

FOR LEASE: 460 N BELAIR RD, EVANS GA 30809



OFFERING SUMMARY

Lease Rate:	\$2,750 per month (MG)
Available SF:	2,068 SF
Building Size:	2,068 SF
Renovated:	2022
Zoning:	P1

PROPERTY HIGHLIGHTS

- 2,068 square feet
- Plenty of Parking
- Columbia County

PROPERTY DESCRIPTION



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Professional office building located in a highly visible area on North Belair Road. The property sits across the street from the Evans Cinema and is close to numerous other commercial businesses like Cracker Barrel, Burger King, Kentucky Fried Chicken, CVS Pharmacy, Publix, Home Depot and more. The building is suitable for any type of professional business such as an insurance agent or CPA. There is plenty of parking both in front and behind the building. Tenant is responsible for their utilities along with the monthly rent, which is \$2,750. 1-5 year lease is required.

LOCATION DESCRIPTION

This property is located in a thriving part of Columbia county and only 4 miles from Interstate 20. Surrounded by commercial and residential developments, N. Belair Road sees more than 22,000 VPD, and is located in the Evans Town Center overlay district. The county has proposed that Hereford Farm Road be widened to handle the traffic from the Riverwatch extension. Evans, GA was voted the "Best Place to Live" by Money in 2020: <https://money.com/evans-georgia-best-places-to-live-2020/>



460 N. Belair Road

22,000
 **VPD**

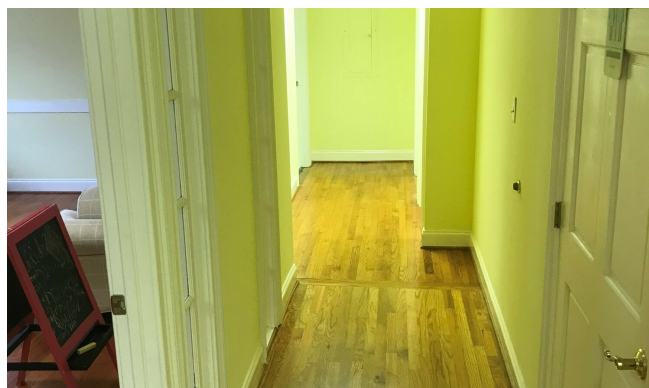


Map Scale
1 inch = 50 feet
3/7/2023

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning application.



View to the South



P-1 (Professional) Fact Sheet

Purpose

To provide for areas for professional services which do not generate large volumes of traffic, noise, or other harmful effects on adjoining residential areas.

Allowed Uses

- Institutional residential (up to 18 residents)
- Nonprofit club or lodge
- Museum, library
- Nonprofit service organization
- Adult care center (fewer than 7 adults)
- School of the arts
- Medical offices
- Professional offices
- Personal services
- On site parking



Limited Uses

- Minor utilities
- Day care center (up to 7 children)
- Gym/health spa/yoga studio
- Commercial parking
- Title loans/check cashing

Conditional Uses

(Must contact the Planning Department for an application)

- Hospice
- Institutional residential (more than 18 residents)
- College/university
- Place of worship
- School, private or special
- Day care center (7 or more children)
- Special event facility
- Call center
- Radio/TV station/recording studio
- Trade/vocational/business school
- Animal care (outdoor)
- Massage and tattoo

Lot Requirements

Minimum Lot Size: 7500 square feet
Minimum Lot Frontage: 75 feet

Minimum Front Setback: 125 feet from an arterial street
(measured from street centerline) 90 feet from a collector road
55 feet from all other streets
20 feet from a service drive
(measured from property line)

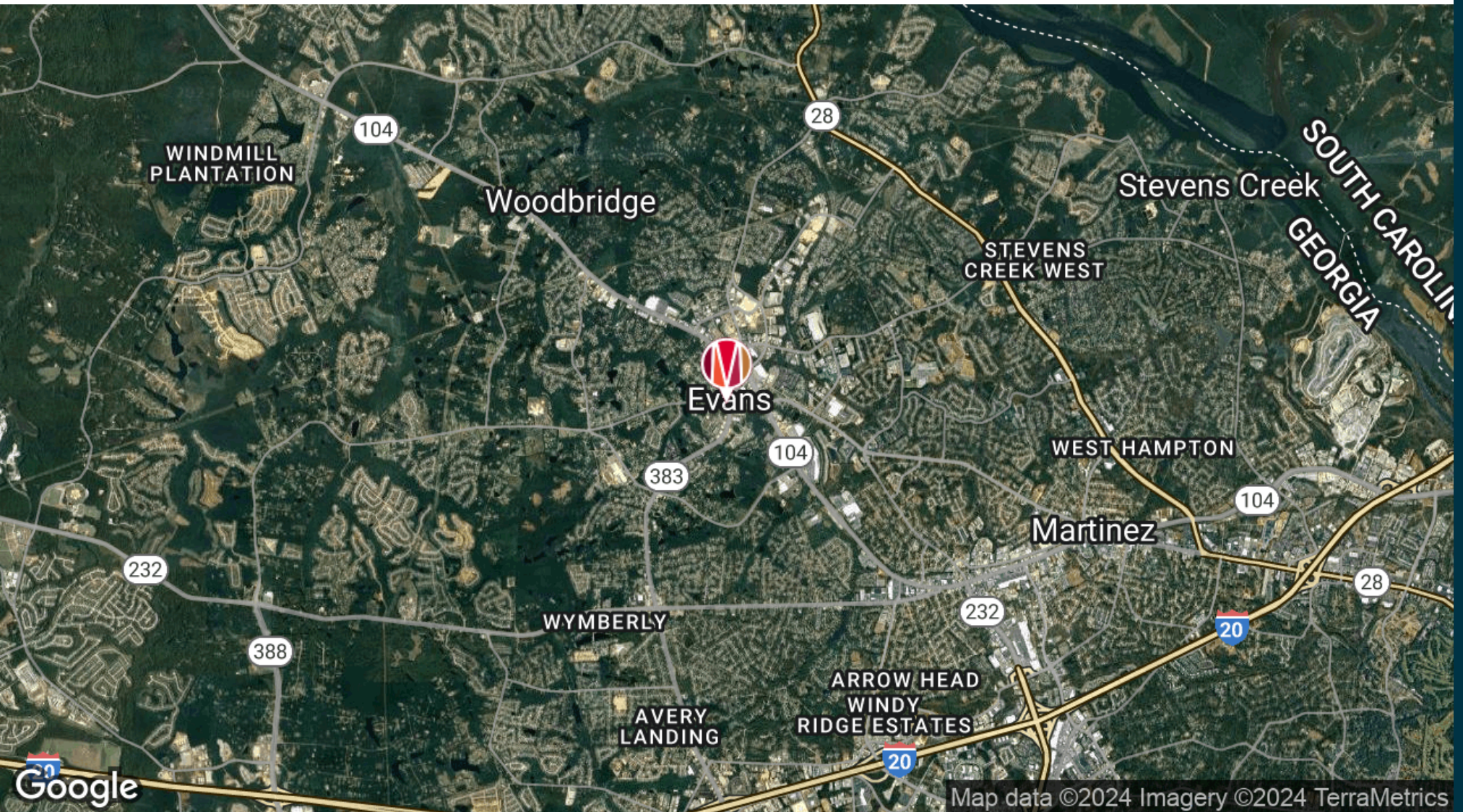
Minimum Rear Setback: 10 feet
Minimum Side Setback: 10 feet

This information is provided for general information only. Properties in overlay districts or with zoning conditions or variances may have different requirements. For additional information, contact the Planning Department at 706-868-3400, or planning@columbiacountyga.gov.

RETAILER MAP



LOCATION MAP

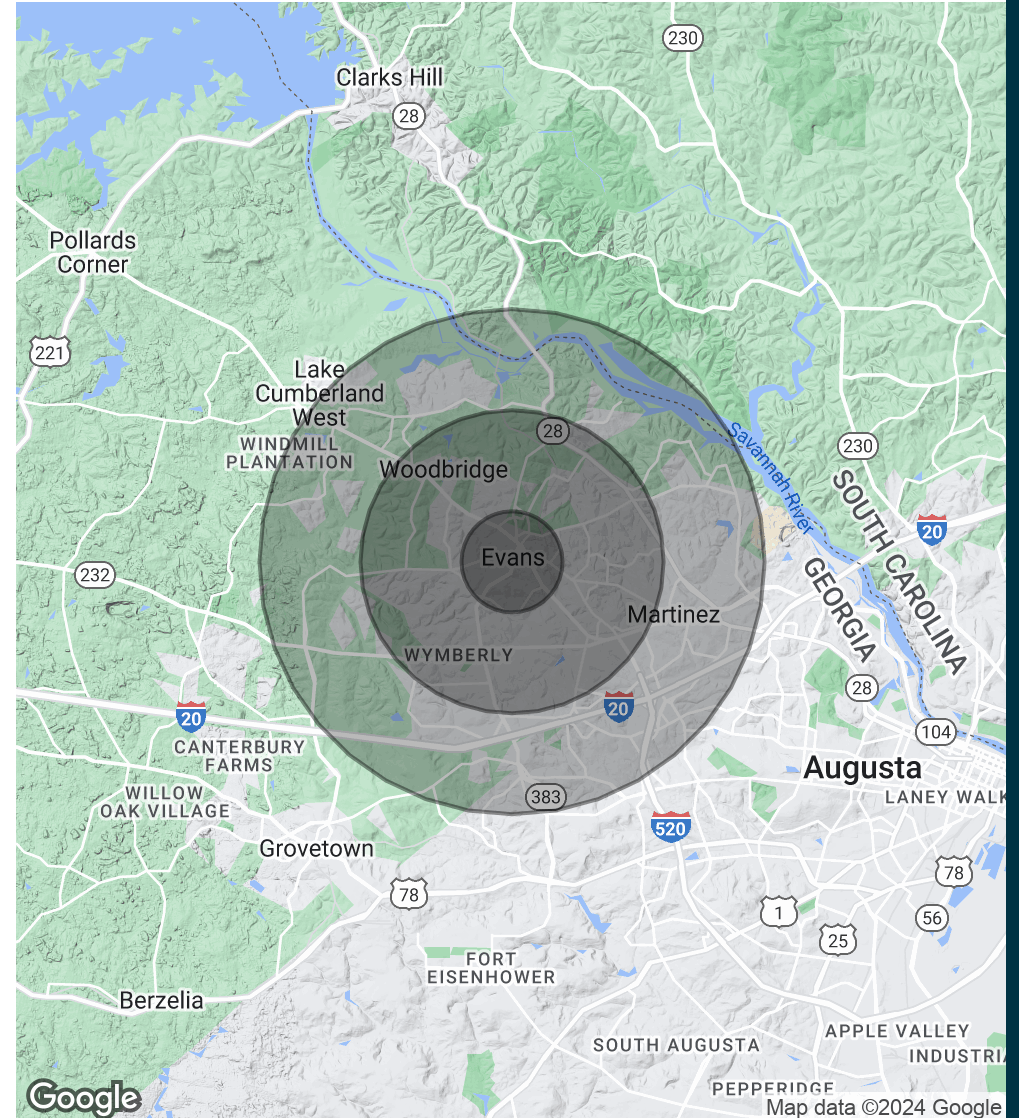


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,718	51,984	120,053
Average Age	47	41	40
Average Age (Male)	45	40	39
Average Age (Female)	49	43	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,251	19,883	46,358
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$114,895	\$116,773	\$125,259
Average House Value	\$287,990	\$289,685	\$312,382

* Demographic data derived from 2020 ACS - US Census



COLUMBIA COUNTY OVERVIEW

EVANS

37,114
Population
\$101,000
Median Household Income
38.5
Median Age
\$241,000
Median Home Price
84.9%
Homeownership Rate

GROVETOWN

14,053
Population
\$61,152
Median Household Income
31.4
Median Age
\$227,500
Median Home Price
56%
Homeownership Rate

HARLEM

3,143
Population
\$54,674
Median Household Income
34.8
Median Age
\$177,086
Median Home Price
71.4%
Homeownership Rate

MARTINEZ

34,844
Population
\$68,743
Median Household Income
40.4
Median Age
\$227,500
Median Home Price
74.5%
Homeownership Rate



Area Overview

Columbia County was established in 1790 when the state legislature took a part of Richmond County to form the new one, in response to area residents who were in need of a more convenient place to hold court sessions than those being held in Augusta.

Over the past 10+ years, Columbia County has experienced a remarkable surge of population growth. It is one of the top 25 fastest growing counties in the nation and one of the 5 fastest growing counties in Georgia. In 2000 the US Census noted the population of the county to be 89,288 people. Ten years later the population was nearly 125,000, a nearly 40% increase. Today the population is estimated at 156,714.

The area is sought after by business because of its highly educated workforce, with nearly 37% of the county's residents having earned a bachelor's degree or higher. The top 3 employers in Columbia County are the Board of Education, the Board of Commissioners and John Deere Commercial Products.

The county is in the midst of creating a new downtown located in Evans that will serve all of Columbia County. Currently residents enjoy Evans Towne Center Park which is a great recreational facility for residents and visitors. Across the street from the park sits The Meybohm Building, a mixed use building that has business, retail and restaurant space available for lease. The new Performing Arts Center is under construction and is due to open in 2021. The Plaza at Evans Towne Center will create a place for residents to live, work and play all within walking distance.



DEAN NEWMAN

Vice President, Associate Broker

Dnewman@Meybohm.Com

Cell: 706.339.4379

PROFESSIONAL BACKGROUND

After receiving a degree in Business Administration - Marketing from Augusta College, Dean joined Club Car, a world-wide golf car and utility vehicle manufacturer where he held positions in sales and sales management for approximately 20 years. He then spent 5 years as Vice President of Development for the Alliance Defending Freedom where he focused on major donor development. In January 2005, he joined Meybohm Commercial Properties where he is currently Vice President/Associate Broker and focuses most of his attention on the Aiken, South Carolina market. He is also a licensed real estate instructor since 2015. Dean is an active member of Abilene Baptist Church where he has served in numerous capacities over 35 years. He and his wife have two adult children who are each married and four grandchildren.

EDUCATION

BBA - Marketing from Augusta College

MEMBERSHIPS & AFFILIATIONS

Aiken Board of Realtors

GA #281453 // SC #49942

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com