



# BRAND NEW STRIP CENTER 2,096 SF END CAP AVAILABLE

426 LEWISTON RD, GROVETOWN, GA



\*Representative Photo

## LEASING DETAILS

|                |                   |                                |                           |
|----------------|-------------------|--------------------------------|---------------------------|
| Space Size     | 2,096 SF          | Condition                      | Brand New Retail          |
| Lease Rate     | \$40/SF           | Zoning                         | B-1   Commercial Business |
| Lease Type     | NNN               | Property Type                  | Retail                    |
| Location       | Signalized Corner | 3 Mile Population              | 48,174                    |
| Traffic Counts | 17,800 VPD        | 3 Mile Median Household Income | \$94,055                  |

## OFFERING MEMORANDUM

2,096 SF AVAILABLE | 9,000 SF BUILDING  
17,800 VPD | SIGNALIZED CORNER  
3 SPACES - 1 AVAILABLE



# OFFERING MEMORANDUM TABLE OF CONTENTS

## SECTION EXECUTIVE SUMMARY 01

## SECTION PROPERTY PHOTOS 02

## SECTION AREA OVERVIEW 03

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

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

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# EXECUTIVE SUMMARY



# RETAIL SPACE

## WHY THIS SPACE?



**SPACE SIZE**  
2,096 Square Feet



**LOCATION**  
Signalized Corner



**UNIT TYPE**  
End Cap



**BUILDING CONDITION**  
New Construction



**ACCESS**  
Full Motion & Right In, Right Out



**TRAFFIC COUNT**  
17,800 VPD

### LEASING SUMMARY

|                      |                                |
|----------------------|--------------------------------|
| Address              | 426 Lewiston Rd, Grovetown, GA |
| Space Size           | ±2,096 SF                      |
| Daily Traffic Counts | 17,800 VPD                     |
| Condition            | Brand New Building             |

### OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present a 2,096 SF retail space for lease at 426 Lewiston Road in Grovetown, Georgia. Located within a brand-new, professionally designed strip center, this end-cap unit offers a high-visibility opportunity in one of Columbia County's most active retail corridors.

The building features three retail suites with two of the the spaces already leased. The proposed plan includes shared parking and modern exterior finishes. This space is ideal for service, specialty retail, or professional use.

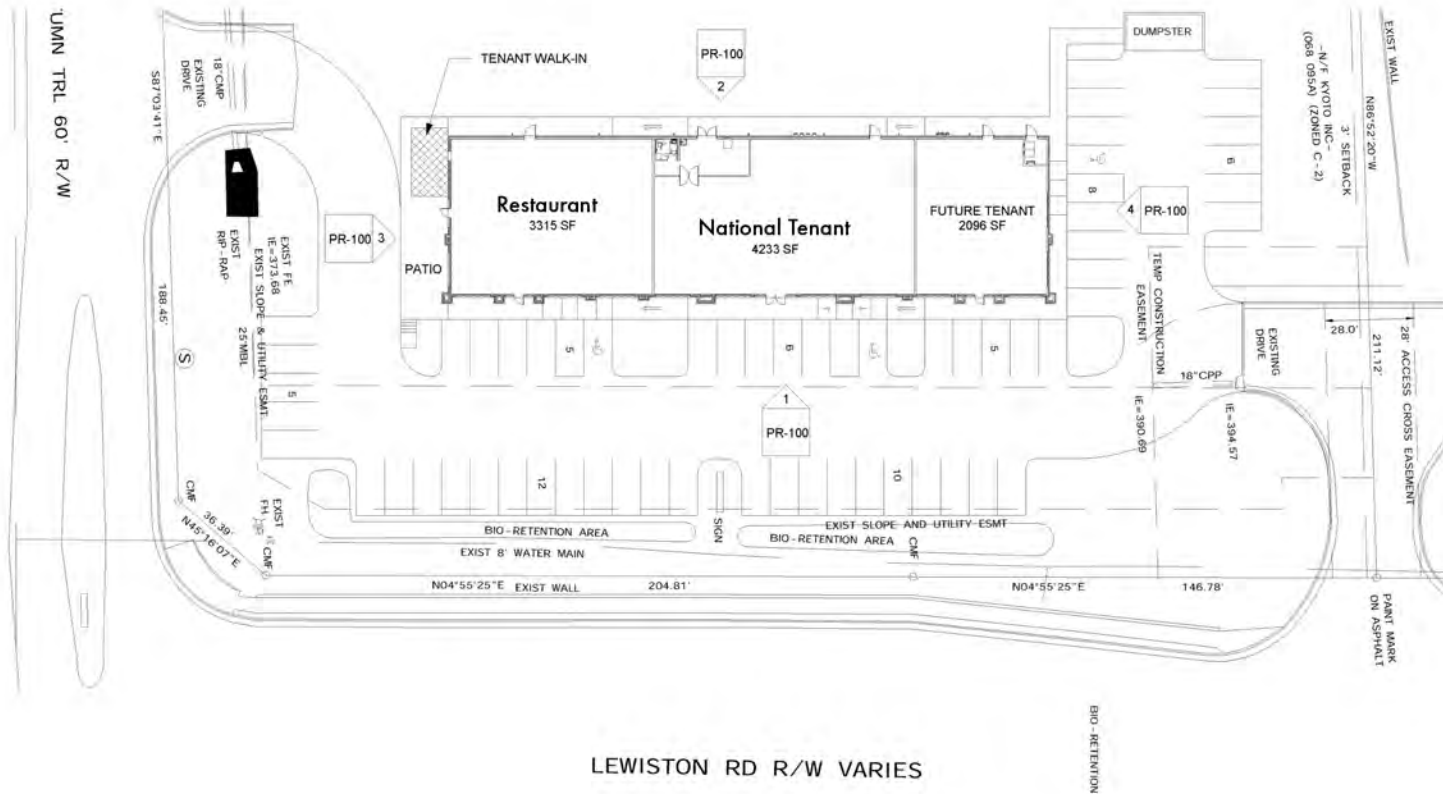
Positioned at the signalized intersection of Lewiston Road and Autumn Trail, this site benefits from excellent ingress/egress, proximity to I-20, and immediate adjacency to a top-performing Kroger Marketplace, which sees over 1.9 million annual visits.

Located in Grovetown, one of the fastest-growing areas in the Augusta MSA, the property is surrounded by national retailers such as Chick-fil-A, Starbucks, McDonald's, and Walmart. New residential developments and a 100-bed Wellstar hospital currently under construction nearby further enhance long-term demand for retail services at this location.

426 LEWISTON RD

# 2,096 SF RETAIL SPACE

## SITE PLAN



5 PRELIM PLAN  
1" = 30'-0"

426 LEWISTON RD

# LOCATION OVERVIEW

## SIGNALIZED CORNER RETAIL



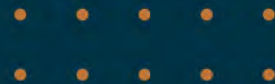
### NOTABLE FEATURES

#### DRIVE TIMES TO KEY DRIVERS

|                            |              |
|----------------------------|--------------|
| Kroger Marketplace         | 0.3 Miles    |
| I-20                       | 0.5 Miles    |
| Walmart Supercenter        | 1.2 Miles    |
| Population                 | 48.2K People |
| Median Household Income    | \$94,055     |
| New Wellstar Hospital      | 1.5 Miles    |
| Food Lion Shopping Center  | 1.5 Miles    |
| Bartram Trail Neighborhood | 2.9 Miles    |



| Demographics     | 1 Mile   | 3 Mile   | 5 Mile   |
|------------------|----------|----------|----------|
| Population       | 1,713    | 48,174   | 99,133   |
| Median HH Income | \$87,010 | \$94,055 | \$91,559 |
| HouseHolds       | 639      | 16,337   | 33,638   |

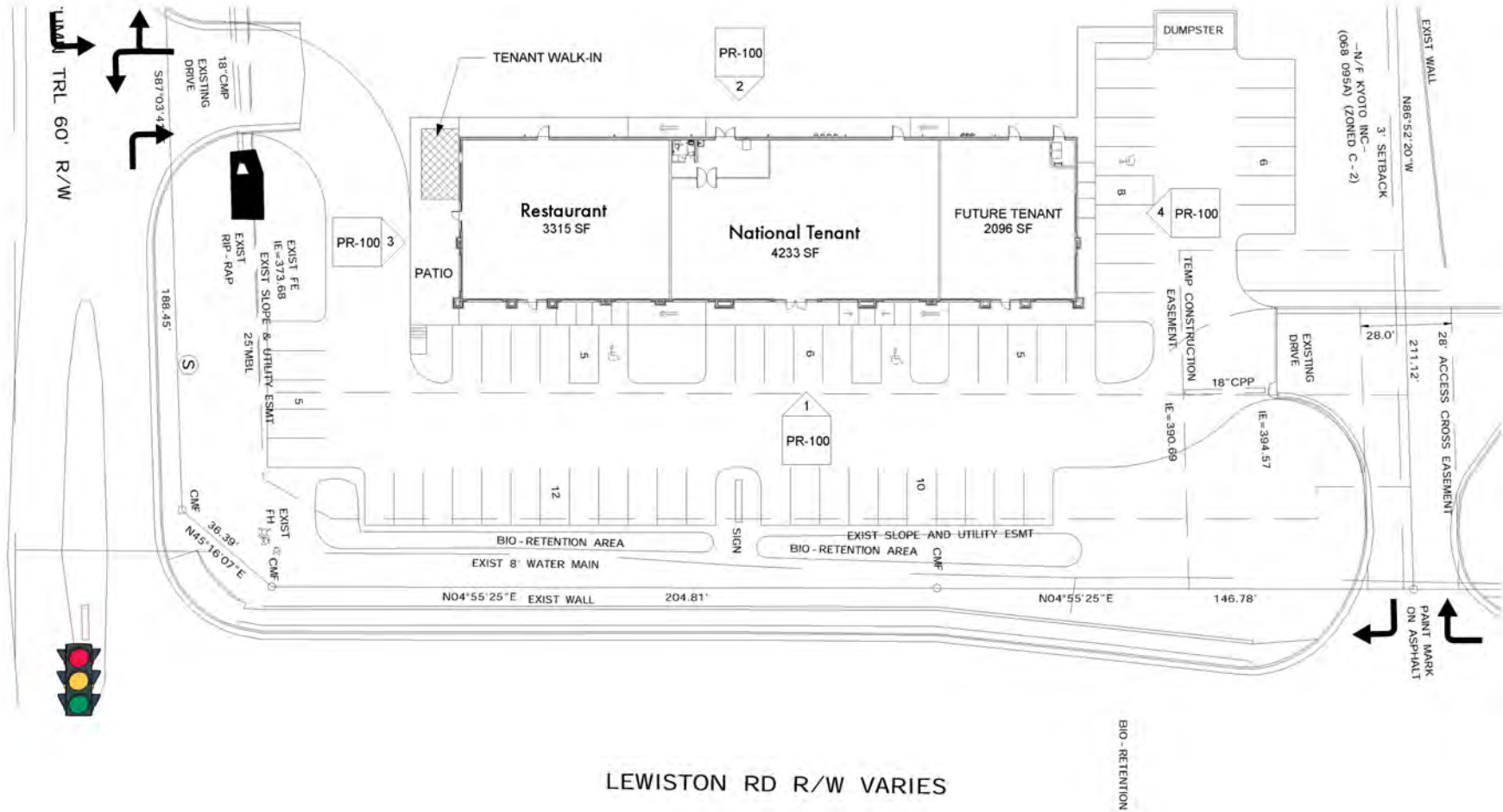






# 2,096 SF RETAIL SPACE

## ACCESS MAP



PRELIM PLAN

PROJECT NAME:

PRC

ORIG  
DATE  
PROJ  
DESIGN  
CHECK

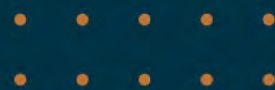
SHEET  
DE

SCAL

426 LEWISTON RD



# AREA OVERVIEW



# WHY? THE CSRA

## 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.**

**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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