

**FOR SALE**

**1046 Stevens Creek Road &  
1038 - 1048 Claussen Road**

Augusta, GA 30907



**VIEW  
PROPERTY  
OVERVIEW  
VIDEO**



 **Meybohm**  
COMMERCIAL

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$2,750,000
Building Size:	15,066 SF
Lot Size:	Approximately 3 Acres
Price/SF:	\$182.53
Year Built:	1973
Zoning:	B-2

- 100% Occupied
- NNN National Tenant

## PROPERTY OVERVIEW

Meybohm Commercial Properties is pleased to present for sale a +/- 15,000 SF two-story, Suburban Professional office building which is 100% occupied by the NNN national tenant – MAG Aerospace. Building is extremely secure and equipped with state-of-the-art technology. Bathrooms and break rooms on both floors, a raised floor data room and large training room on the first floor. The property contains additional expansion land. Ample parking ratio (over 90 spaces) with landscaped surroundings. Excellent investment opportunity for current income and future growth. Includes 3 parcels: part of 012-0-014-01-0, all of 012-0-014-04-0 and 012-0-012-00-0. Seller is in the process of getting a survey done and property corners marked. The interior photos of the building are from before the current tenant moved in.

## LOCATION OVERVIEW

The building is located on Stevens Creek Road which is just off the I-20 Washington Road Exit, in the thriving Martinez area of Augusta GA. The property is visible from I-20 at the corner of Stevens Creek and Claussen Roads.

100 %  
Occupied

NNN  
National  
Tenant

Two- Story  
15,066 SF  
Building  
  
1/2 Mile  
to I-20 via  
Washington Rd

1046 Stevens  
Creek Road  
Augusta GA  
30907





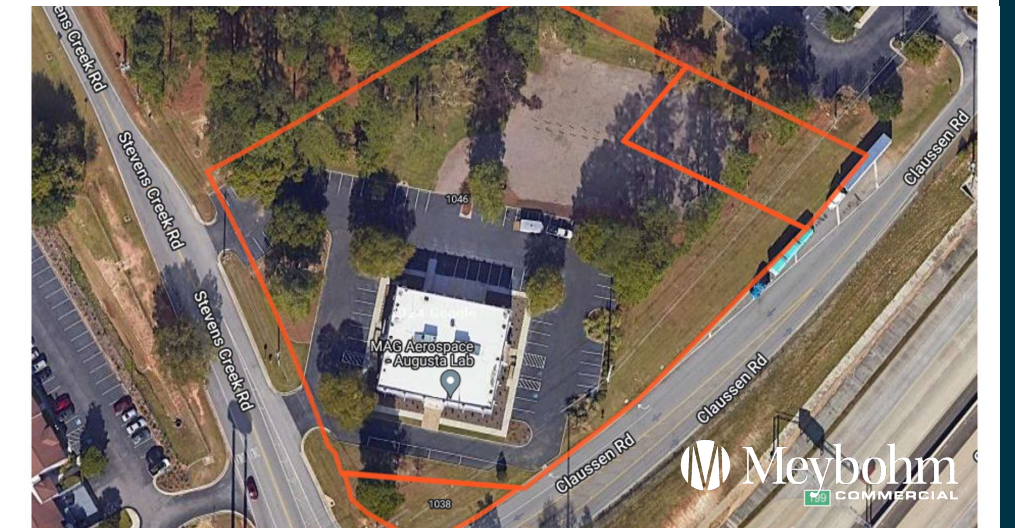
Claussen Rd

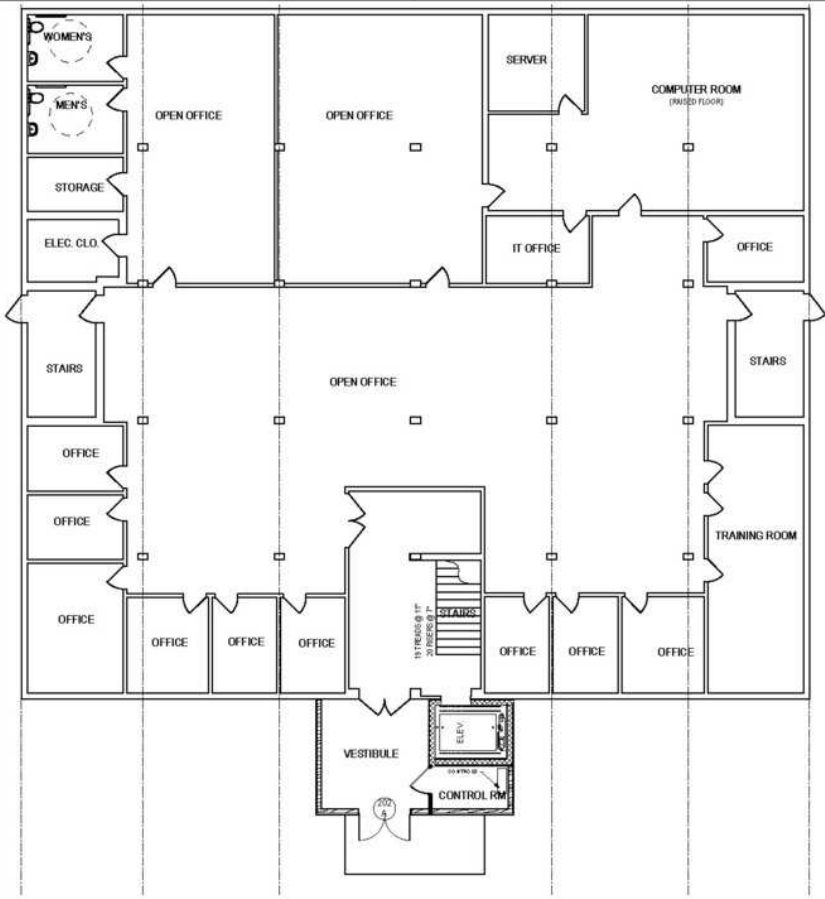
Stevens Creek Road



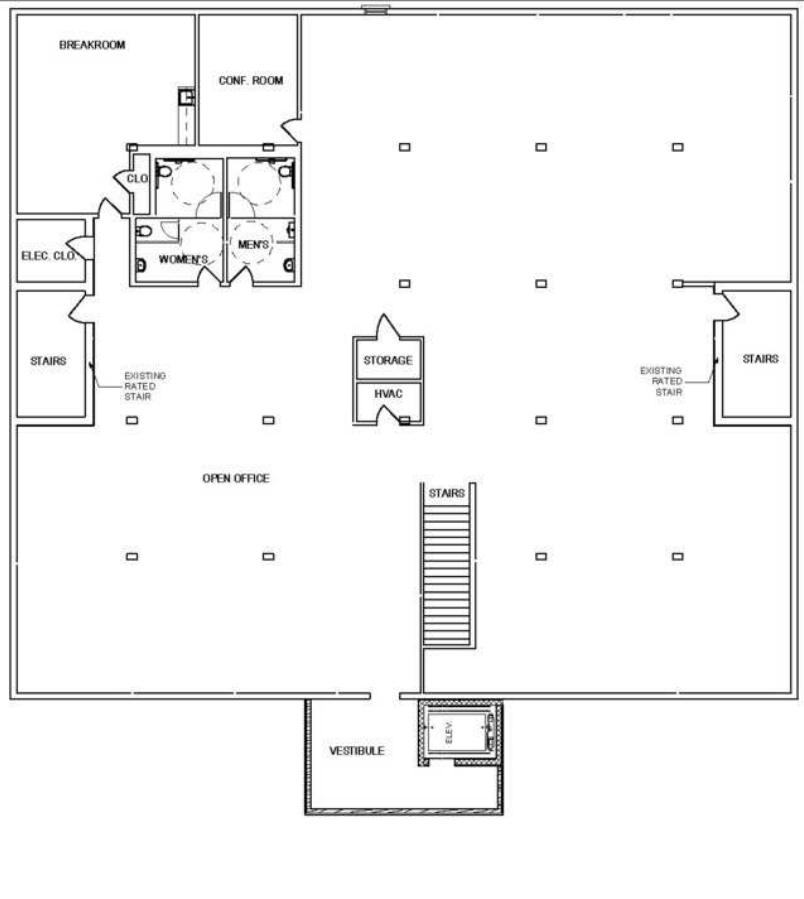
# RETAILER MAP



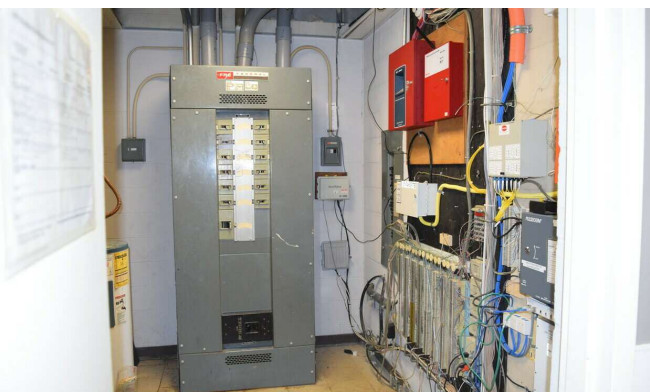
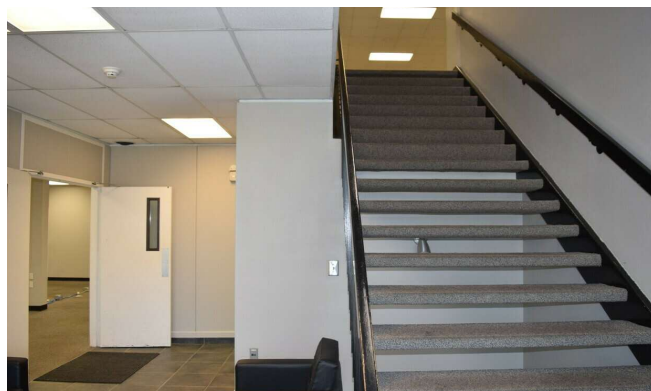
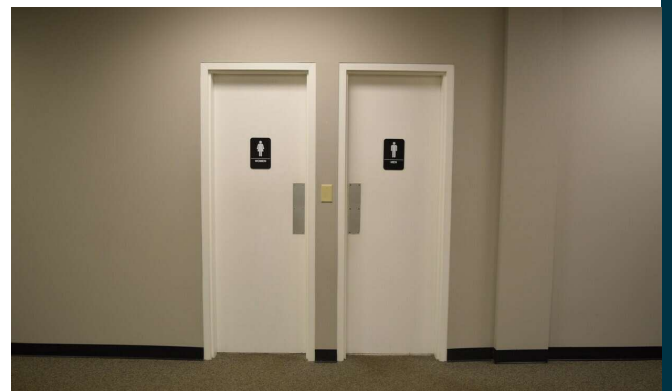
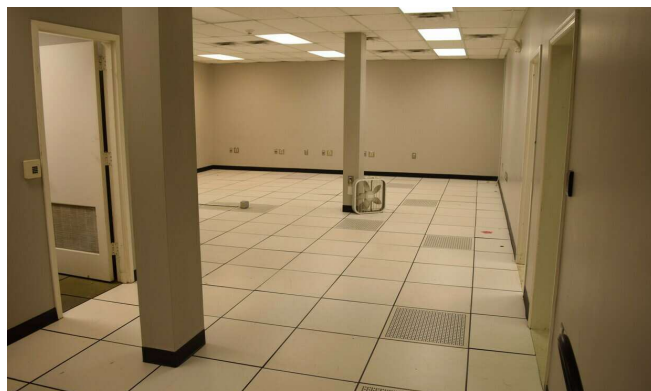
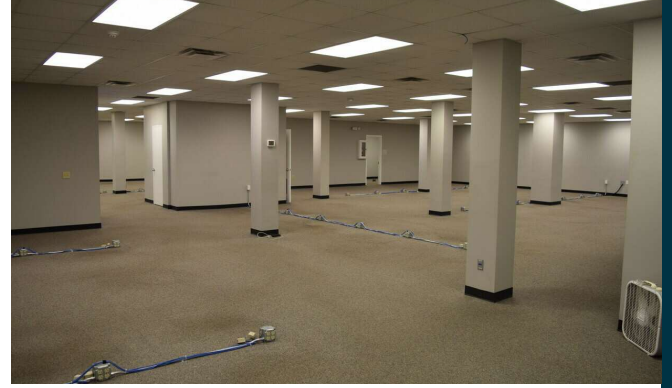
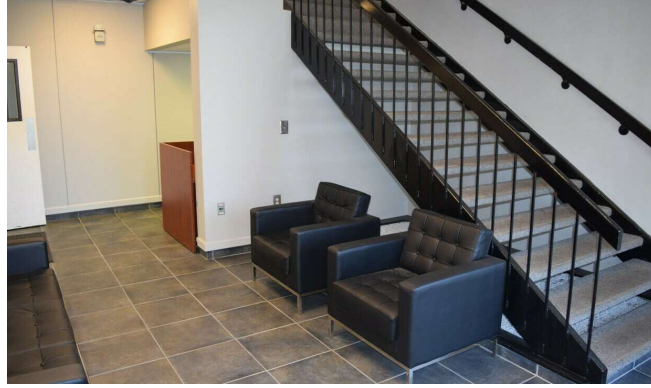




11 FIRST FLOOR PLAN  
SCALE 1/8" = 1'-0"



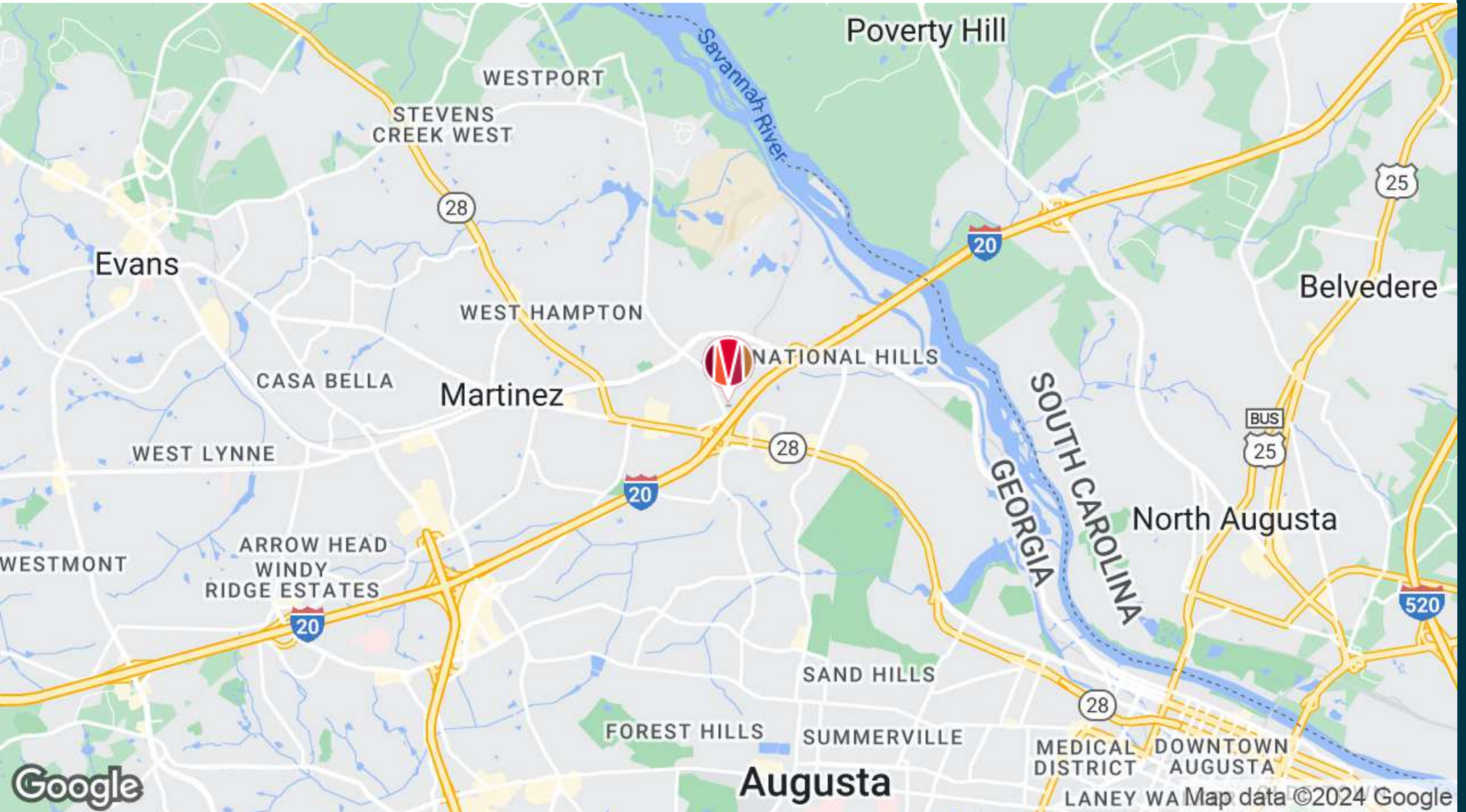
13 SECOND FLOOR PLAN  
SCALE 1/8" = 1'-0"







# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT

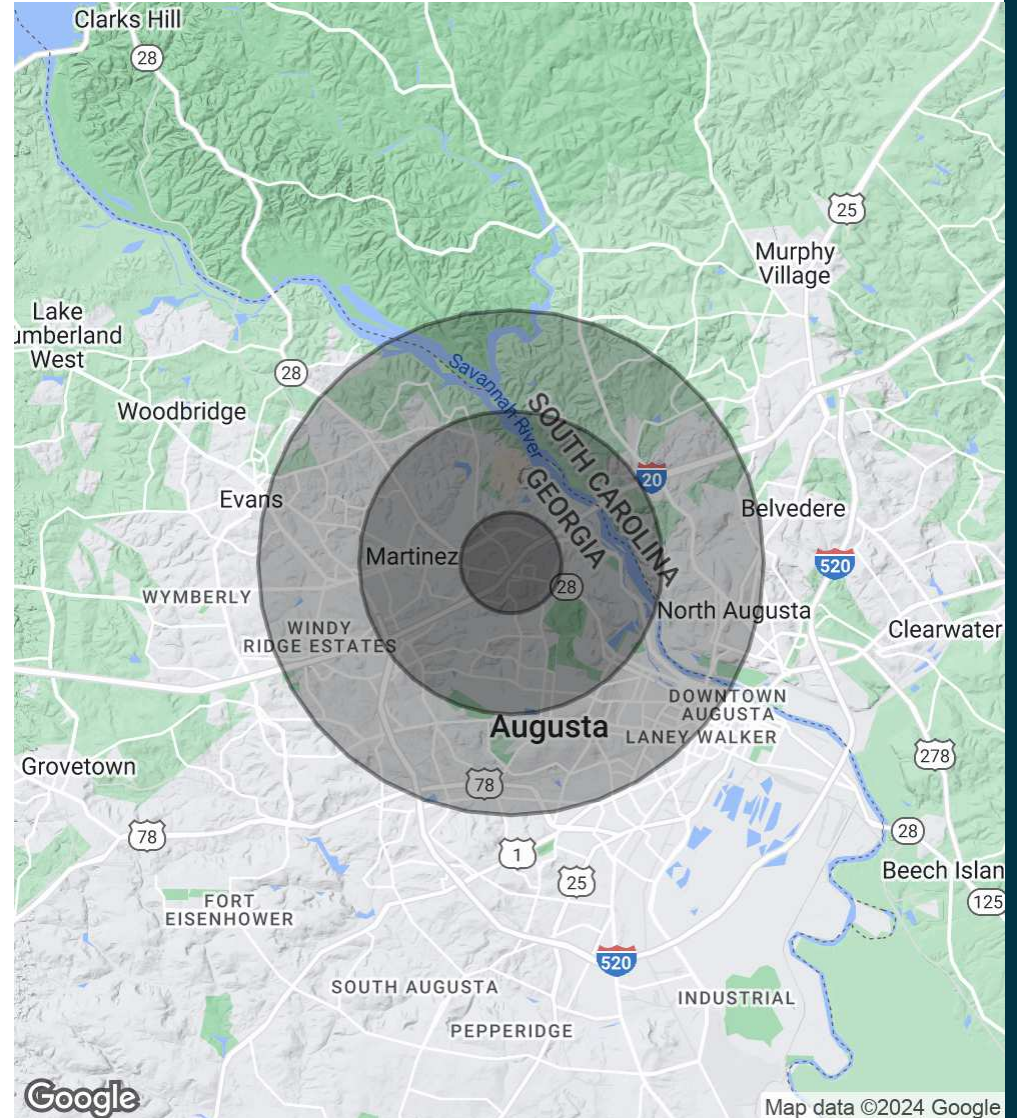
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,952	48,913	126,148
Average Age	37	41	41
Average Age (Male)	35	40	39
Average Age (Female)	38	43	42

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,273	22,275	55,367
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$76,399	\$119,101	\$103,452
Average House Value	\$218,464	\$326,833	\$291,774

Demographics data derived from AlphaMap





## DAVID HOGG

Vice President, Associate Broker

Dhogg@Meybohm.Com

Cell: 706.394.3011

### PROFESSIONAL BACKGROUND

David Hogg, Jr. is a native Augustan and holds a Bachelor of Arts Degree in Criminal Justice from Roanoke College in Salem, Virginia. David began his career with Trust Company Bank in Atlanta, known today as SunTrust. He later joined Georgia Bank and Trust Company in Augusta. His banking career spanned 20 years and throughout his career in banking, David focused on lending, private banking, trust, investment and asset management to clients who owned and managed their own commercial real estate portfolios.

David serves as a Vice President and Associate Broker for Meybohm Commercial Properties and he specializes in commercial sales and leasing. David is an active member of Trinity on the Hill United Methodist Church, having served as the Chair of the Trustees Board. David is a Paul Harris Fellow, awarded by Rotary International Foundation and currently serves as a Trustee of the Tuttle-Newton Home, Inc. and The Piedmont Augusta Foundation. David also serves in an appointed position, as the Chairman of the Augusta Richmond County Riverfront Development Review Board. David is married to Leigh Ann and has four children.

### EDUCATION

B.A. Roanoke College Salem, Virginia 1994

GA #365568 // SC #94322

### MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road  
Augusta, GA 30909

706.736.0700  
MeybohmCommercial.com