

7,176 SF PREMIUM DOWNTOWN SPACE

1243 BROAD STREET, AUGUSTA, GA



LEASING DETAILS

Total Units	1 Downtown Space	Condition	Build to Suit or As-Is
Location	Commercial Business District	Traffic Counts	7,770 VPD (Broad Street)
Lease Rate	\$16/SF	Ideal Users	Retailer, Flex User, Office, Cafe, Salon
Lease Type	NNN	3 Mile Population	47,159
Size	±7,176 SF	3 Mile Median Household Income	\$43,307

OFFERING MEMORANDUM
LEASE RATE: \$16/SF | NNN LEASE STRUCTURE
±7,176 SQUARE FOOT DOWNTOWN SPACE
FLEX/RETAIL SPACE | DOWNTOWN CBD



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

- Lease Rate
- Lease Period
- Lease Guarantor
- Intended Use

EXECUTIVE SUMMARY



RETAIL LEASING OPPORTUNITY

WHY THIS SPACE?



DOWNTOWN LOCATION

Proximity to Other Retailers



BUSINESS DISTRICT

Growing Retail Corridor



DEMOGRAPHICS

Strong Population Count



FLEXIBILITY

Build-to-Suit or As-Is



CONNECTIVITY

Proximal to Major Thoroughfares



PARKING AVAILABILITY

Convenient, Free Parking Options

LEASING SUMMARY

Address	1243 Broad Street, Augusta, GA, 30901
Tax Parcel ID's	036-4-145-00-0
Space Size	±7,176
Daily Traffic Counts	7,770 VPD
Build-Out Options	As-Is or Build to Suit

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to present this prime downtown Augusta, GA space for lease. Situated on Broad Street—Downtown Augusta's main retail corridor—and conveniently located between Greene Street and Telfair Street, this property offers outstanding visibility and accessibility.

The building features two dock-height doors at the rear, providing efficient loading and unloading capabilities, making it ideal for flex or retail use. Well-maintained and previously occupied by a beauty supply store, the property is move-in ready or can be customized to suit tenant needs.

Located within the Downtown Augusta commercial business district, this property combines historical charm with modern convenience. High foot traffic enhances its retail appeal, while ample free parking—an uncommon benefit in downtown areas—makes it even more attractive.

Zoned for commercial use in Richmond County, this space offers versatile leasing options, allowing tenants to lease as-is or customize the layout through a build-to-suit arrangement.

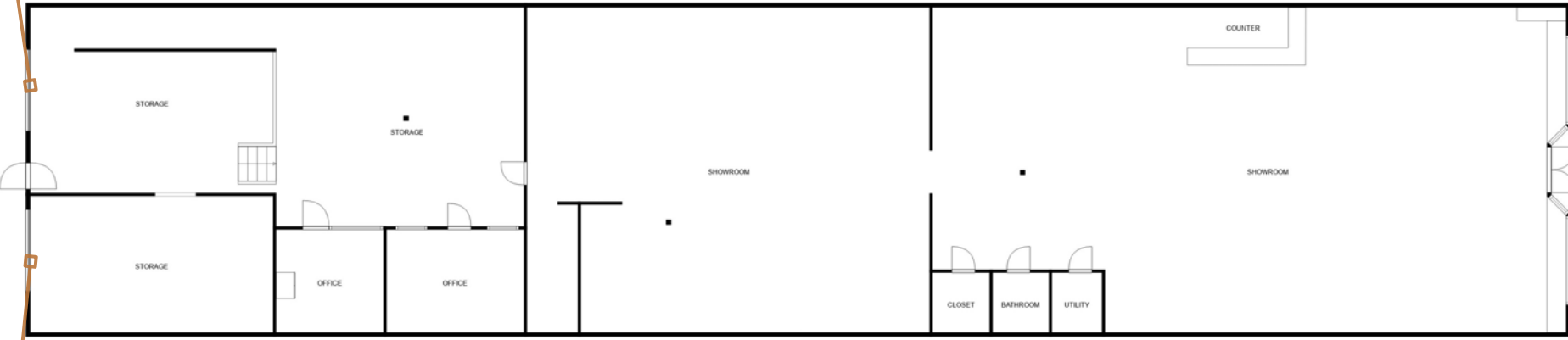
This space is ideal for a wide range of client-facing businesses, such as restaurants, coffee shops, barbershops, professional offices, or retail stores. Surrounded by numerous restaurants, entertainment venues, and a hotel, this property is a prime choice in Augusta's vibrant downtown setting.

1243 BROAD STREET

DOWNTOWN SPACE

FLOORPLAN

Dock Door



Dock Door



LOCATION OVERVIEW

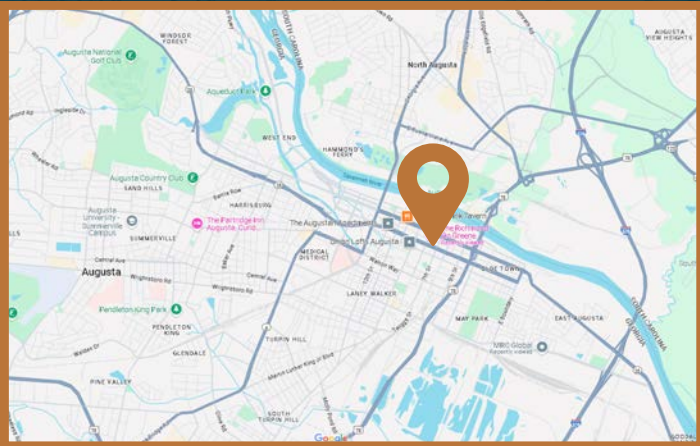
ESTABLISHED TRADE AREA



TRAVEL DISTANCES

To Areas within the CSRA

North Augusta, SC	2.5 Miles
Martinez, GA	7.7 Miles
West Augusta, GA	10.2 Miles
Evans, GA	11.4 Miles
Fort Eisenhower	13.2 Miles
Aiken, SC	16.7 Miles
Grovetown, GA	17.8 Miles
Hephzibah, GA	18.3 Miles



Located in Downtown Augusta at 1243 Broad Street, this space provides connectivity to the rest of Augusta, North Augusta, and the rest of the CSRA. This strategic location ensures quick access to Washington Road, Riverwatch Parkway and 13th Street which are all major thoroughfares that pass through Downtown Augusta.

Some recent developments downtown include The Augustan, a modern apartment building, The Row, a gated apartment complex with 160 units, The Lenox, a 64-unit apartment development, and ATC Development Apartments, a 130-unit apartment building with modern amenities. Sibley and King Mill are being repurposed into a mixed-use innovation district. There are also ongoing infrastructure projects along many downtown streets.

1243 BROAD STREET



DOWNTOWN SPACE AERIAL MAP



DOWNTOWN SPACE AERIAL MAP



Downtown
North Augusta

Georgia Cyber Center

The River Golf Club

Retail Space
Available

Downtown Commercial
Business District

DOWNTOWN SPACE

AERIAL MAP



North
Augusta, SC

Savannah
River

Downtown Commercial
Business District

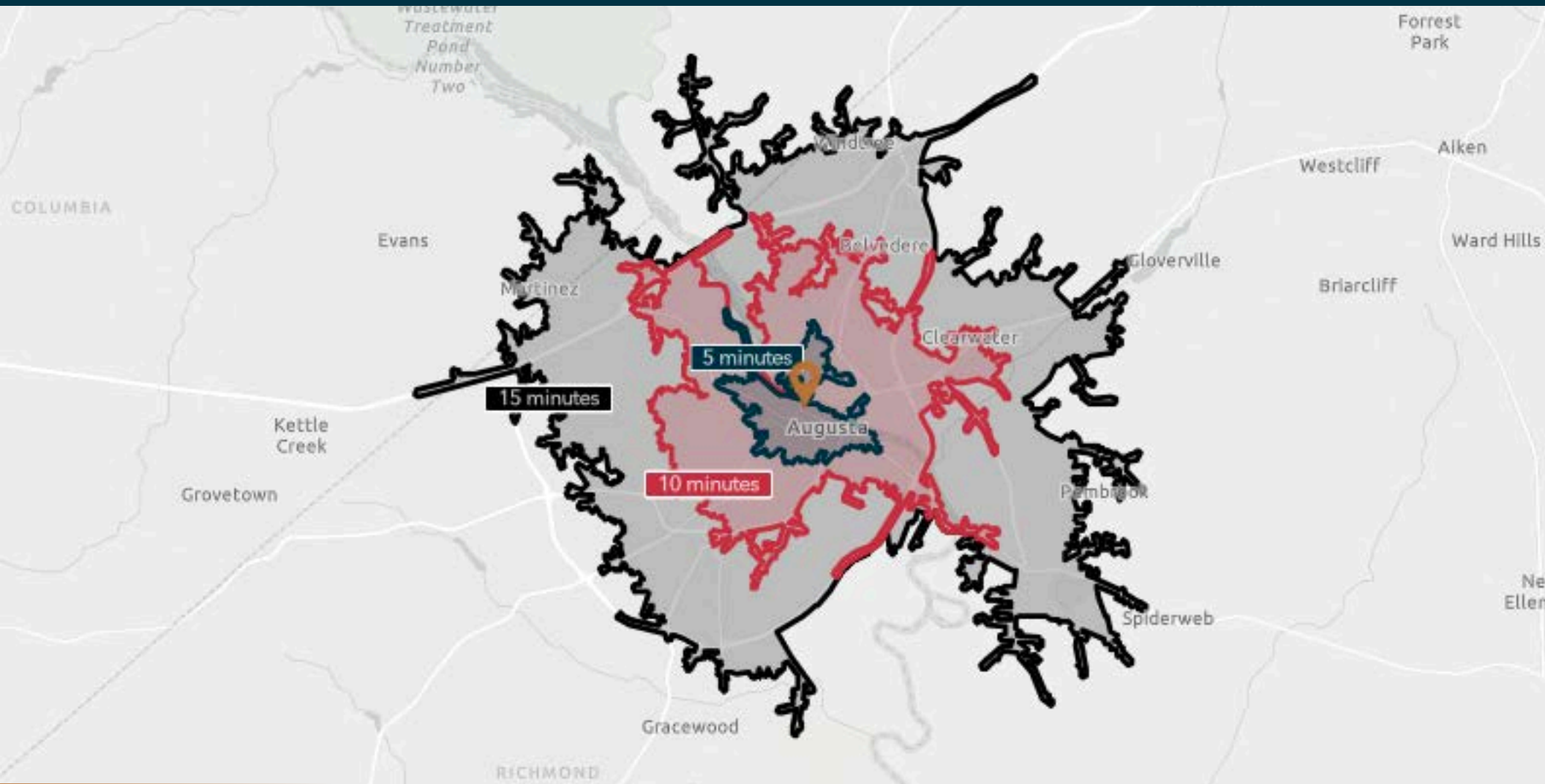
Retail Space
Available



DOWNTOWN SPACE AERIAL MAP



DRIVE TIME DEMOGRAPHICS



Drive Time Radii

	5 Min	10 Min	15 Min
Population	11,086	58,331	136,556
Median HH Income	\$28,633	\$48,061	\$54,129
Median Age	39.4 Yrs	38.1 Yrs	38.4 Yrs

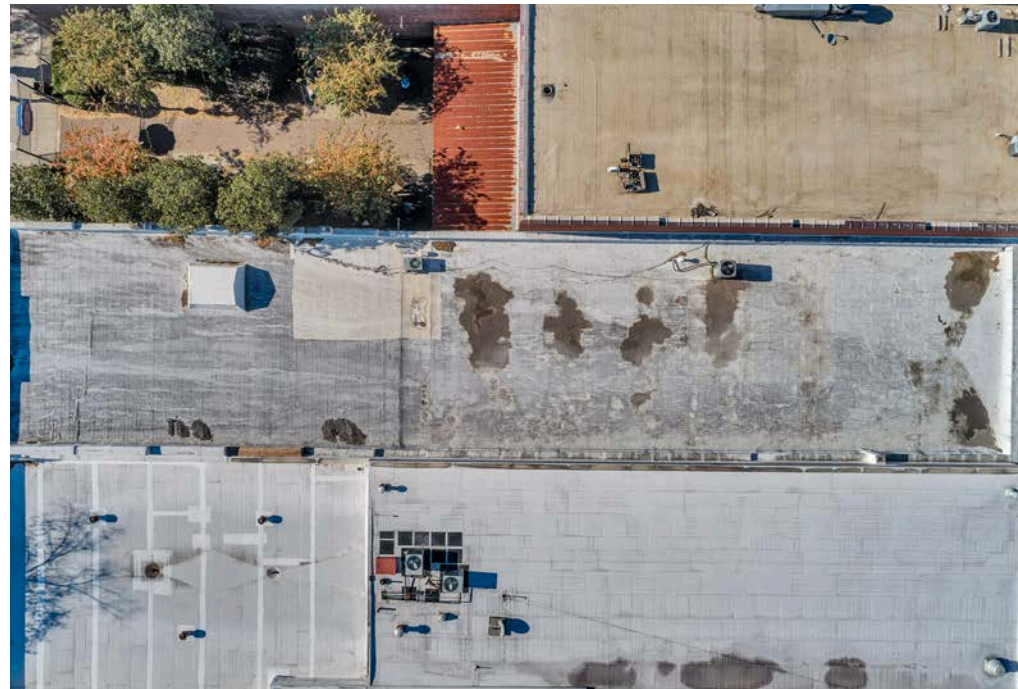


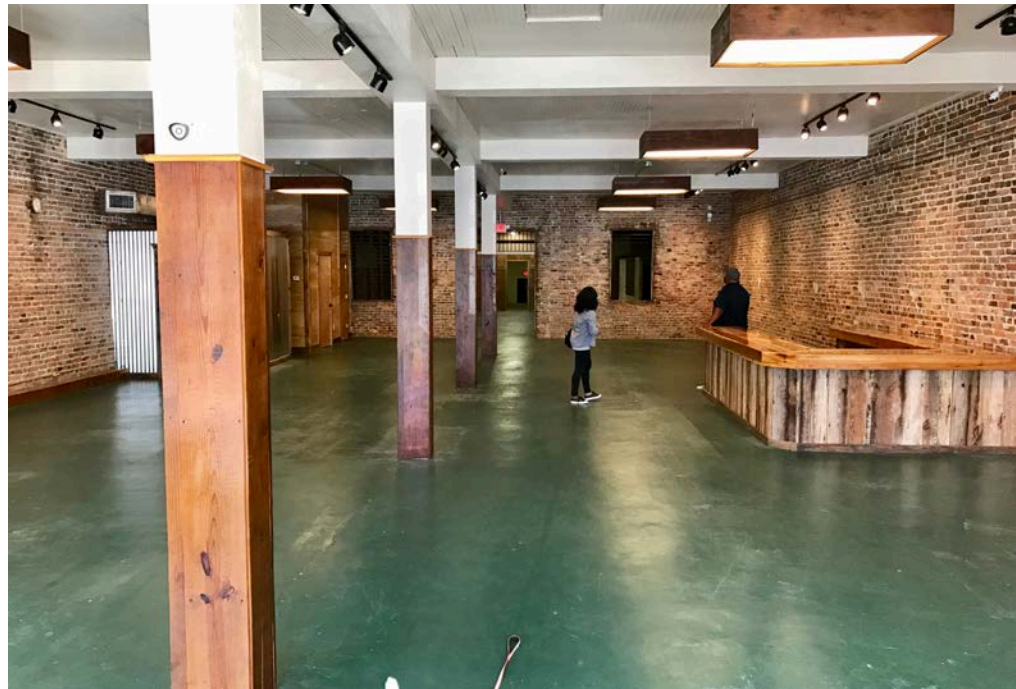


PROPERTY PHOTOS



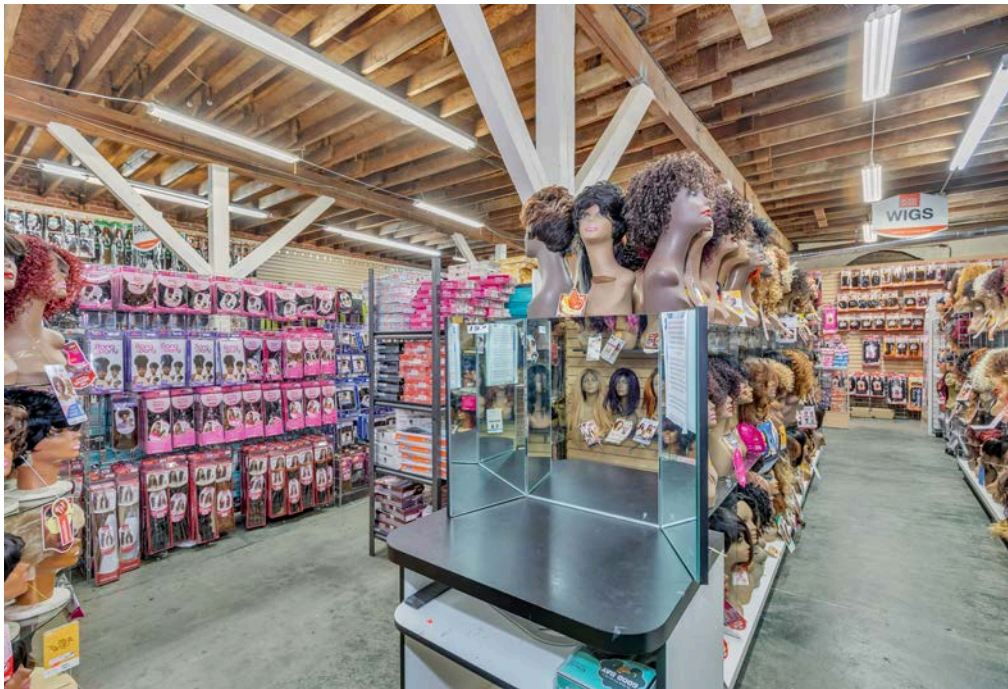
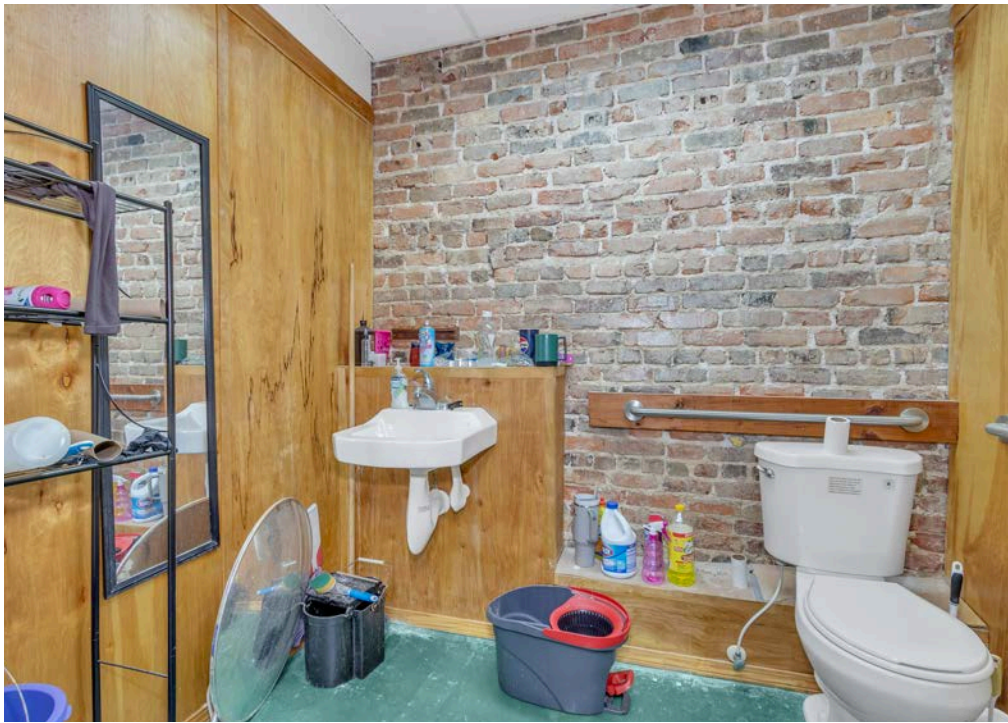


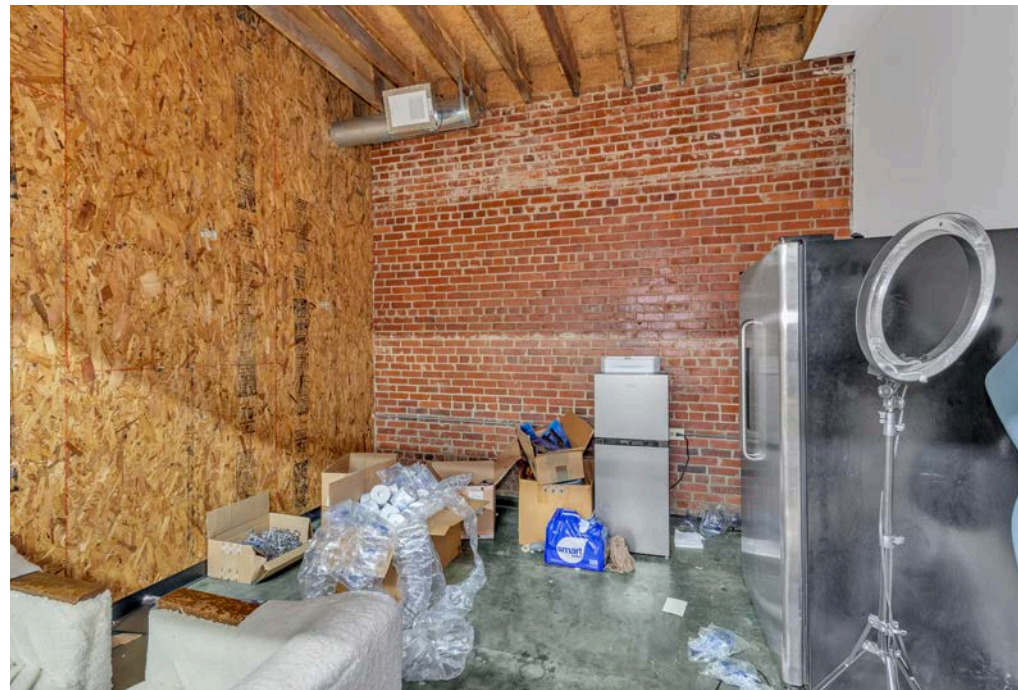
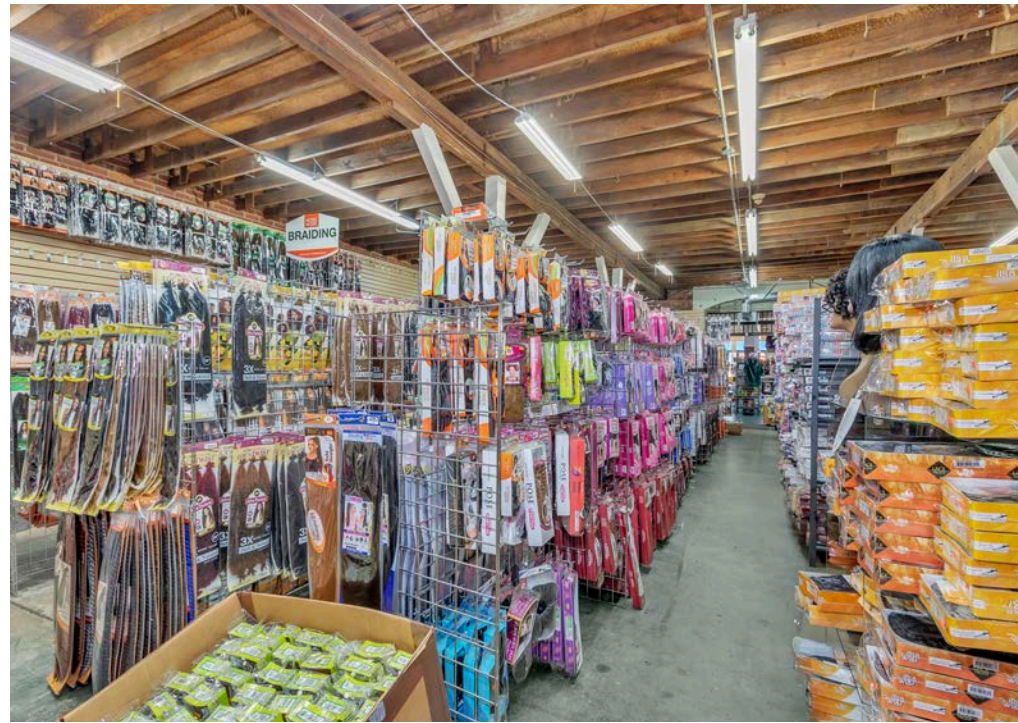


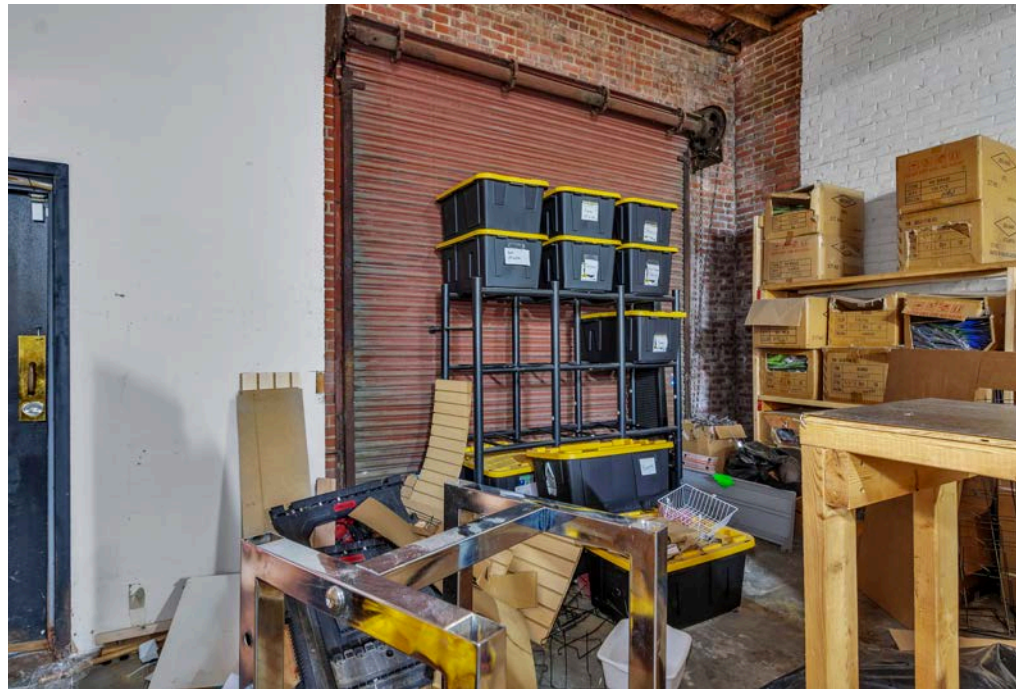
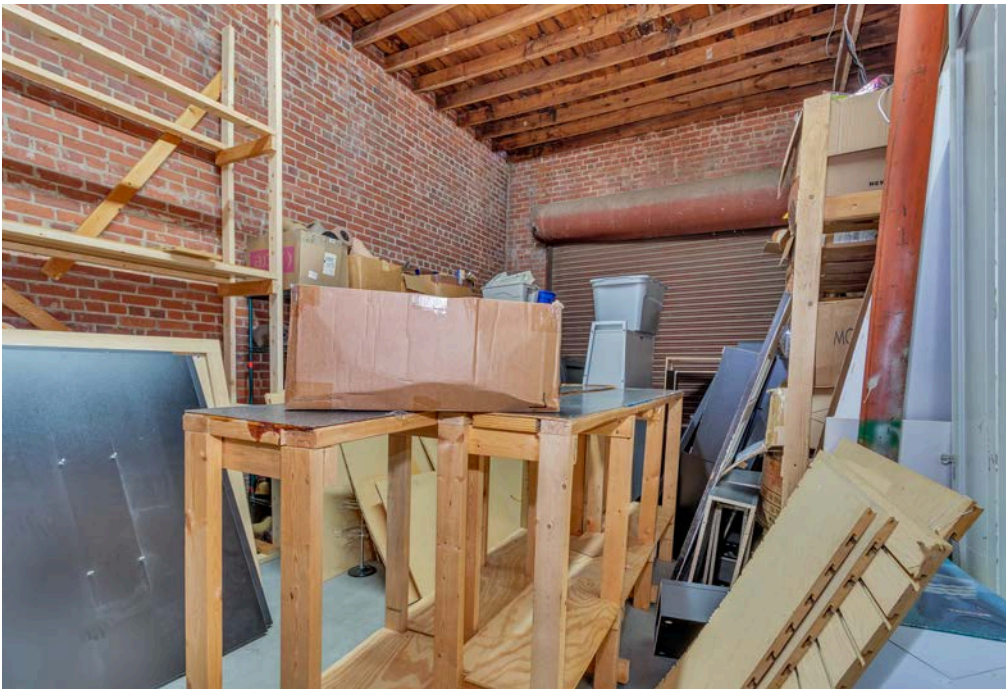
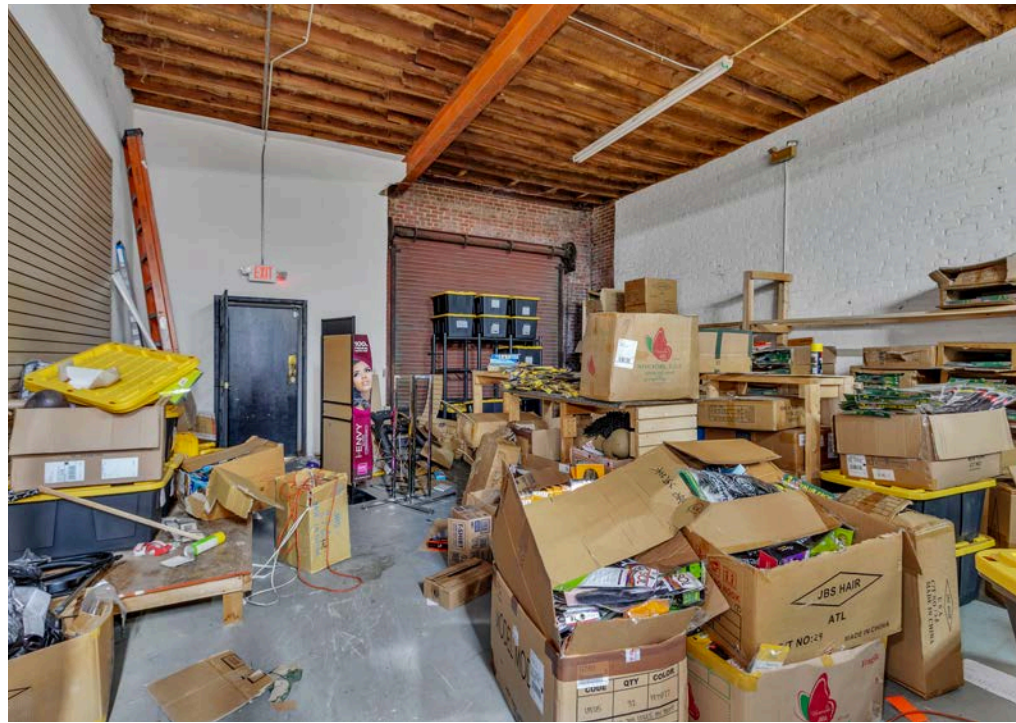
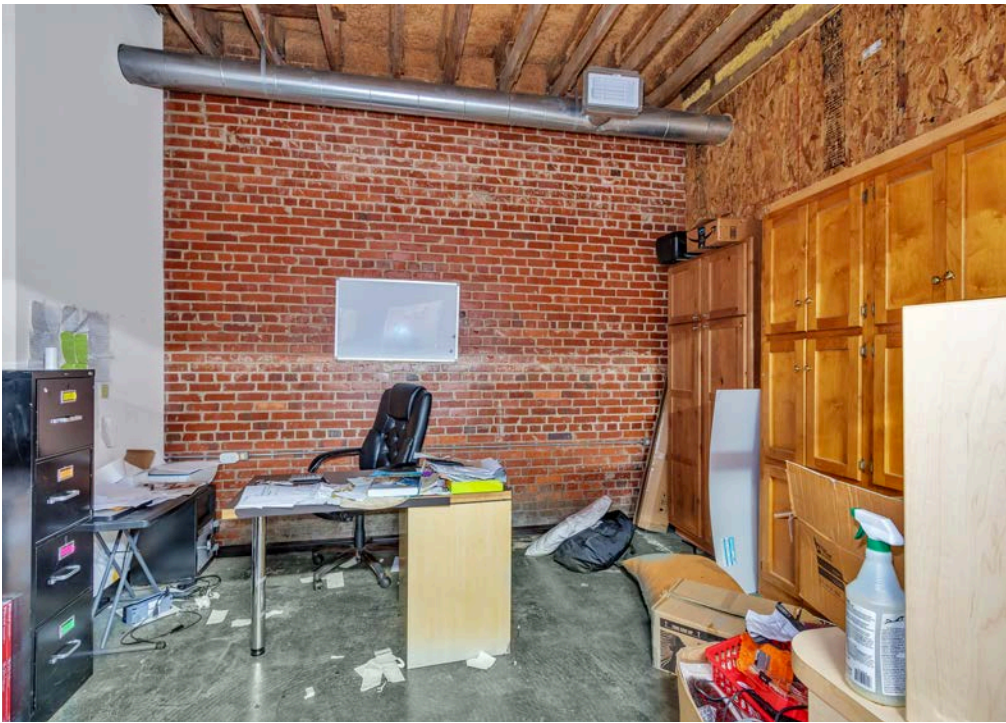














AREA OVERVIEW



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

WHY? AUGUSTA

OVERVIEW

Augusta 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 Augusta.**



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 Augusta. The city 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 Augusta Region 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 Augusta's crown 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, complimenting the low cost of living and doing business in Augusta.

2nd

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

**For Inquiries,
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HOW WE HELP OUR CLIENTS

LOCAL EXPERTISE MEETS ADVANCED DATA & MARKETING



LOCAL EXPERTISE & KNOWLEDGE

Our team, in partnership with Meybohm Commercial, provides modern brokerage tools and local expertise to our clients from our home base in Augusta, GA.



TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiated on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data