greenjackets), several restaurants, and new commercial construction. With easy access to popular attractions and thriving commercial developments, this prime location offers an enticing opportunity for investors seeking to capitalize on the dynamic energy of the area.

LOCATION OVERVIEW

This property's location is nestled in the heart of North Augusta, SC, in the Old Town District. West Avenue is directly off of Georgia Avenue (+/- 18,500 VPD), which is a main thoroughfare connecting Downtown Augusta, GA to North Augusta, SC.

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216 W Avenue, North Augusta, SC, 29841

Downtown Augusta



Georgia Avenue - ±18,800 VPD



West Avenue - ±5,600 VPD

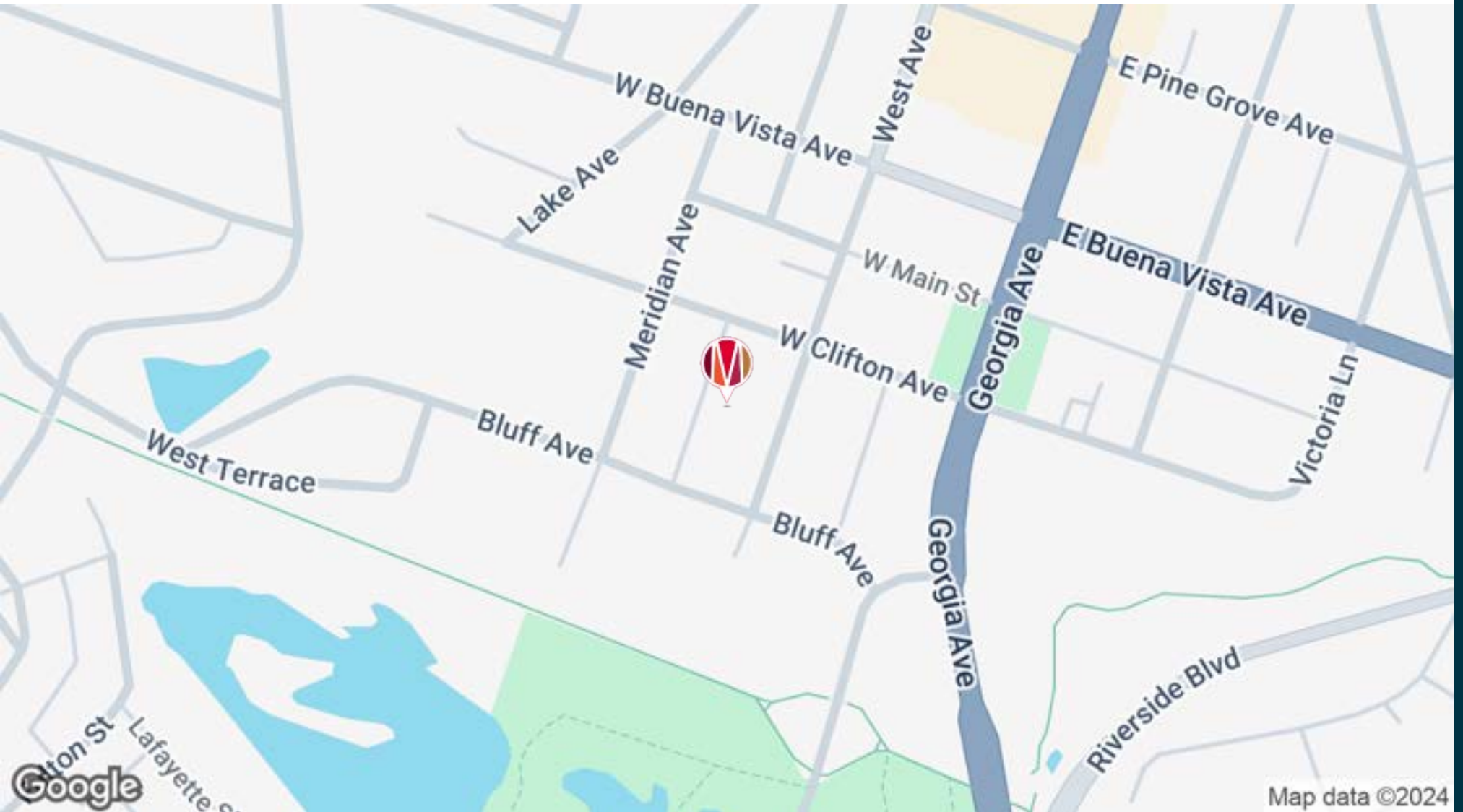


Meybohm
COMMERCIAL

RETAILER MAP



LOCATION MAP



ADDITIONAL PHOTOS





Carolina Health and Hearing

Plush Pup

W Clifton Ave

West Ave

W Clifton Ave

W M

Ha
Vete

Meridian

Meridian Ave

Vankerhoff Pl

W Clifton Ave

John Carey
Murdock Cbntmkr

West Ave

Wrap And Roll Kitchen

The North Augusta
School of Dance

Bowl Boss Acai
HealthFood

Bluff Ave

Vankerhoff Pl

Bluff Ave

Georgia Ave

West Ave

Bluff Ave

Medac

City of North Augusta
Municipal Building

usta Greenway

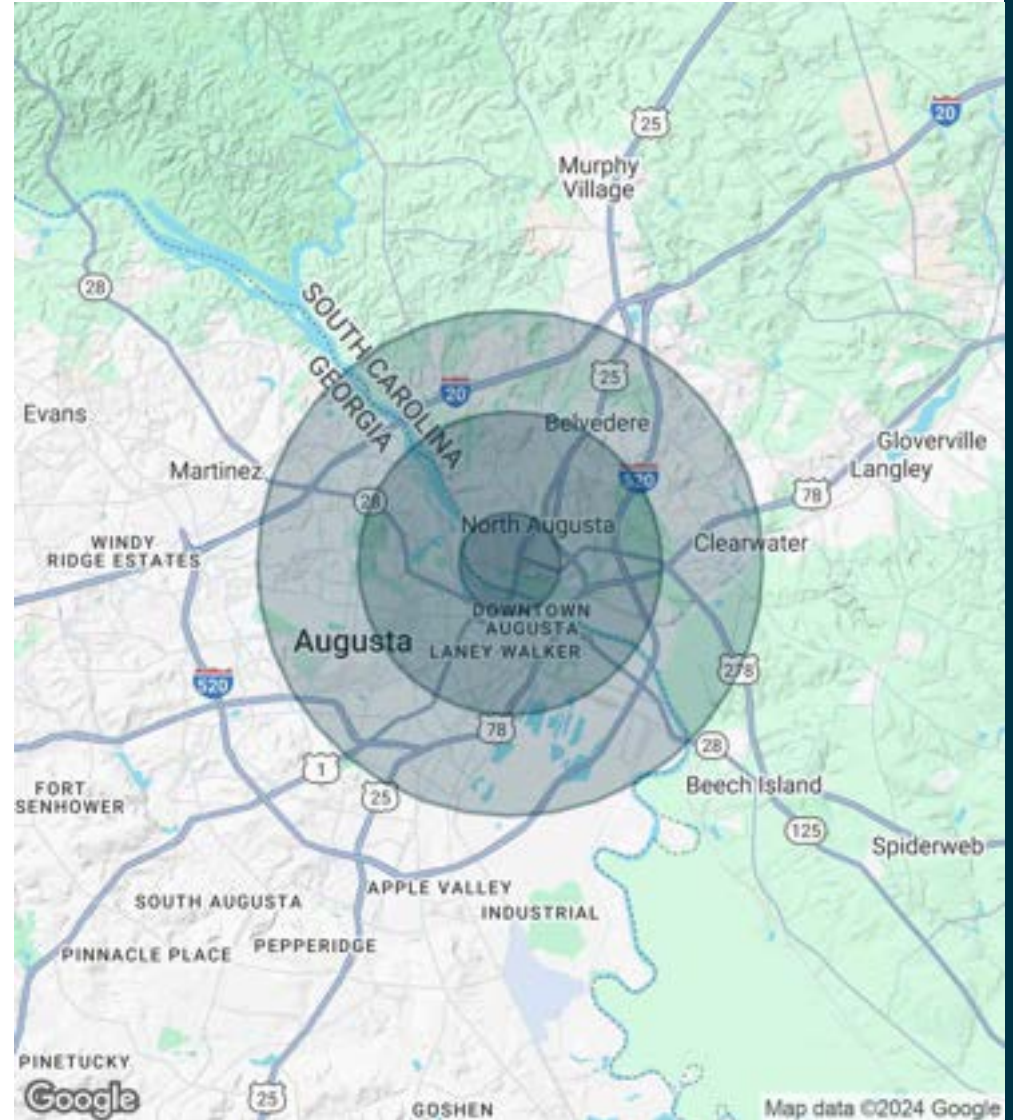
N Augusta Green

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,644	47,561	101,030
Average Age	43	41	40
Average Age (Male)	41	40	39
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,908	21,275	44,958
# of Persons per HH	1.9	2.2	2.2
Average HH Income	\$87,949	\$73,112	\$77,288
Average House Value	\$326,134	\$236,630	\$239,671

Demographics data derived from AlphaMap





CHARLIE MOYE

Sales Agent

Cmoye@Meybohm.Com

Cell: 706.832.1726

PROFESSIONAL BACKGROUND

After 15 years in outside sales and sales management, Charlie is excited to continue his career in Commercial Real Estate. Growing up in the Thomson and Augusta area, he wants to help see our local businesses succeed and grow in this market and help bring new opportunities to our area. He also looks forward to working with investors and those looking to make land acquisitions for personal or professional use. In his spare time, Charlie likes to spend time with his wife and 3 boys outside, visiting the beach, hunting, and playing golf.

EDUCATION

BA of Science

Georgia Southern University 2006

MEMBERSHIPS & AFFILIATIONS

CCIM Candidate Member

ICSC

GAAR

SC #128571 // GA #418771

MEYBOHM COMMERCIAL PROPERTIES

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