

FOR SALE

23K SF Historic Downtown
Building | 305 8th St

305 Eighth St., Augusta, GA 30901

FOR SALE

DOWNTOWN
MIXED-USE SPACE

AUGUSTA, GA

305 Eighth Street

- ±23,664 SF
- C



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- ±23,664 Square Feet
- Currently Has Two Spaces Leased Out
- Value Add Opportunity W Historic Tax Credits

VIEW
VIRTUAL
TOUR



VIEW
PROPERTY
OVERVIEW
VIDEO



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EXECUTIVE SUMMARY

FOR SALE / 23K SF HISTORIC DOWNTOWN BUILDING | 305 8TH ST



MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

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MeybohmCommercial.com

JOHN ECKLEY, MBA, CIVIL ENG.

Industrial And Commercial Advisor

John@Meybohm.Com

Phone: 706.305.0054

PROFESSIONAL BACKGROUND

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. He accomplishes this through a deep conviction that any client's goal or need is his own, and that ultimately they are to be treated to a level of service that he would want himself or a near family member to experience. "At a high level, I am passionate about helping owners and business leaders accomplish their greater goals through strategic decision making and relish the opportunity to serve them as a valued member of their greater financial team, especially as it relates to real estate."

John was named to the Meybohm Presidents Club 2020, and his team received the 2020 Commercial Elite Agents of the Year – Silver for Meybohm Commercial. In his previous roles, John provided consultation and marketing services to small businesses and managed a team of training experts at Augusta University.

John and his family have a particular love for downtown Augusta, having built the first new home in the Olde Town neighborhood in several generations. He and his wife Sarah, three sons, Sanders, Luke and Daniel, and daughter Anna Patten, have made their home in Olde Town for the past nine years.

John is also a member and deacon at First Presbyterian Church in downtown Augusta. He serves as treasurer of the Olde Town Neighborhood Association, is a member of the Heritage Academy Junior Board, and serves on the board of directors for Saving Grace in Uganda, a street children's ministry in East Africa.

GA #366880 // SC #111774



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JONATHAN ACEVES, CCIM, MBA

Commercial Brokerage Advisor

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Phone: 706.294.1757

PROFESSIONAL BACKGROUND

As Commercial Sales and Leasing Advisor with Meybohm Commercial, Jonathan thrives on putting the pieces together—sometimes in unexpected ways—to solve problems and connect buyers and sellers with the right properties.

Originally licensed in 2005, Jonathan has built his business by specializing in portfolio planning, land & site selection, multifamily brokerage, and downtown development—with a work ethic inspired by his mother, who raised their family as a single parent.

Jonathan's portfolio planning has mostly centered around advising owners and developers of commercial properties on sales and 1031 exchanges, along with underwriting potential transactions, to further their investment interests.

Jonathan's approach to site selection and commercial land brokerage differs from that of many of his competitors: 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. Notable site selection clients including Domino's Pizza, SRP Federal Credit Union, Hardees, Popeyes, Whit's Frozen Custard, and many others.

In representing sellers for multifamily brokerage, Jonathan's approach is to accomplish the due-diligence work up front to make it easier for buyers to evaluate and underwrite potential properties—leading to higher prices and faster sales. That due diligence includes 3-D virtual tours, photos of roofs and utility systems, cleaning up financial statements, and more. He also works to justify pricing by proactively handling potential appraisal issues, with the result that many of his sales are well above market price. His track record includes numerous downtown duplexes and quads, along with Cedar Pines and Ridgewood Apartments.

Before working in commercial real estate, Jonathan was the CFO at downtown Augusta's Christ Community Health Services for 6 years, overseeing finance and operations for a community health center employing 60 staff and serving over 20,000 patients annually. He was responsible for financial modeling, annual budgeting, and compliance, along with HR & IT.

Jonathan also makes his home in downtown Augusta's Olde Town neighborhood with his wife, Emily, and five children, Libby, Manny, Daniel, Witt, and Matthew. He has lived in Augusta for more than 20 years, has served as a deacon at First Presbyterian Church, and is an active member of the Olde Town Neighborhood Association. He earned his BBA and MBA from Augusta University.

Jonathan received his CCIM (Certified Commercial Investment Member) designation in 2020. He was named to the Meybohm Presidents Club 2020, and his team received the 2020 Commercial Elite Agents of the Year – Silver for Meybohm Commercial.

In his spare time, Jonathan enjoys reading, cycling with his kids, and spending time with family.

GA #285735 // SC #90747



FOR SALE

DOWNTOWN MIXED-USE SPACE

AUGUSTA, GA

PROPERTY OVERVIEW

305 Eighth Street, Augusta, Ga

Meybohm Commercial is pleased to present this 23,664 SF property located on Eight St. in Augusta, GA. Ideal for Retail/apartments, this building is located directly behind the Woolworth's building. Currently containing two 3,912 SF storefronts, "Afficionados" and "Humanitree House", this property is ideal for historic tax credit renovation, and conversion into apartments or office space. The Board of Education Parking deck is public from 5pm-8am daily, and provides parking for the businesses on this corridor.

The property has heart pine floors throughout, pitched and recently recoated roofs, masonry exterior, tongue-and-groove ceilings, a recently installed-but-not-connected fire sprinkler system, a freight elevator, and access to a 10' rear alley that provides access to rear of building. Half of the second floor and all of the second has been gutted. Amazing historic property.

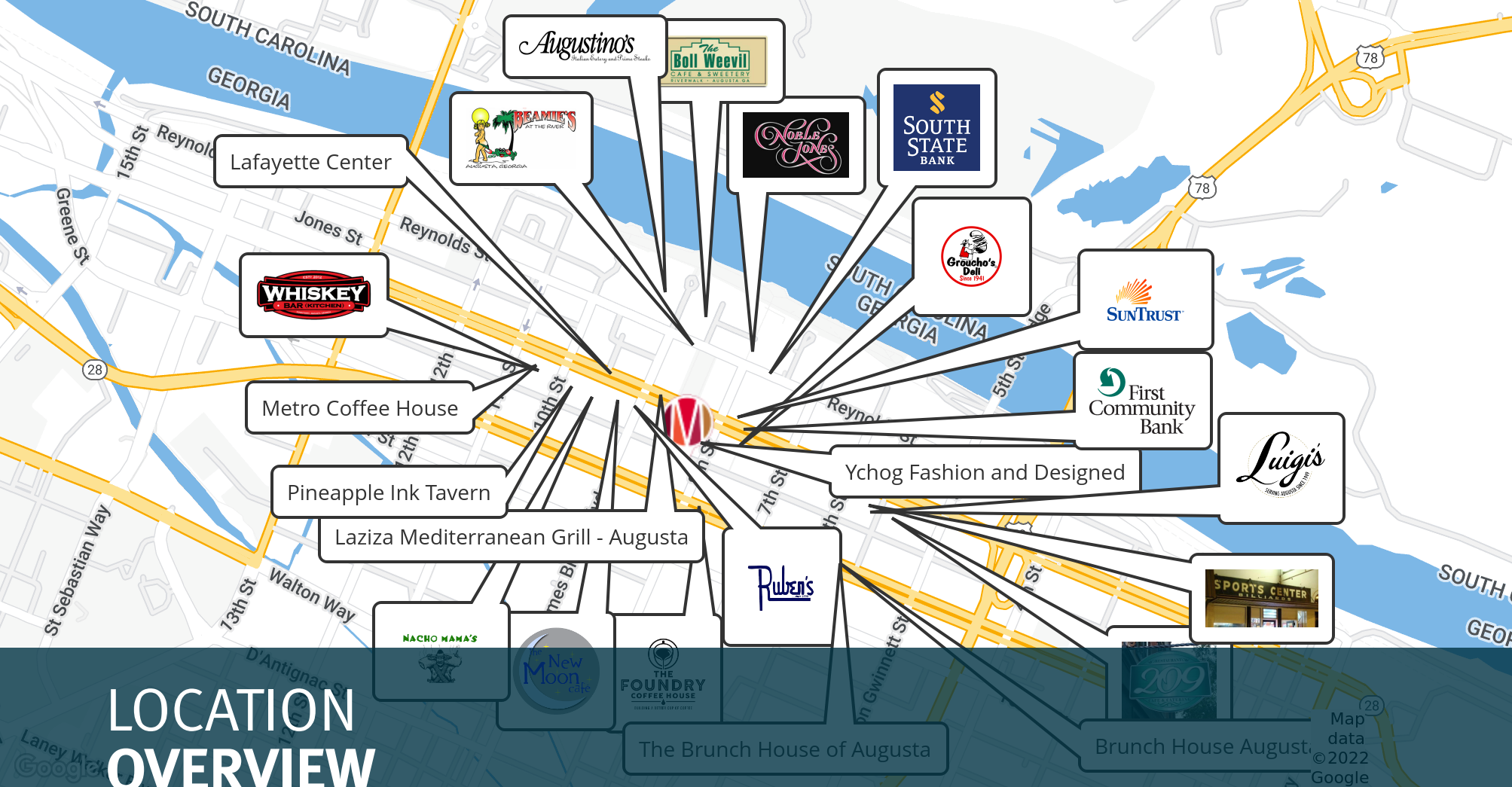


PROPERTY HIGHLIGHTS

- 23,664 SF, Sprinkler system installed but not connected
- Centrally located right off of Broad St., near the Augusta Commons
- Interest in the 10' Alley in the rear giving the property rear access
- Ideal use as retail and apartments, or as office building

OFFERING SUMMARY

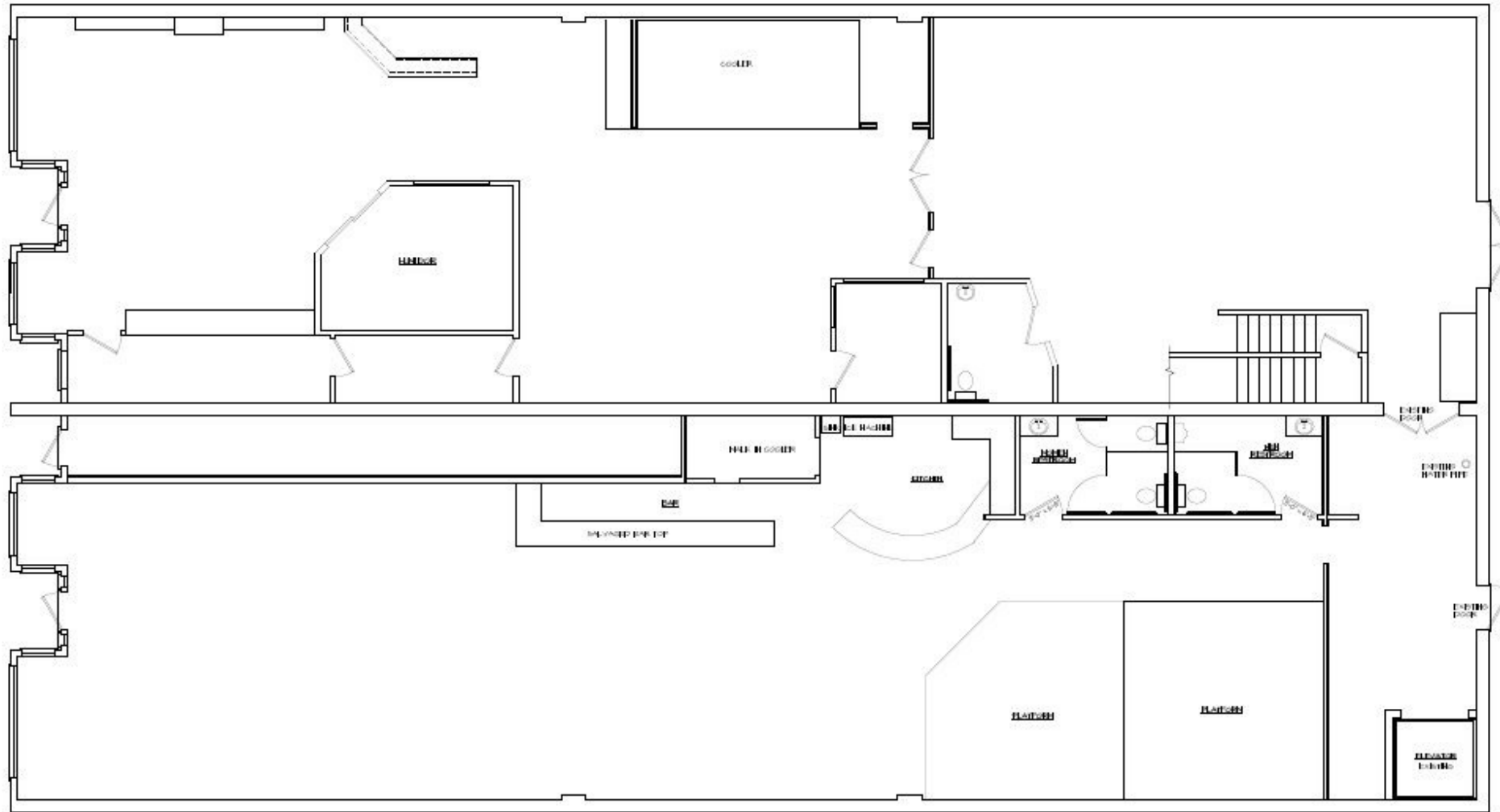
Sale Price:	\$1,200,000
Building Size:	23,664 SF
Lot Size:	0.18 Acres
Year Built / Renovated:	1901 / 1970
Number of Units:	2
Price/SF:	\$50.71



LOCATION OVERVIEW

Located in the epicenter of growth at Eight St. between Broad and Green Streets near the Augusta Commons. The Augusta Commons are one of Augusta's main locales for festivals and events such as Arts in the Heart, Westoubou Art Festival, and the Hispanic Festival. The 800 block of Broad is located directly between major new developments including the \$94 million dollar redevelopment of the Augusta Railroad Depot, and the \$111 Million development of the Georgia Cyber Center. This property is located in an Opportunity Zone and eligible for special tax incentives.

SITE PLAN - FIRST FLOOR



FIRST FLOOR PLAN
Scale 1/4" = 1'-0"
THE SQUARE FOOT



BIRD'S EYE VIEW / 23K SF HISTORIC DOWNTOWN BUILDING | 305 8TH ST





ADDITIONAL PHOTOS



MARKETING SUMMARY



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ECONOMY

AUGUSTA, GA

Augusta, GA is in the midst of 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.

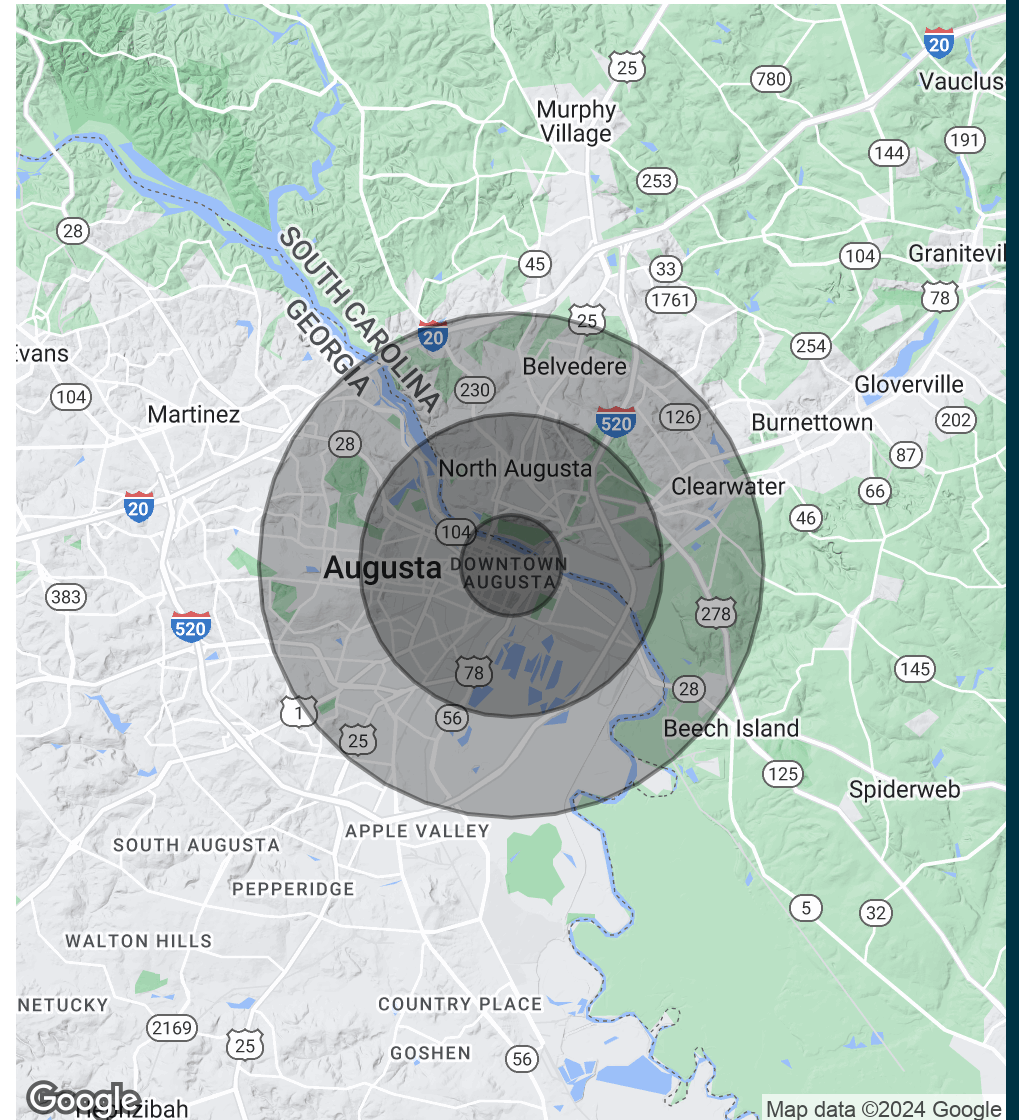
Traditionally, Healthcare, Military, Manufacturing, Energy and Customer Service have represented the primary nodes of the Augusta Economy. Cyber has recently taken its place at the table next to the others and has fueled much of the recent change. Amazon has plans for two separate distribution warehouses 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.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,271	38,627	90,916
Average age	35.3	35.4	37.0
Average age (Male)	33.2	33.8	35.1
Average age (Female)	37.6	37.0	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,592	16,155	38,601
# of persons per HH	2.4	2.4	2.4
Average HH income	\$38,343	\$38,402	\$46,483
Average house value	\$183,952	\$156,639	\$136,076

* Demographic data derived from 2020 ACS - US Census



DISCLAIMER

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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.



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