



# ±1.70 ACRE DEVELOPMENT SITE

3030 A WASHINGTON ROAD, AUGUSTA, GA



## PROPERTY DETAILS

Size:	±1.70 Acres	Location:	Second Row   I-20
Sale Price:	\$825,490	Utilities:	On-Site
Ground Lease:	Contact Broker	Access:	Full Motion Entry and Exit
Zoning:	B-2   Commercial	10 Min Drive Time Population:	108,103
Daily Traffic Count:	34,600 VPD	10 Min Drive Time MHI:	\$71,903

## OFFERING MEMORANDUM

±1.70 ACRE DEVELOPMENT SITE  
 0.3 MILES TO I-20 | FULL MOTION ACCESS  
 34,600 VPD | ZONED COMMERCIAL



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

- Price
- DD Time Frame
- Earnest Money
- Special Stipulations

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# EXECUTIVE SUMMARY



# RETAIL OPPORTUNITY

## WHY THIS SITE?



### PROXIMITY

0.3 Miles off I-20 (60K VPD)



### TRAFFIC COUNT

34,600 Vehicles Per Day



### ACCESS

Full Motion



### STRONG SYNERGY

Established Retail Corridor



### STRONG DEMOGRAPHICS

108K Pop. in 10 Min Drive Time



### LOCATION

I-20 | Second Row



### ZONING

B-2; Commercial

## OFFERING DETAILS

Address:	3030 A Washington RD Rd, Augusta, GA
Total Site Size:	±1.70 Acre Site
Lease Rate:	Contact Broker
Availability:	Ground Lease

## OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present this ±1.70-acre commercial redevelopment opportunity located at 3030 A Washington Road in Augusta, GA—just seconds from I-20.

Positioned along one of Augusta's most traveled corridors, the property benefits from strong traffic counts, with 34,600 vehicles per day (VPD) on Washington Road and 60,200 VPD on I-20. The site features full-motion access to Washington Road via an established access road, offering ease of ingress and egress for a range of commercial users.

This ±1.70-acre parcel is zoned B-2, one of Columbia County's most flexible commercial classifications, supporting a wide variety of uses including hospitality, self-storage, restaurant, or general retail. The property's flat topography and absence of environmental encumbrances (no wetlands or streams per GIS data) make it well-positioned for immediate development.

Surrounded by national brands including Starbucks, Dunkin', 7 Brew, and Hampton Inn, and adjacent to a growing residential base, the site offers strong synergy for businesses seeking a high-traffic, high-demand location.

While the property is situated behind a hotel, limiting its direct frontage, its proximity to national tenants and I-20 ensures strong destination potential for end users.

3030 A WASHINGTON RD

# LOCATION OVERVIEW

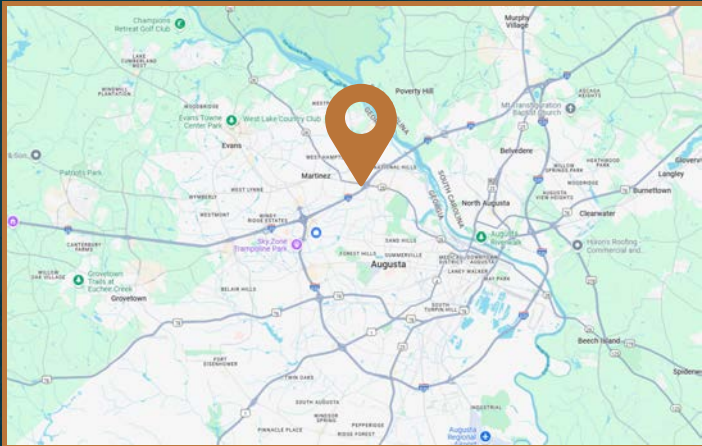
## ESTABLISHED TRADE AREA



### TRAVEL DISTANCES

#### To Areas within the CSRA

Augusta National Golf Club	2.1 Miles
Martinez	2.1 Miles
Evans	5.4 Miles
West Augusta	6.0 Miles
Downtown Augusta	6.3 Miles
North Augusta	7.7 Miles
Fort Eisenhower	11.2 Miles
Grovetown	14.3 Miles



This ±1.70-acre commercial site offers excellent visibility with 34,600 VPD on Washington Road and 60,200 VPD on nearby I-20. Just off Exit 199 and 6.3 miles from Downtown Augusta, the site provides full-motion access to Washington Road and strong connectivity to the broader metro area.

Surrounding national retailers include Starbucks, Dunkin', 7 Brew, Red Roof Inn, and Hampton Inn, with nearby residential communities supporting consistent local traffic.

Located in a high-growth market of over 624,000 people, this well-positioned site offers strong development potential in one of Augusta's most active commercial corridors.



FreshTake  
GROCERY

OUTBACK  
STEAKHOUSE

WAFFLE  
HOUSE



COOK-OUT



60,200 VPD

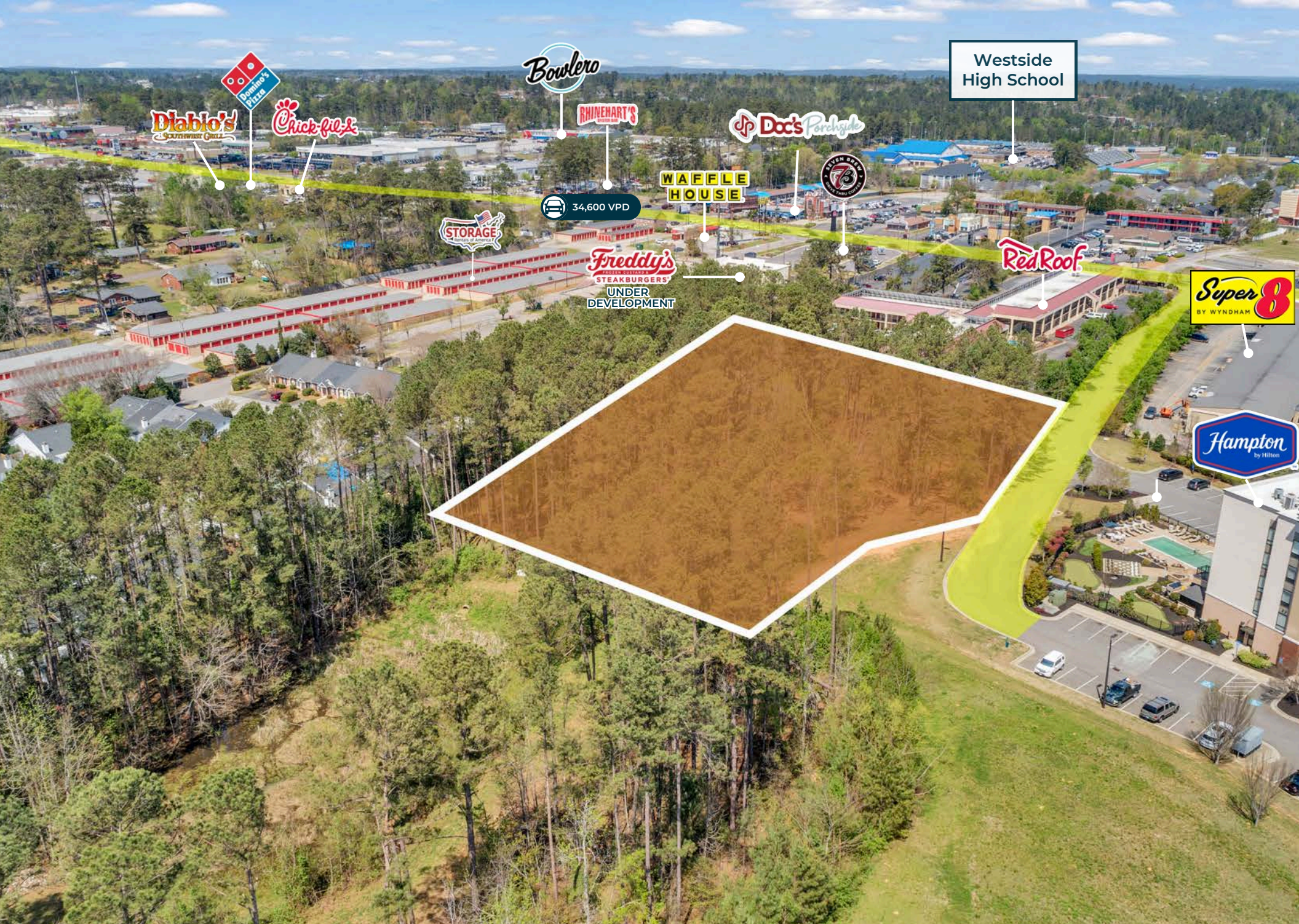
DUNKIN'  
DONUTS

CIRCLE K



34,600 VPD





Diablo's



Chick-fil-e

Bowlero

RHINEHART'S

Doc's

Westside High School

34,600 VPD

WAFFLE HOUSE

STORAGE

Freddy's  
STEAKBURGERS  
UNDER DEVELOPMENT

RedRoof

Super 8  
BY WYNDHAM

Hampton  
by Hilton





60,200 VPD





Evans, GA

Savannah River



North Augusta, SC

**SUBJECT PROPERTY**

Martinez, GA

SRP Park

Grovetown, GA



Augusta National

West Augusta Medical District

Downtown Medical District

Downtown Augusta, GA

Brand New Wellstar Hospital

Augusta Mall

Fort Eisenhower

Augusta Regional Airport







# ±1.70 ACRE DEVELOPMENT SITE

## TRAFFIC & ACCESS MAP

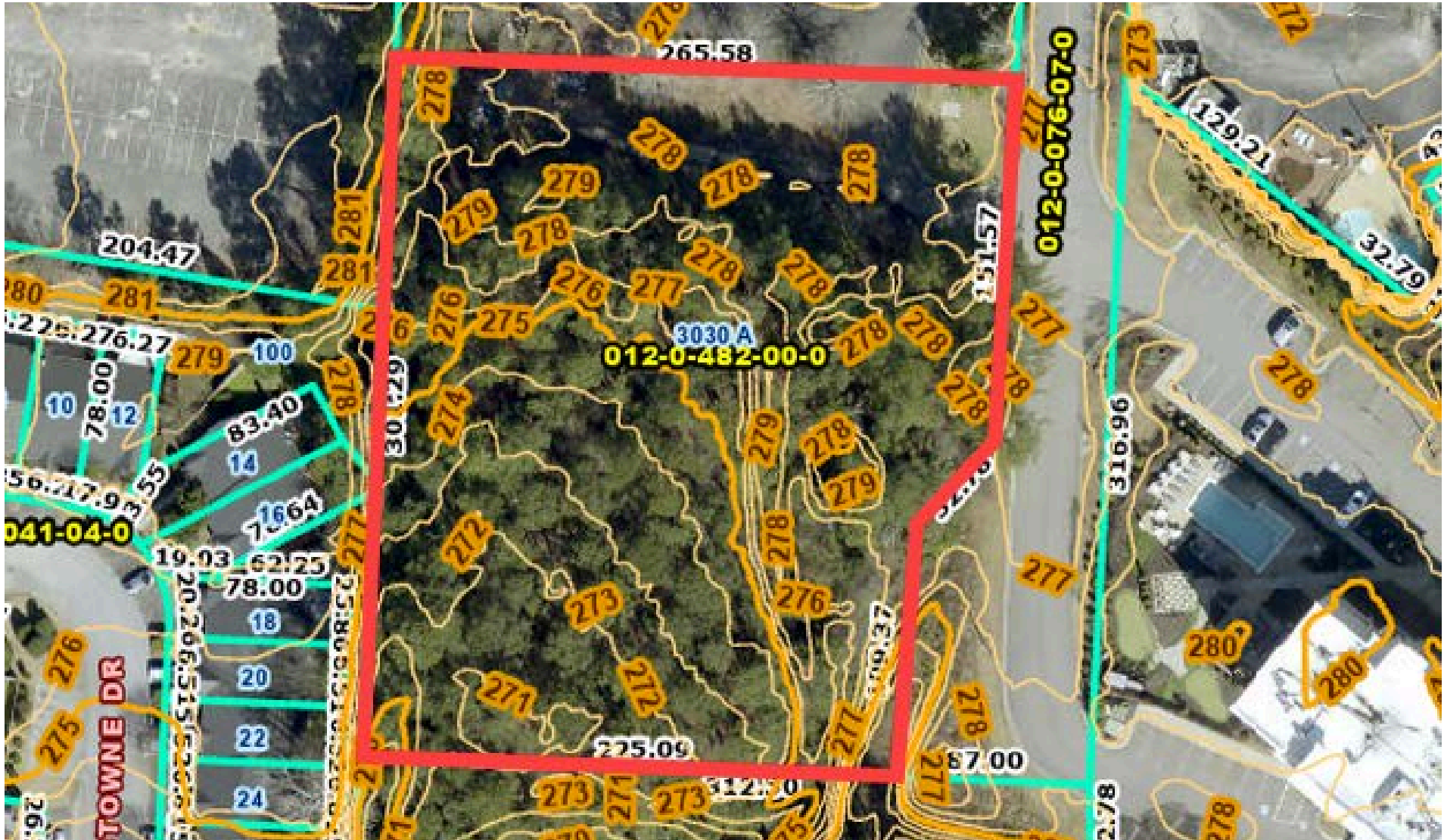


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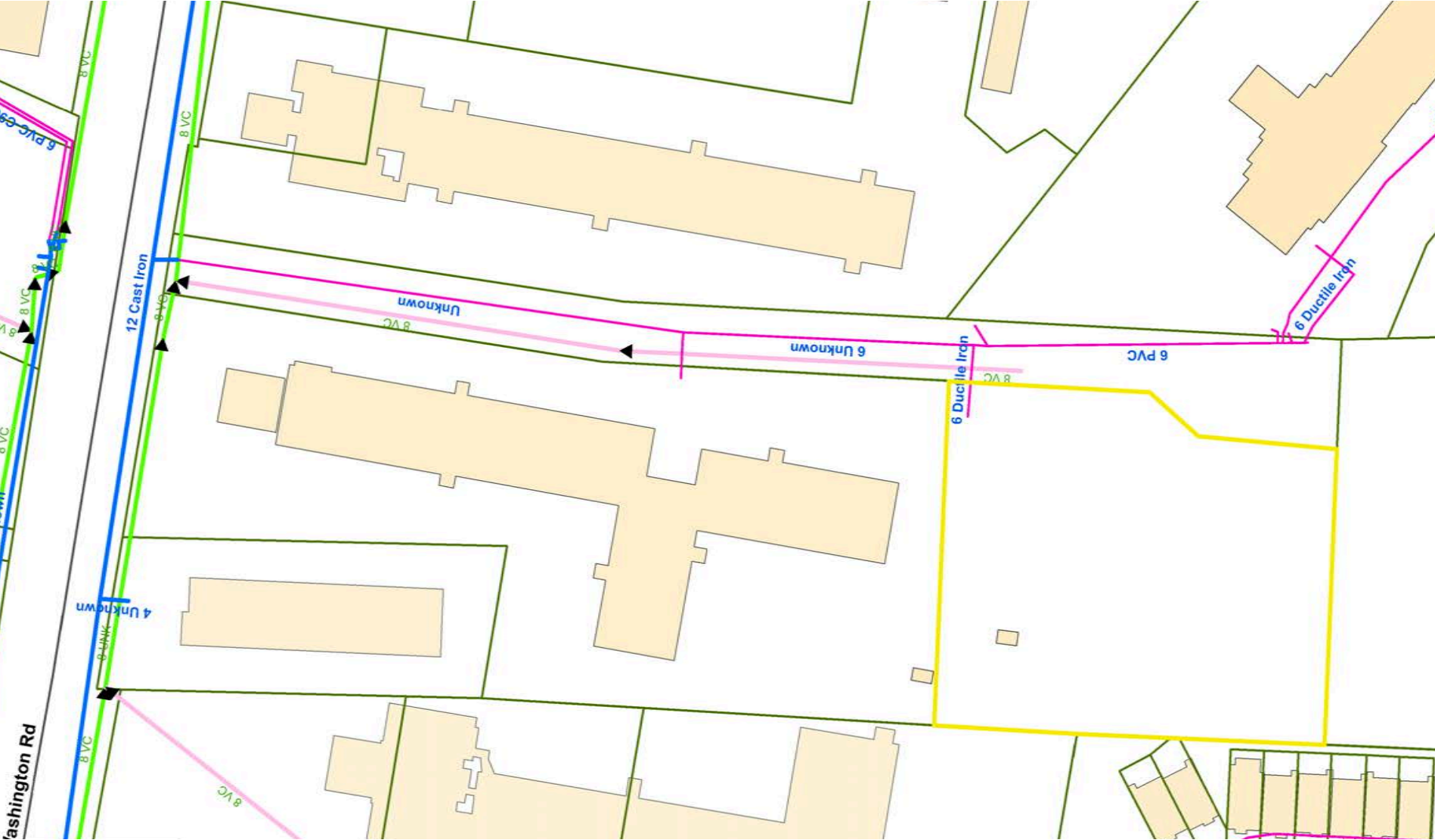
## ZONING MAP



# ±1.70 ACRE DEVELOPMENT SITE TOPOGRAPHY MAP



# ±1.70 ACRE DEVELOPMENT SITE UTILITIES MAP













# AREA OVERVIEW



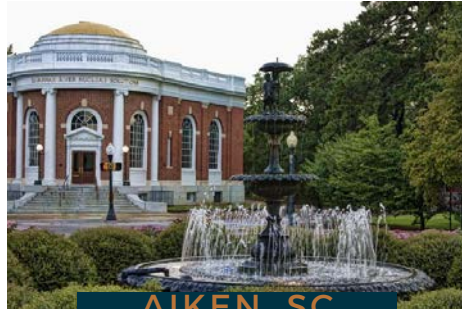
# WHY? AUGUSTA

## 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.



# MASTERS



## 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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