

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	\$750,000
Available SF:	
Lot Size:	0.88 Acres
Zoning:	PUD
Price / SF:	\$19.57

## PROPERTY OVERVIEW

Meybohm Commercial Properties is pleased to present this corner out-parcel at the Publix anchored Riverwood Town Center. Outparcels are occupied by Riverwood Dental, Security Federal Bank, South State Bank, CVS Pharmacy and McDonald's. Riverwood Plantation is centered around Greenbrier Elementary, Middle and High, which are highly regarded academically and for State Championship caliber athletics. In addition, Riverwood Plantation boasts the adjacent Champions Retreat Golf Club, located along the banks of the Savannah River and designed by Arnold Palmer, Jack Nicklaus, and Gary Player. Champions Retreat is a luxury golf destination for domestic and international members and visitors.

## PROPERTY HIGHLIGHTS

- Located in Riverwood Town Center
- Pad Ready Commercial Lot
- Surrounded by rapid commercial and residential development

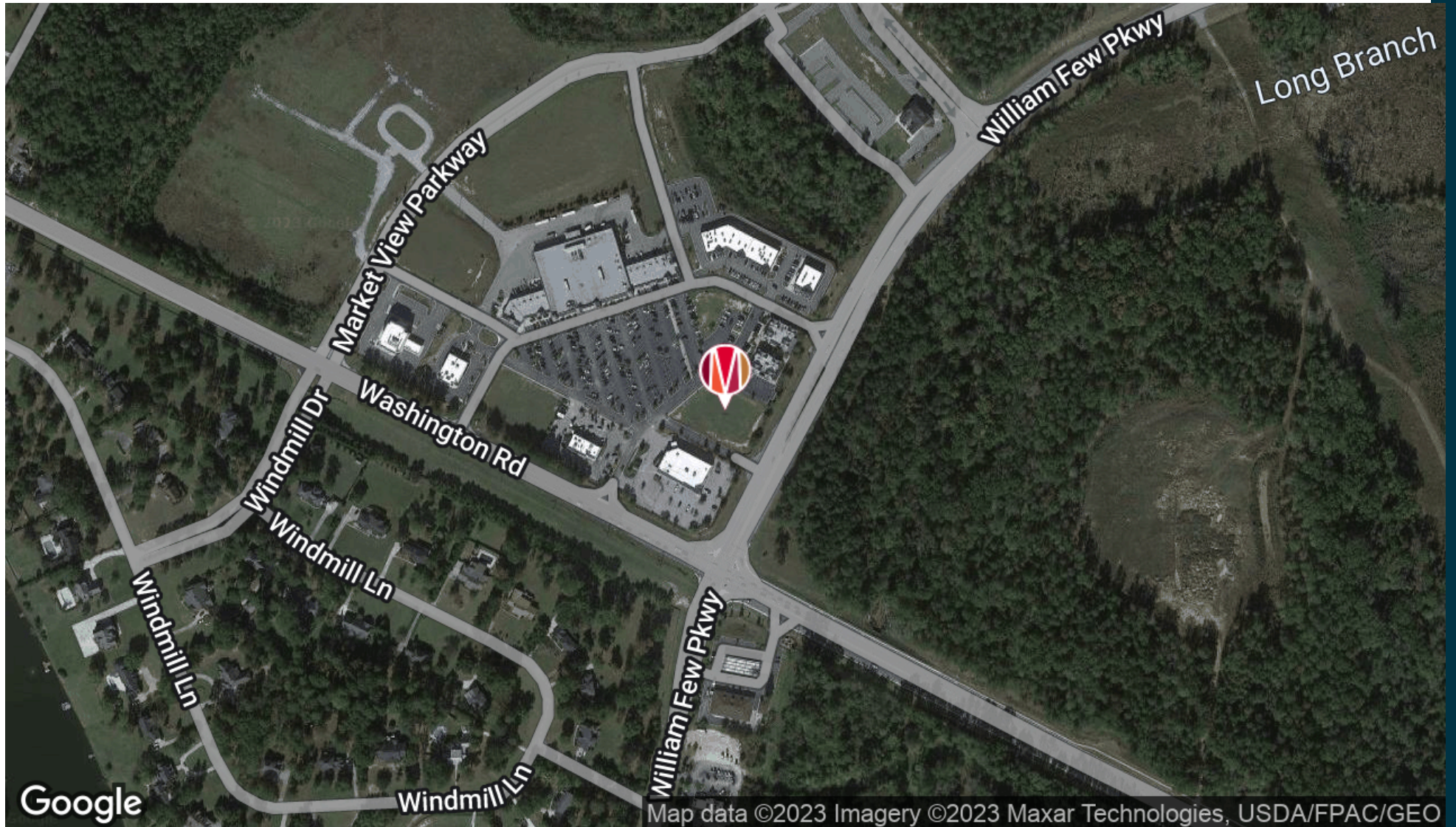


# ADDITIONAL PHOTOS





# LOCATION MAPS



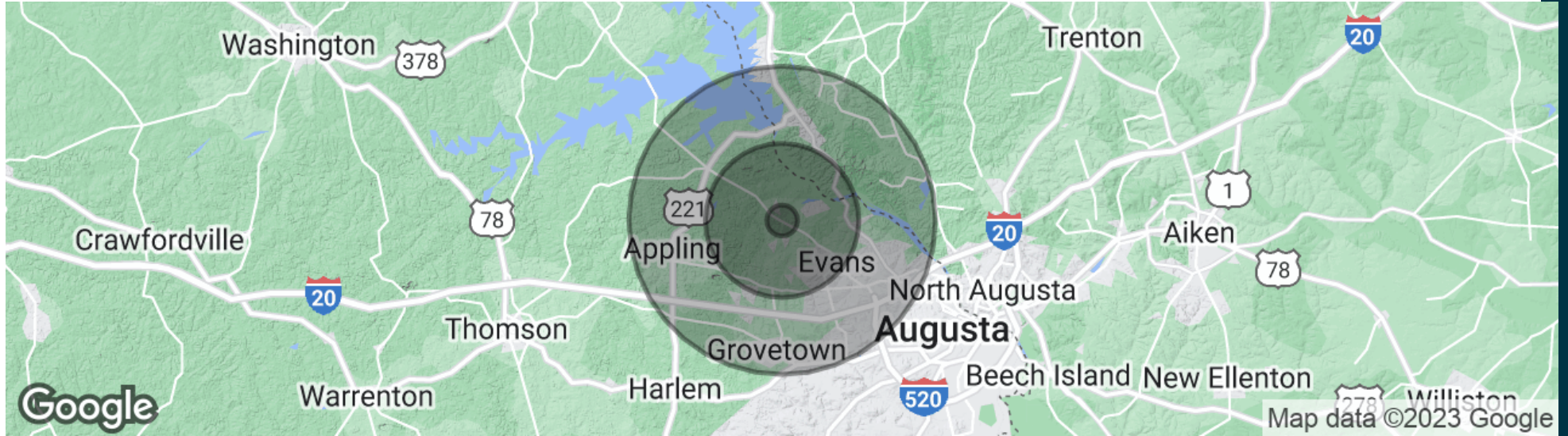


# RETAILER MAP





# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,025	36,616	141,195
Median age	35.5	36.6	36.6
Median age (Male)	35.3	36.0	36.0
Median age (Female)	35.6	37.1	37.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	630	12,418	50,698
# of persons per HH	3.2	2.9	2.8
Average HH income	\$114,788	\$98,145	\$80,791
Average house value	\$309,154	\$252,896	\$227,864

\* Demographic data derived from 2020 ACS - US Census



# ADVISOR BIO 1



## DAVID HOGG

Vice President, Associate Broker

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**Direct:** 706.736.0700

### PROFESSIONAL BACKGROUND

David Hogg, Jr. is a native Augustan and holds a Bachelor of Arts Degree in Criminal Justice from Roanoke College in Salem, Virginia. David began his career with Trust Company Bank in Atlanta, known today as SunTrust. He later joined Georgia Bank and Trust Company in Augusta. His banking career spanned 20 years and throughout his career in banking, David focused on lending, private banking, trust, investment and asset management to clients who owned and managed their own commercial real estate portfolios.

David serves as a Vice President and Associate Broker for Meybohm Commercial Properties and he specializes in commercial sales and leasing. David is an active member of Trinity on the Hill United Methodist Church, having served as the Chair of the Trustees Board. David is a Paul Harris Fellow, awarded by Rotary International Foundation and currently serves as a Trustee of the Tuttle-Newton Home, Inc. and The Piedmont Augusta Foundation. David also serves in an appointed position, as the Chairman of the Augusta Richmond County Riverfront Development Review Board. David is married to Leigh Ann and has four children.

### EDUCATION

B.A. Roanoke College Salem, Virginia 1994

#### MEYBOHM COMMERCIAL PROPERTIES

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