

## 20K SQFT MIXED-USE BUILDING AUGUSTA, GEORGIA

## FOR SALE/LEASE

1216 Broad Street, Augusta, GA

- 3 STORY HISTORIC BUILDING ON BROAD ST
- 8,664 SF OF BOTTOM FLOOR RETAIL SPACE
- POTENTIAL TO RENOVATE TOP TWO FLOORS



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### OFFER SUBMISSION

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

- Price
- DD Time Frame
- Earnest Money
- Financing



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# EXECUTIVE SUMMARY



# 1216 BROAD STREET, AUGUSTA, GA

## DOWNTOWN MIXED-USE BUILDING



**\$1,550,000**  
Purchase Price



**±20,478**  
Square Feet



**037-3-273-00-0**  
Tax Parcel ID



**\$77.88**  
Price/SF



**All Units**  
For Rent



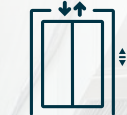
**Downtown Augusta**  
Prime Location



**3**  
Floors



**Mixed-Use**  
Property Type



**Working**  
Freight Elevator



# SALES DESCRIPTION / LOCATION DESCRIPTION

## Sales Description

The Finem Group at Meybohm Commercial is proud to present this Historic Downtown Storefront for Sale in Augusta, Georgia.

Built in 1911 and located in the Augusta Downtown Historic District, this three-story Broad street building with over 20,000 sq ft of space has been family occupied and owned since the 1930's and now available for sale. Commonly referred to as the Daitch Building, the first floor offers 8,664 square feet of retail space that is currently divided into a retail/showroom space in the front with offices, restrooms and prime access for visitors and shoppers on the prime 1200 block of Broad Street and has a warehouse space in back. The second floor is 8,664 sq ft, and currently used for storage. The third floor is a 3,150 square foot historic shell, ready for renovation, with the original historic elements such as mantles and pocket doors intact.

This building has been well cared for and offers unique features like a loading dock with a rollup door in a gated rear loading zone. Recent updates in the past two years have been to the roof that was TPO coated and sealed (\$88K) and the sprinklers on all three floors have had all the valves and heads replaced bringing it up to code for the next 50 years.

Utilities and plumbing have been updated with the front retail space featuring 2 Rheem 5ton heating and air systems and there is a new 6 ton unit ready to be installed in the warehouse. The building also features a working freight elevator and a fully monitored security and fire system in addition to great historic character throughout like heart pine floors, large windows with a great view onto Broad Street and more. This building qualifies for Historic Tax Credits & Opportunity Zone programs which allows for potential residential and office developments. The third floors feature original fireplaces, pocket doors and heart pine floors that have all been preserved and are waiting to be restored. There is an extra lot available in the rear of the property that is not included in the sale).

## Location Description

This property is located on the 12th Block of Broad Street in Downtown Augusta, GA.

The property is located in the heart the Historic Downtown Restaurant and Entertainment District. The 1200 block of Broad is located directly between major new developments including three new multifamily developments, and the \$111 Million development of the Georgia Cyber Center. This property is located in an Opportunity Zone and is eligible for Federal and State Historic Tax incentives.



# INVESTMENT HIGHLIGHTS

## Value-Add

This property offers a wide range of value-add potential with 3 stories and over 20K SF of space. With the bottom floor retail space and the other two stories of shell space, with some renovations, an investor could potentially achieve a fully leased-out building.

## Retail Space For Lease

The owner currently operates their business out of the bottom floor and upon closing would vacate leaving the potential for an owner to operate their own business out of the bottom floor or to lease out the space to a retailer.

## Recent Upgrades

The property features some major recent upgrades including the roof being TPO coated and sealed (\$88K) and the sprinklers on all three floors have had the valves and heads replaced potentially bringing the building up to code.

## Historic Tax Credits & Opportunity Zone

The building's renovations could potentially qualify for historic tax credits and the property falls within an opportunity zone which could help save money and increase returns.

## Premium Location

Both the retail and apartments benefit from this property's prime location. Being located in the heart of downtown Augusta, the retail spaces are in a high-demand area due to the continued growth of new restaurants, bars, and businesses re-entering the area. Additionally, the apartment units benefit from being in close proximity to the medical district, the cyber center, and Augusta University which is a major hub for medical, dental, and nursing students.





# LOCATION OVERVIEW





Savannah River

Downtown Augusta, GA



Site



Downtown Medical District





The Millhouse  
160 Unit  
apartment  
buidling

Augusta  
Medical  
District

Augusta  
Judicial  
Center

New 136 Unit  
Apartment  
Buidling

Daitch  
Buidling





Daitch  
Buidling



Marriot  
Hotel and  
Augusta  
Convention  
Center

River Place  
Condominiums

Truist Bank

Pinnacle  
Club



**Broad Street. This connects to Washington Road, the major thoroughfare in Augusta**

**Reynolds Street. This connects downtown Augusta to Martinez and Columbia county via Riverwatch Pkwy**











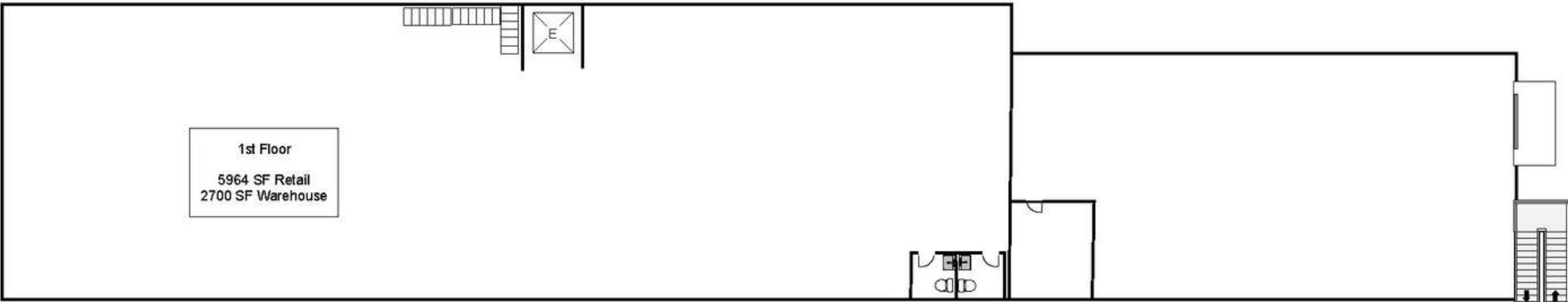








# FLOOR PLAN / FIRST FLOOR





# SECOND FLOOR









# FLOOR PLAN / SECOND FLOOR

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**THIRD  
FLOOR**

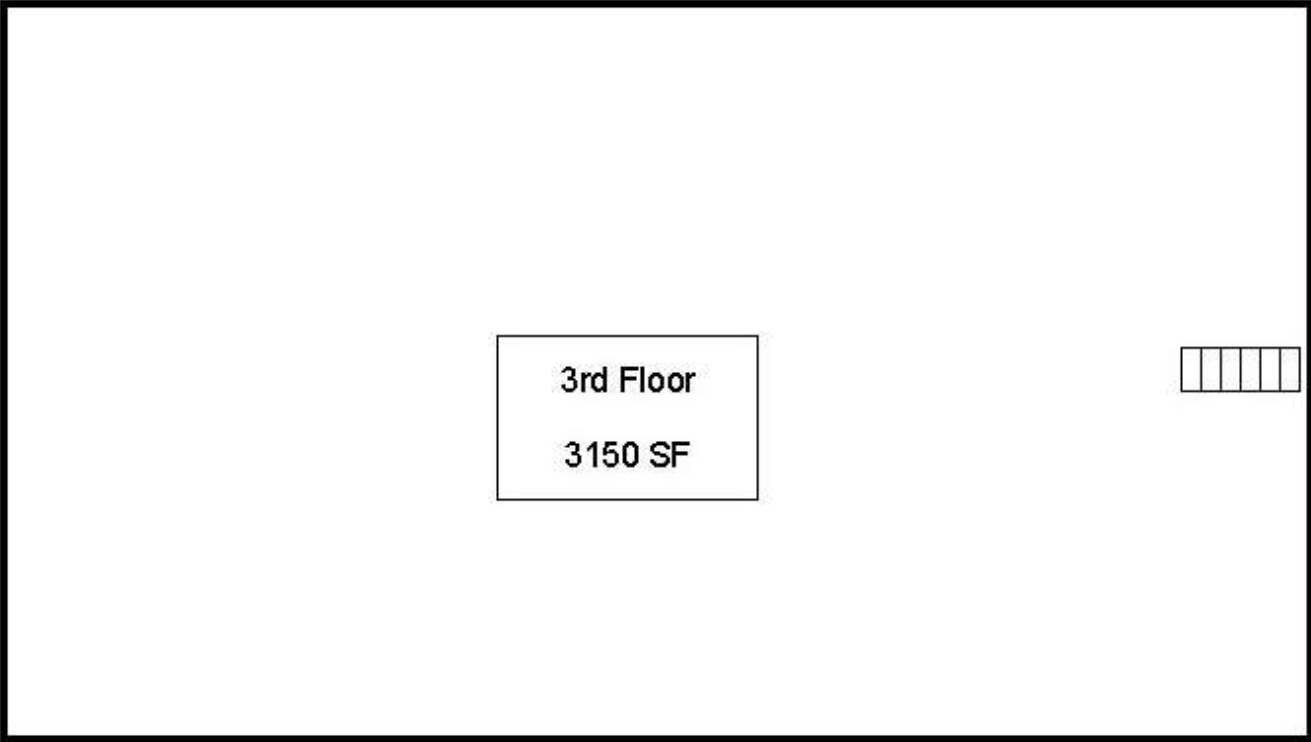






# FLOOR PLAN / THIRD FLOOR

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# THE CSRA OVERVIEW



622,275

CSRA Population



\$61,473

CSRA Med. Income



\$198,719

Med. Home Value



0.43%

Ann. Growth Rate



4

Total Colleges



9,921

College Studets



269,031

Labor Force



3.7%

Unemployment Rate

# MSA BUSINESS OVERVIEW

Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion. Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.

The city's three largest employers are Augusta University, the Savannah River Site (a Department of Energy nuclear facility), and the U.S. Army Cyber Center of Excellence at Fort Gordon, which oversees training for Cyber, Signal Corps, and Electronic Warfare. Other Companies with headquarters or distribution centers in the CSRA are but limited to, EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.



GEORGIA  
CYBER CENTER



JOHN DEERE



U.S. Department  
of Veterans Affairs





## RICHMOND COUNTY, GA

Augusta, GA is in the midst of a renaissance of sorts fueled by a few different major drivers. One is the influx of all things cyber with the relocation of the U.S. Army's Cyber Command Headquarters to nearby Fort Gordon. This fairly recent development has and continues to fuel growth in the area, but has only served to accelerate a trend that was already underway. The city's downtown was already fastly developing, but now many more projects are set to break ground. The greater MSA, including surrounding Columbia and Richmond Counties on the GA side, and Aiken and Edgefield counties on the SC side, seem to all be seeing impacts in this already very affordable place to live.

Traditionally, Healthcare, Military, Manufacturing, Energy, and Customer Service have represented the primary nodes of the Augusta Economy. Cyber has recently taken its place at the table next to the others and has fueled much of the recent change. Amazon has plans for two separate distribution warehouses off of I-20 in Columbia County. Over 51,000 jobs are provided by healthcare alone in the Augusta MSA. Manufacturing entities in the area include EZ GO Textron, Kimberly-Clark, John Deere, Starbucks, Graphic Packaging, Cardinal Health, Kellogs and more. Entities like Sitel, ADP, Unisys and Taxslayer specialize in customer-service-based work. The economy is greatly supported by a couple of different large energy projects: Savannah River Site and Plant Vogle providing 12,000 and 6,000 jobs respectively.



**\$46,237**

**MHI**



**205,673**

**Population**



**3.5%**

**Unemployment**

# CYBER CITY

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command. The Army Cyber Command Headquarters located at Fort Gordon operates and defends Army networks and delivers cyberspace effects against adversaries to defend the nation. ARCYBER, led by Fort Gordon, conducts global operations 24/7 with approximately 16,500 Soldiers, civilian employees, and contractors worldwide. The Pentagon's 2013 announcement led to the relocation of the U.S. Army Cyber Command from Fort Meade in Maryland to Fort Gordon in Augusta. Fort Gordon is fast becoming a center for joint forces activities, training, and operations and is a huge employer in east Georgia. With a workforce of 31,155, much of the installation's annual economic impact of nearly \$2.4 billion goes directly into area shops, real estate, banks, and other businesses.

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. Located on the Nathan Deal Campus for Innovation, the center is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S Army, and the private sector. Other cyber-focused businesses are paying attention and taking advantage of the expanding field by moving their headquarters and establishing branches in the Augusta Region. The \$100 million Georgia Cyber Center, the single largest investment in a cybersecurity facility by a state government to date, is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army and the private sector.



# 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.

Augusta National Golf Club sometimes referred to as Augusta or the National, is a golf club in Augusta, Georgia, United States. Unlike most private clubs which operate as non-profits, Augusta National is a for-profit corporation, and it does not disclose its income, holdings, membership list, or ticket sales. Founded by Bobby Jones and Clifford Roberts, the course was designed by Jones and Alister MacKenzie[3] and opened for play in 1932. Since 1934, the club has played host to the annual Master's Tournament, one of the four men's major championships in professional golf, and the only major played each year at the same course. It was the top-ranked course in Golf Digest's 2009 list of America's 100 greatest courses and was the number ten-ranked course based on course architecture on Golfweek Magazine's 2011 list of best classic courses in the United States.



# MASTERS

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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 Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

## — FINEM GROUP OVERVIEW —

Finem- Latin Phrase meaning "consider the end": live so that your life will be approved after your death.

The Finem Group is a team of brokers and support staff at Meybohm Commercial who believe that everyone should be surrounded by a group of trusted advisors. With a team of three licensed commercial agents, a licensed investment analyst, a financial analyst intern, a professional photographer, and a transaction coordinator our team is vastly equipped to advise our clients on any of their real estate needs.

With our team of highly skilled agents and staff, we pride ourselves on being the best at what we do. We provide top-of-the-line photography, some of the best marketing packages, incredibly thorough and analytical valuations, and most importantly, honest and transparent advice to our clients. Like our team name, Finem, we aim to consider the end of every transaction we handle. We hope to live our lives in a way that honors our clients from the beginning to the end. For us, this isn't simply a job with a commission, it is our chance to help steward the assets of our clients in a way that will benefit them in the long run.

Based in Augusta, GA, The Finem Group has made a name for themselves as regional brokers in Georgia and South Carolina with plans to expand to other states.



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## MEET THE BROKERS



**Jonathan Aceves,  
CCIM, MBA**

Jonathan serves as a Commercial Sales and Leasing Advisor with Meybohm Commercial. Originally licensed in 2005, Jonathan specializes in downtown development, portfolio planning, multifamily brokerage, and land & site selection. Jonathan's portfolio planning has mostly centered around advising owners with portfolios of commercial properties regarding sales and 1031 exchanges, along with underwriting potential transactions. Jonathan has worked extensively in Site Selection and Commercial Land Brokerage. Notable site selection clients include Domino's Pizza, SRP Federal Credit Union, Hardees, Popeyes, Whit's Frozen Custard, and many others. Jonathan's approach to site selection differs from that of many of his competitors in that he starts from a list of all potential sites, rather than simply on-market sites. This tends to be more work but has led to finding off-market ideal locations for his clients. Jonathan also focuses on Multifamily brokerage, with his track record including numerous downtown duplexes and quads, along with Cedar Pines Apartments and Ridgewood Apartments. His approach with multifamily is to reduce the work required by a buyer to underwrite—leading to faster sales and higher prices.



**John Eckley,  
MBA, Civil Eng.**

Consultative, client-focused, and analytical, John is an industrial and commercial advisor for Meybohm Commercial, where his aim is to guide clients in accomplishing their greater collective financial goals, through portfolio planning, deal analysis, and excellent client service. John earned his MBA and civil engineering degrees from Clemson University and is in the final stages of pursuing his CCIM (Certified Commercial Investment Member) designation. It's a combination of experience held by only John and his team member Jonathan Aceves in the Augusta market. John's extensive experience and training in solving real-world problems are what direct him in developing client strategies for real estate investments. John's specialties include industrial warehouse and flex-space properties, land & site selection, and general commercial work. He also partners with clients on their 1031 exchanges and sale leasebacks and serves the medical community for both investment and office needs. His approach is unique because it combines his process-oriented, engineering brain with his interest in developing strong relationships with clients.

## MEET THE BROKERS



**Dustin Wright**  
Commercial Advisor

Dustin joins Meybohm Commercial and will be working to represent his clients in land site selection, development, and retail/industrial property brokerage. He most recently worked in the Central Nervous System division of Abbvie Pharmaceuticals where he advised Health Care Providers in the CSRA. Prior to pharmaceuticals, Dustin was a Territory Manager for Richmond Supply Company where he served the Kaolin, Lumber, Farming, Chemical, Power, and Water industries. Dustin joined the U.S. Navy as a Yeoman after graduating from Harlem High School. He received an AS in Business Administration from Georgia Military College and BS in Industrial/Business from Southern Polytech. He was previously a Project Manager in the Industrial/Commercial Construction sector in both Augusta and Atlanta and has also provided scheduling analytical work for Southern Nuclear Company. Dustin enjoys strategizing, and solving problems and doesn't meet many strangers. He resides in the Summerville Historic District with his amazing wife Caroline and their two children, Cole and Emmaline. Dustin believes that strong faith, integrity, and honesty are the keys to success in any business. He is an active member of the First Presbyterian Church of Augusta and enjoys golf, fishing, hunting, and spending time with friends and family.



**Stephen Long**  
Financial Analyst

Stephen joined the team at Meybohm Commercial two years ago as a financial analyst. In college, he earned his real estate license and began as a residential agent on the side while he focused on graduating college. He graduated from Augusta University with a BS in Corporate Finance and he has two certifications in financial modeling. One is ACRE's commercial real estate financial modeling course (one of the most sought-after CRE modeling certifications) and he has CFI's FMVA (financial modeling valuation analyst) certification which is a sought-after certification for corporate financial modeling. He is in the process of completing two other certifications as he believes that in order to be an excellent analyst he needs to be continuously growing his skills. Along with the team's analysis and underwriting, Stephen is also in charge of creating all Offering Memorandums and informational content. In his free time, Stephen loves to read, work out, and watch movies. Additionally, for the past year, he has been learning Spanish with the goal of becoming fluent in the future. Lastly, he has volunteered for Younglife, a nonprofit, for 6 years.

**For inquiries,  
contact us.**



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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