

FOR SALE

Briar Creek Beverages

2262 Waynesboro Highway, Hiltonia, GA 30467



Meybohm
COMMERCIAL

FOR
SALE

- Profitable Liquor Store
- 2,400 SF Commercial
- Operating 5
- Cl

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$750,000
Building Size:	2,400 SF
Lot Size:	1.63 Acres
Year Built / Renovated:	2020 / -

- Profitable Operating Package Store
- +/- 1.63 Acres
- 2,400 SF Commercial Building
- Drive Thru

PROPERTY OVERVIEW

Meybohm Commercial Properties is proud to present this rare opportunity to purchase a successful Liquor Store with minimal competition, located in the heart of Hiltonia, GA in Screven County. This impeccable 2,400 SF free-standing building, constructed in 2020, offers a lucrative package store with a drive-thru on a generous +/- 1.63-acre lot. Business and Real Estate will be included in the sale, inventory will be purchased separately at closing. Take advantage of the seamless synergy between the real estate and business operations, ensuring a smooth transition for new ownership. Don't miss out on this turnkey retail gem, where the possibilities for growth and success are boundless. Financials available upon request.

LOCATION OVERVIEW

Located in Hiltonia, GA, just outside of Sylvania, GA. Sitting off of Waynesboro Hwy, which is the main thoroughfare connecting Sylvania to Waynesboro, GA. MSA-Statesboro (Georgia Southern University)



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- Profitable Liquor Store
- 2,400 SF Commercial Building
- Operating Drive Thru
- Closet Competition +/- 15 Miles

- +/- 1.63 Acres
- Real Estate Included In Sale
- Turn-Key Opportunity
- Inventory Sold Separately

ADDITIONAL PHOTOS



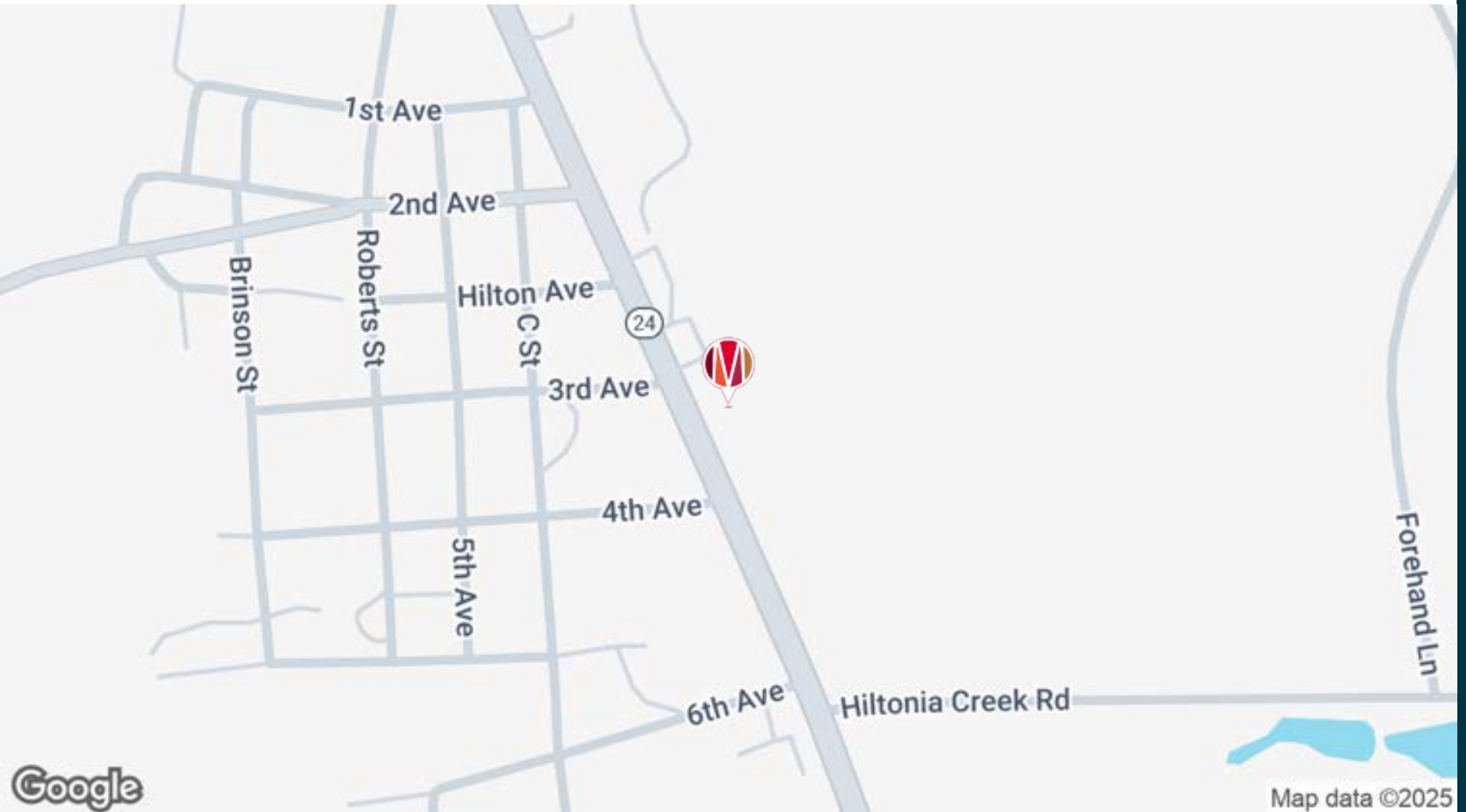


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LOCATION MAP

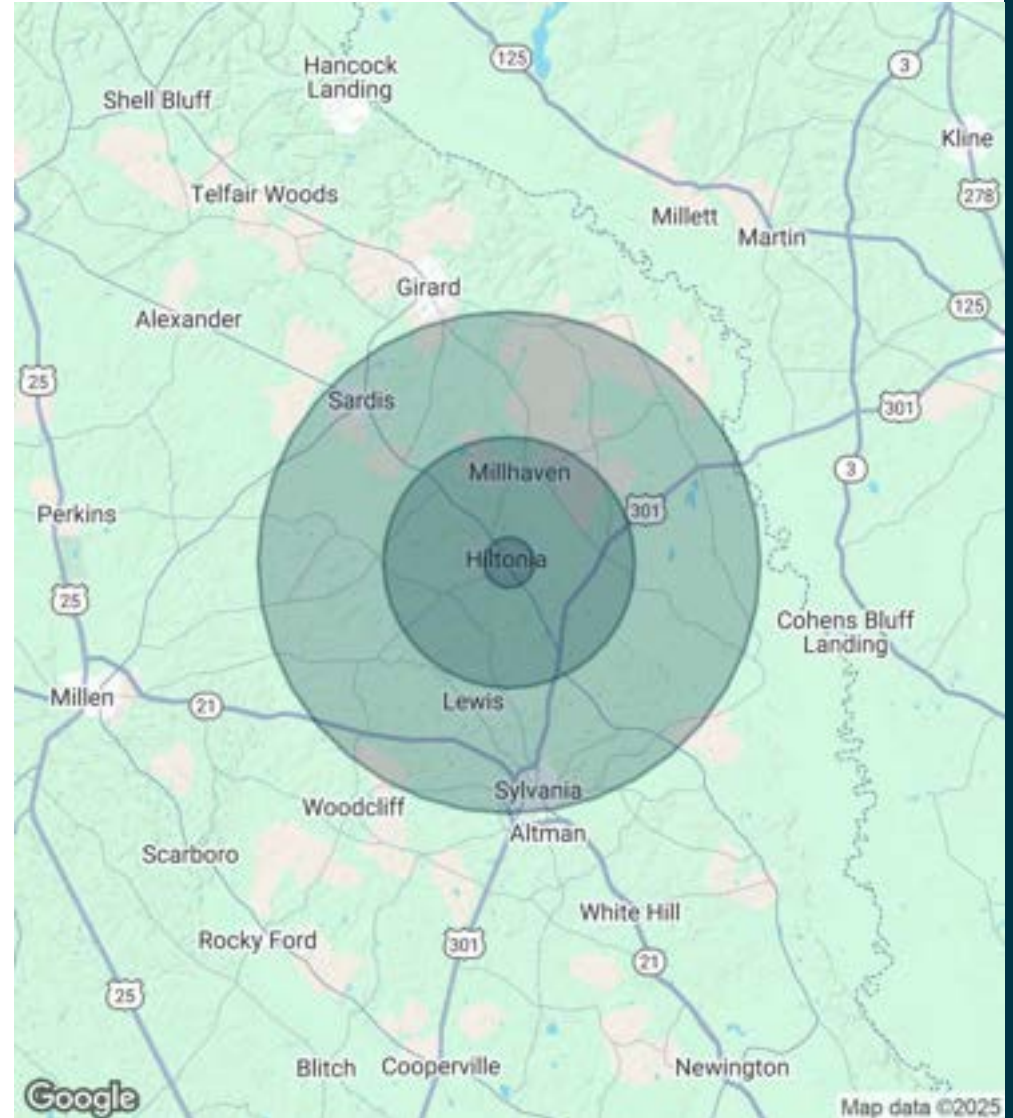


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	317	1,252	7,712
Average Age	44	42	42
Average Age (Male)	42	41	41
Average Age (Female)	45	43	43

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	132	502	3,177
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$77,008	\$82,566	\$68,887
Average House Value	\$139,946	\$158,310	\$164,238

Demographics data derived from AlphaMap





MATT ROGERS

Agent

Mrogers@Meybohm.Com

Phone: 706.799.3470

PROFESSIONAL BACKGROUND

Matt Rogers has worked extensively in all aspects of commercial real estate transactions. He specializes in Portfolio Management by diligently and rigorously acquiring properties on behalf of clients, increasing value of assets through Landlord and Tenant Representation, and leveraging his knowledge of current and projected market trends to enact a timely and successful disposition strategy.

Matt is graduate of Presbyterian College with a degree in Business Management. He is an Augusta native, graduate of Leadership Columbia County 2019 and sits on North Augusta Forward downtown development committee. In his spare time, Matt enjoys spending time with his large family and playing golf.

EDUCATION

Augusta Christian Schools

Presbyterian College (Business Management)

GA #374195 // SC #99600

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com



CHARLIE MOYE

Sales Agent

Cmoye@Meybohm.Com

Phone: 706.736.0700

PROFESSIONAL BACKGROUND

After 15 years in outside sales and sales management, Charlie is excited to continue his career in Commercial Real Estate. Growing up in the Thomson and Augusta area, he wants to help see our local businesses succeed and grow in this market and help bring new opportunities to our area. He also looks forward to working with investors and those looking to make land acquisitions for personal or professional use. In his spare time, Charlie likes to spend time with his wife and 3 boys outside, visiting the beach, hunting, and playing golf.

EDUCATION

BA of Science

Georgia Southern University 2006

GA #418771 // SC #128571

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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.