



# 7,824 SF RETAIL SPACE DOWNTOWN AUGUSTA

305 EIGHTH STREET, AUGUSTA, GA



## LEASING DETAILS

Total Units	2 Retail Spaces	Condition	Good
Max Contiguous Area	±7,824 SF	Traffic Counts	7,840 VPD (Broad Street)
Min Space Size	±3,912 SF	Ideal Users	Retail, Office, Cafe, Salon
Lease Rate	\$20/SF	3 Mile Population	41,226
Lease Type	NNN	3 Mile Median Household Income	\$43,413

## OFFERING MEMORANDUM

±3,912 TO 7,824 SF | 2 SPACES

CAFE/RESTAURANT/RETAIL SPACE

LEASE RATE: \$20/SF | NNN LEASE STRUCTURE



# OFFERING MEMORANDUM TABLE OF CONTENTS

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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

## POINT OF CONTACT



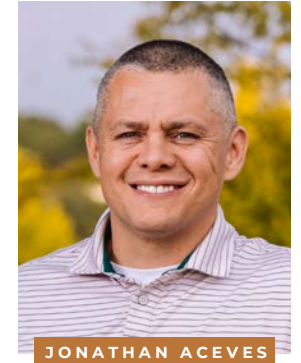
GEORGE LYLES

LEASING SPECIALIST  
704-763-6762  
GLYLES@MEYBOHMCRE.COM



DUSTIN WRIGHT

ASSOCIATE BROKER  
706-830-8266  
DWRIGHT@FINEMGROUP.COM



JONATHAN ACEVES

VICE PRESIDENT, CCIM, MBA  
706-294-1757  
JACEVES@FINEMGROUP.COM

## BROKERAGE SUPPORT STAFF



STEPHEN LONG

SENIOR INVESTMENT ANALYST  
706-513-3840  
SLONG@FINEMGROUP.COM



KEVIN CROW

INVESTMENT ANALYST  
706-840-2198  
KCRAW@FINEMGROUP.COM



# EXECUTIVE SUMMARY



# RETAIL LEASING OPPORTUNITY

## WHY THIS SPACE?



### SPACE SIZE

3,912 - 7,824 Square Feet



### INVESTMENT IN DOWNTOWN

\$22M Broad Street Improvement



### DEMOGRAPHICS

50,935 Pop in 10 Min Drive



### LOCATION

Commercial Business District



### CONNECTIVITY

Proximal to Major Thoroughfares



### PARKING AVAILABILITY

Available Parking Deck Behind

## LEASING SUMMARY

Address	305 Eighth Street, Augusta, GA, 30901
Lease Rate	\$20/SF NNN
Min Contiguous Area	±3,912 SF
Max Contiguous Area	±7,824 SF

## OFFERING OVERVIEW

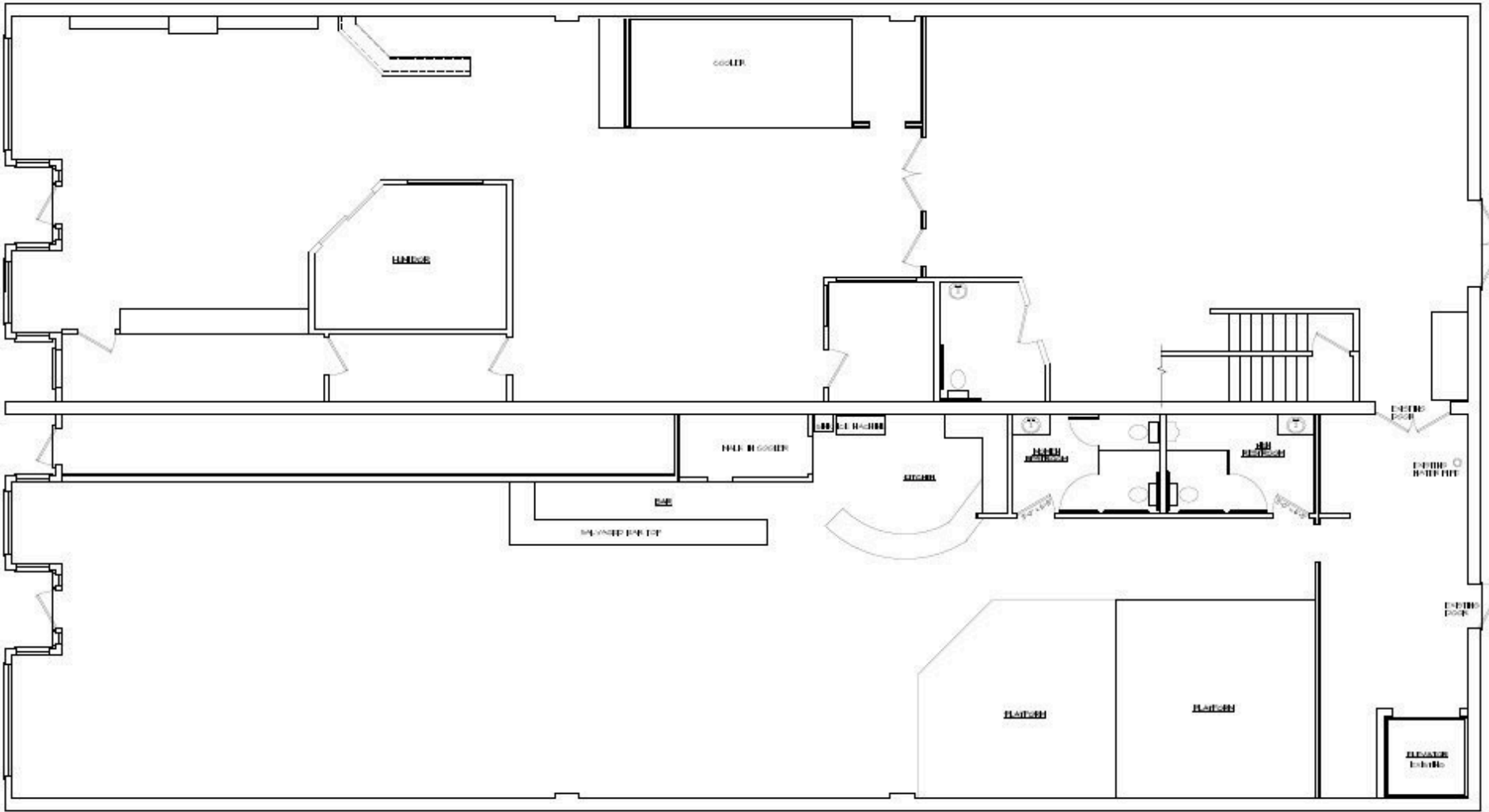
The Finem Group at Meybohm Commercial is pleased to exclusively present 305 Eighth Street for lease. This historic downtown retail opportunity offers ±3,912 to ±7,824 square feet of first-floor space in the heart of Augusta's urban core. Positioned just off Broad Street and directly behind the former Woolworth's building.

The available storefronts feature heart pine floors, masonry construction, tongue-and-groove ceilings, expansive display windows, and rear alley access via a 10' service corridor. The building also includes a freight elevator and a sprinkler system installed within the structure.

305 Eighth Street is located in the center of Downtown Augusta between Broad Street and Green Street, adjacent to the Augusta Commons, home to major regional events including Arts in the Heart, Westobou Festival, and other large public gatherings.

The property is positioned within walking distance of the Georgia Cyber Center, the redeveloped Augusta Railroad Depot, and numerous downtown restaurants, retail shops, offices, and residential developments. The corridor benefits from strong pedestrian activity, structured parking nearby, and connectivity throughout the greater CSRA via I-20 and I-520. Downtown Augusta continues to see sustained public and private investment, supporting retail demand and growth.

# DOWNTOWN SPACE FLOORPLAN



# LOCATION OVERVIEW

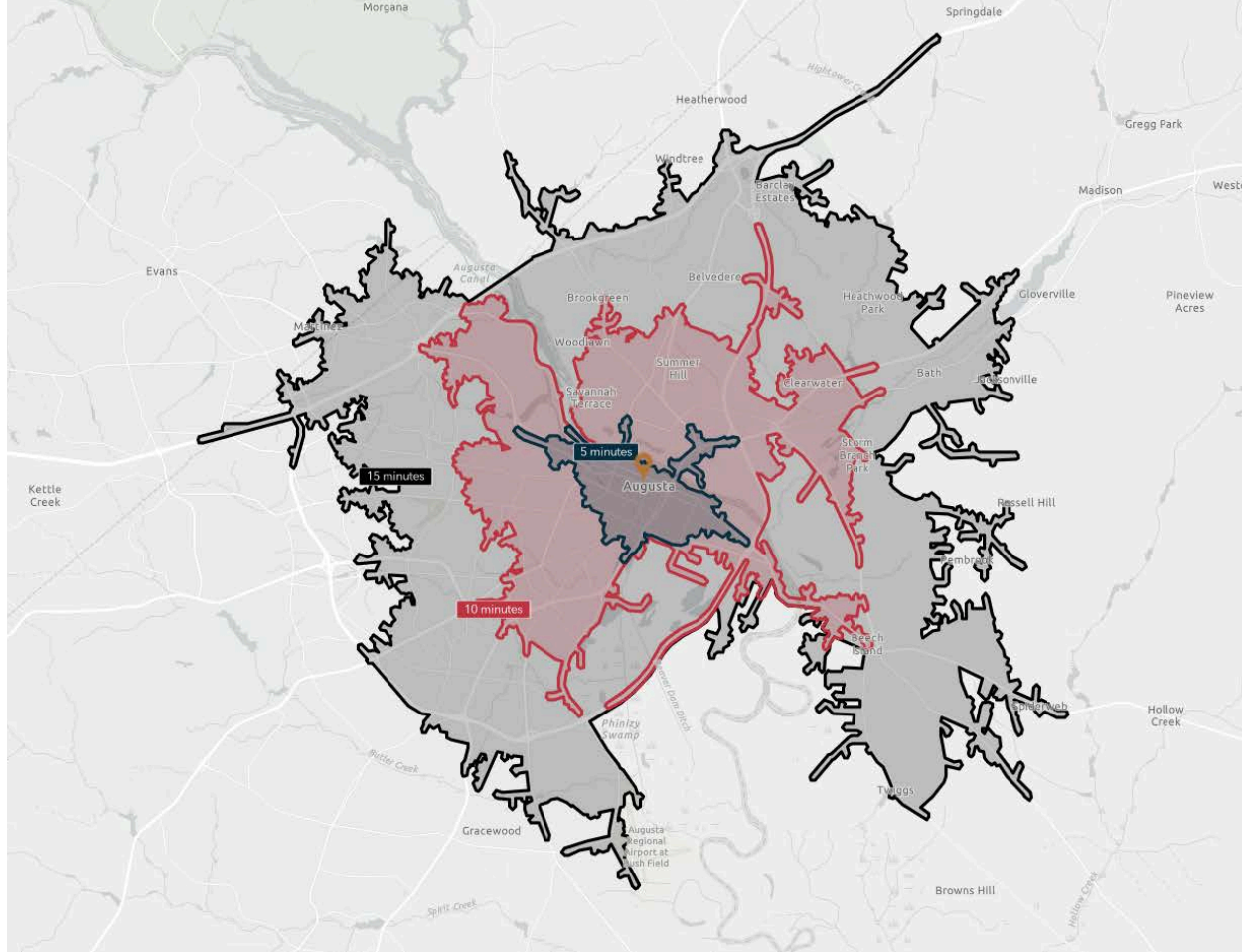
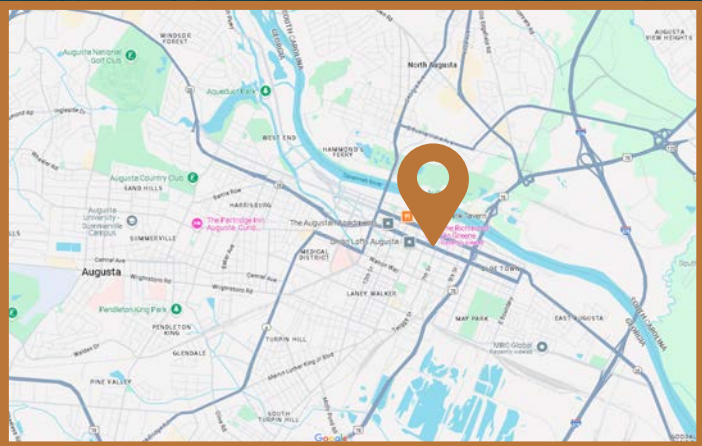
## DOWNTOWN CBD



### 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



Demographics	1 Mile	3 Mile	5 Mile
Population	9,928	54,935	133,636
Median HH Income	\$23,315	\$48,403	\$54,450
Median Age	39.8 Yrs	38.5 Yrs	38.9 Yrs



# DOWNTOWN SPACE AERIAL MAP



# DOWNTOWN SPACE AERIAL MAP













# 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

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

Per Site Selection



## 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.



# MASTERS



## 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.**

# 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

**For inquiries,  
contact us.**



[www.meybohmcre.com](http://www.meybohmcre.com)  
[glyles@meybohmcre.com](mailto:glyles@meybohmcre.com)  
704.763.6762



**GEORGE LYLES**  
LEASING SPECIALIST  
704-763-6762  
[GLYLES@MEYBOHMCRE.COM](mailto:GLYLES@MEYBOHMCRE.COM)