

FOR LEASE

The Daitch Building

1216 Broad Street, Augusta, GA 30901

20K SQFT MIXED-USE
AUGUSTA, GEORGIA

• 3 ST

**VIEW
VIRTUAL
TOUR**



**VIEW
PROPERTY
OVERVIEW
VIDEO**



Meybohm
COMMERCIAL

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-------------------------|-------------------|
| Lease Rate: | \$7.20 SF/yr (MG) |
| Building Size: | 20,478 SF |
| Available SF: | 20,000 SF |
| Year Built / Renovated: | 1911 / 1960 |

PROPERTY OVERVIEW

Meybohm Commercial is proud to present this Historic Downtown Storefront for Lease in Augusta, Georgia. Built in 1911 and located in the Augusta Downtown Historic District, this three-story Broad street building with over 20,000 sq ft of space has been family occupied and owned since the 1930's and now available for sale. Commonly referred to as the Daitch Building, the first floor offers 8,664 square feet of retail space that is currently divided into a retail/showroom space in the front with offices, restrooms and prime access for visitors and shoppers on the prime 1200 block of Broad Street and has a warehouse space in back. The second floor is 8,664 sq ft, and currently used for storage. The third floor is a 3,150 square foot historic shell, ready for renovation, with the original historic elements such as mantles and pocket doors intact. This building has been well cared for and offers unique features like a loading dock with a rollup door in a gated rear loading zone. Recent updates in the past two years have been to the roof that was TPO coated and sealed (\$88K) and the sprinklers on all three floors have had all the valves and heads replaced bringing it up to code for the next 50 years.

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

This property is located on the 12th Block of Broad Street in Downtown Augusta, GA.

The property is located in the heart the Historic Downtown Restaurant and Entertainment District. The 1200 block of Broad is located directly between major new developments including three new multifamily developments, and the \$111 Million development of the Georgia Cyber Center. This property is located in an Opportunity Zone and is eligible for Federal and State Historic Tax incentives.

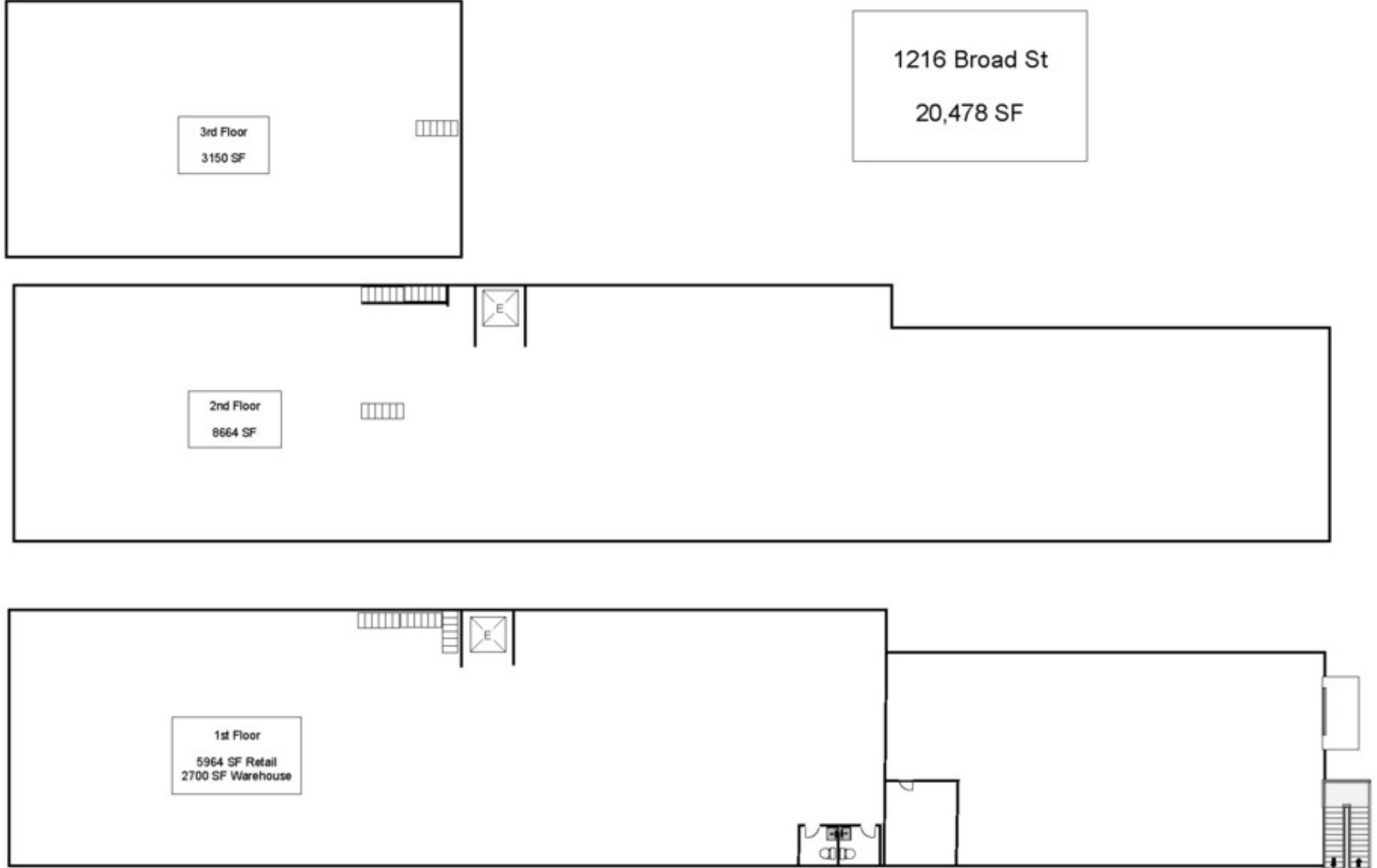
LOCATION DESCRIPTION

This property is located on the 12th Block of Broad Street in Downtown Augusta, GA

The property is located in the heart the Historic Downtown Restaurant and Entertainment District. The 1200 block of Broad is located directly between major new developments including three new multifamily developments, and the \$111 Million development of the Georgia Cyber Center. This property is located in an Opportunity Zone and is eligible for Federal and State Historic Tax incentives.

ADDITIONAL PHOTOS



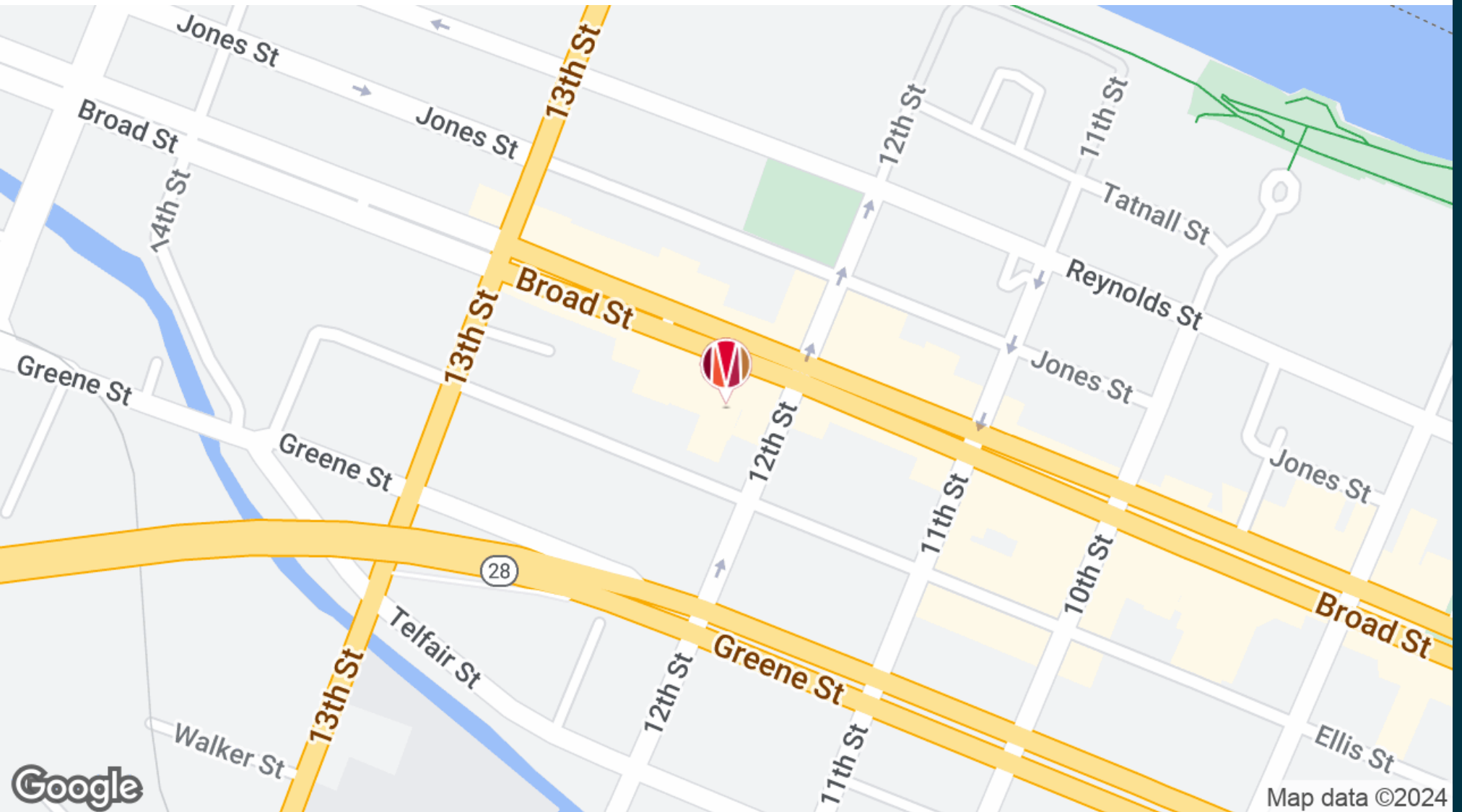


RETAILER MAP



Imagery ©2022 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

LOCATION MAP

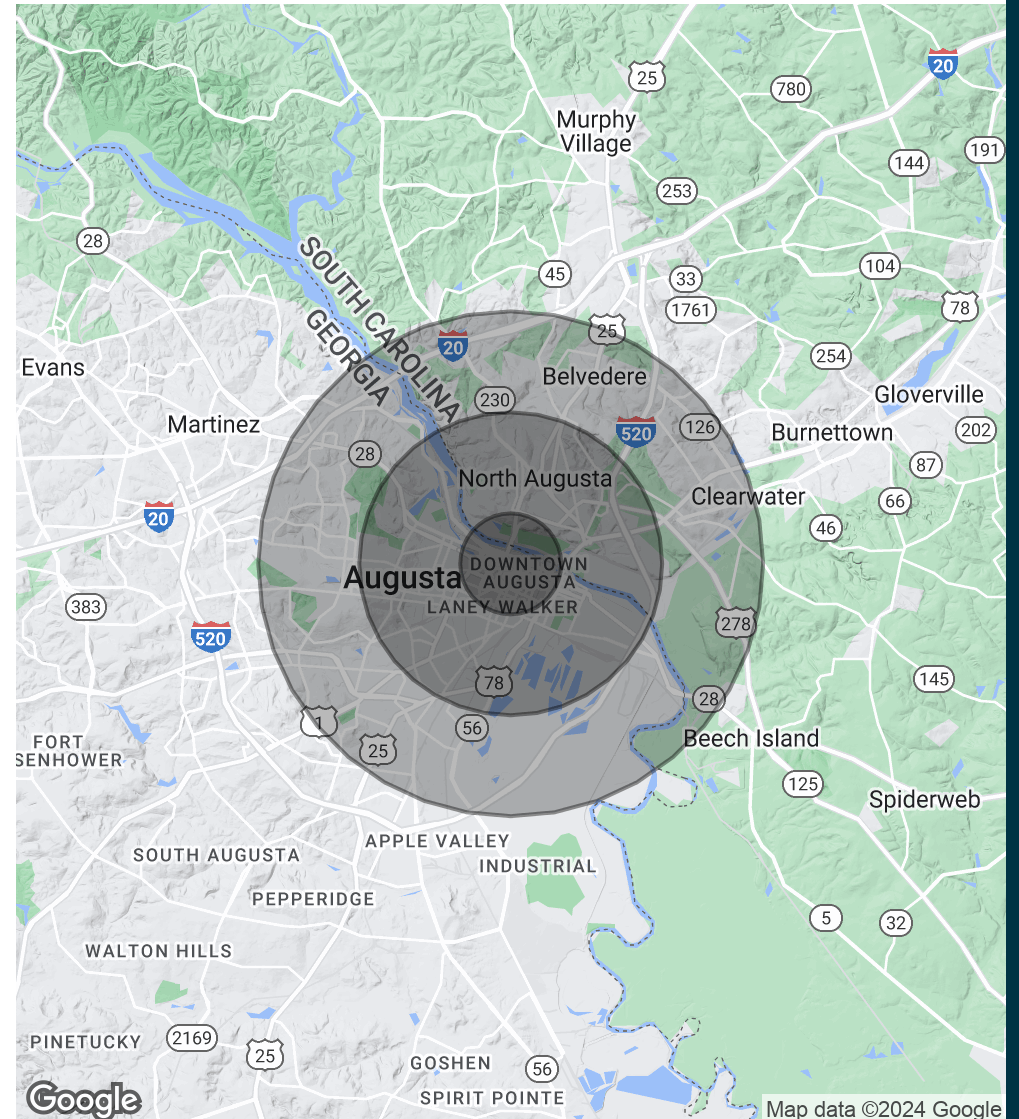


DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,440 | 45,340 | 101,063 |
| Average Age | 46 | 41 | 40 |
| Average Age (Male) | 44 | 40 | 39 |
| Average Age (Female) | 47 | 42 | 42 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,898 | 20,353 | 44,693 |
| # of Persons per HH | 1.9 | 2.2 | 2.3 |
| Average HH Income | \$53,586 | \$66,178 | \$73,777 |
| Average House Value | \$247,826 | \$221,354 | \$228,686 |

* Demographic data derived from 2020 ACS - US Census



TEAM PAGE

JONATHAN ACEVES, CCIM, MBA



T 706.294.1757
jonathan@meybohm.com
GA #285735
SC #90747

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

DANIELLE MEIKRANTZ



T 706.736.0700
dmeikrantz@meybohm.com
GA #401159

PROFESSIONAL BACKGROUND

Danielle has long been part of the transformation of downtown Augusta as a renter, homeowner, renovator, multifamily property owner and investor—and her passion and experience give her an advantage and view beyond that of many other agents.

As an agent at Meybohm Commercial, Danielle works with buyers, sellers and investors. She earned the Greater Augusta Association of REALTORS' "Quickest Closed Property for a New REALTOR" recognition in 2020 and was named to the Meybohm Presidents Club 2020. Her team received the 2020 Commercial Elite Agents of the Year – Silver for Meybohm Commercial. "My first priority is to make clients happy. I listen to my clients' wants and needs to achieve the best outcome in every transaction and strive to ensure that the buying or selling process is fun, easy, and stress-free. My clients can count on me any time of day when they have a question or a concern."

Danielle's other projects include downtownaugustarentals.com, a property management company she launched for renters and investors focused on the Olde Town, Harrisburg and Summerville neighborhoods.

JOHN ECKLEY, MBA, CIVIL ENG.



T 706.305.0054
john@meybohm.com
GA #366880
SC #111774

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.