



FOR LEASE

# WARRENVILLE RETAIL CENTER

AIKEN, SC

**2547 JEFFERSON DAVIS HWY, WARRENVILLE, SC**

- $\pm 8,000$  SF of Vacant Anchor Space
- $\pm 2,400$  SF of Vacant Space (2 Combined Units)
- 22,900 Daily Traffic Count

VIEW  
VIRTUAL  
TOUR



VIEW  
PROPERTY  
OVERVIEW  
VIDEO



**FINEM**  
GROUP  
MEYBOHM COMMERCIAL



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**Finem Group**



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# EXECUTIVE SUMMARY

RETAIL SPACE FOR LEASE / OFFERING MEMORANDUM



## INVESTMENT HIGHLIGHTS



**\$10-\$13**

Lease Rate



**NNN**

Lease Type



**±1,200 - ±8,000**

Square Feet

## INVESTMENT OVERVIEW

Addresses:	2547 Jefferson Davis Hwy, Aiken, SC
Tax ID:	051-09-02-009
Square Feet Avl.	±1,200 SF - ±8,000 SF
Lot Size:	±2.00 Acres
Year Built	2002
Building Class:	B Class Retail Space
Former Anchor	Dollar General was the Previous Anchor
Former Tenant	Tanning Salon was in the ±2,400 Space

### Investment Summary

The Finem Group at Meybohm Commercial is proud to exclusively present space formerly occupied by Dollar General and a tanning salon; ±8,000 SF & ±2,400 SF of space for lease in Warrentville, Aiken County, SC. The space is conveniently located between Augusta, GA, and Aiken, SC, and can be used for many different purposes.

- Anchor space is available for lease with over ±8,000 SF of space to work with.
- Formally a Dollar General, the space is in good condition and is already built out for a dollar store.
- Anchored by a Food Lion and having over 22K cars pass by, this space is in a good location.
- Dominos is the tenant right next door.
- The ±2,400 SF Unit is made up of two smaller units that can be occupied as is or split into two ±1,200 SF spaces.



## LOCATION SUMMARY

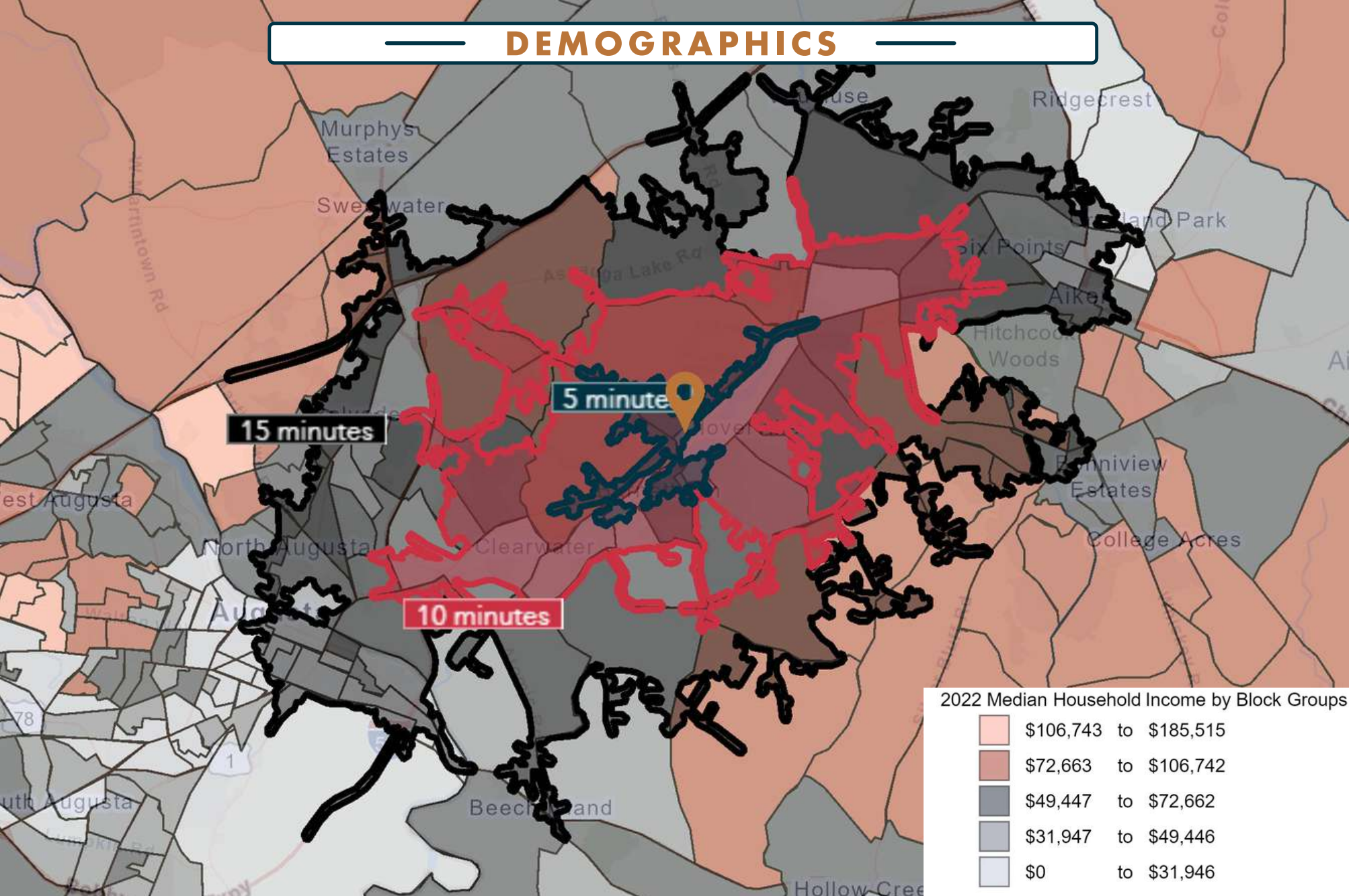
This property is located in Warrenton, SC off of Jefferson Davis Highway, and has a daily traffic count of 22,900. The property is a small retail strip with a space of  $\pm 8,000$  SF of available space (former Dollar General) and  $\pm 2,400$  SF (former Tanning Salon). It is located next to a large shopping center, anchored by Food Lion which recently replaced BI-LO.

Other notable tenants in the area include Pizza Hut, Domino, and SRP. Across the street is Craig Mills Subdivision which is in the process of developing more single-family lots. Lastly, Jefferson Davis Hwy is the main road that connects Aiken, SC to Downtown Augusta, GA.





## DEMOGRAPHICS



DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
Population	2,676	24,693	76,064
Med. Household Income	\$51,319	\$55,265	\$52,006
Population Med. Age	41.7 Years	40.0 Years	40.0 Years

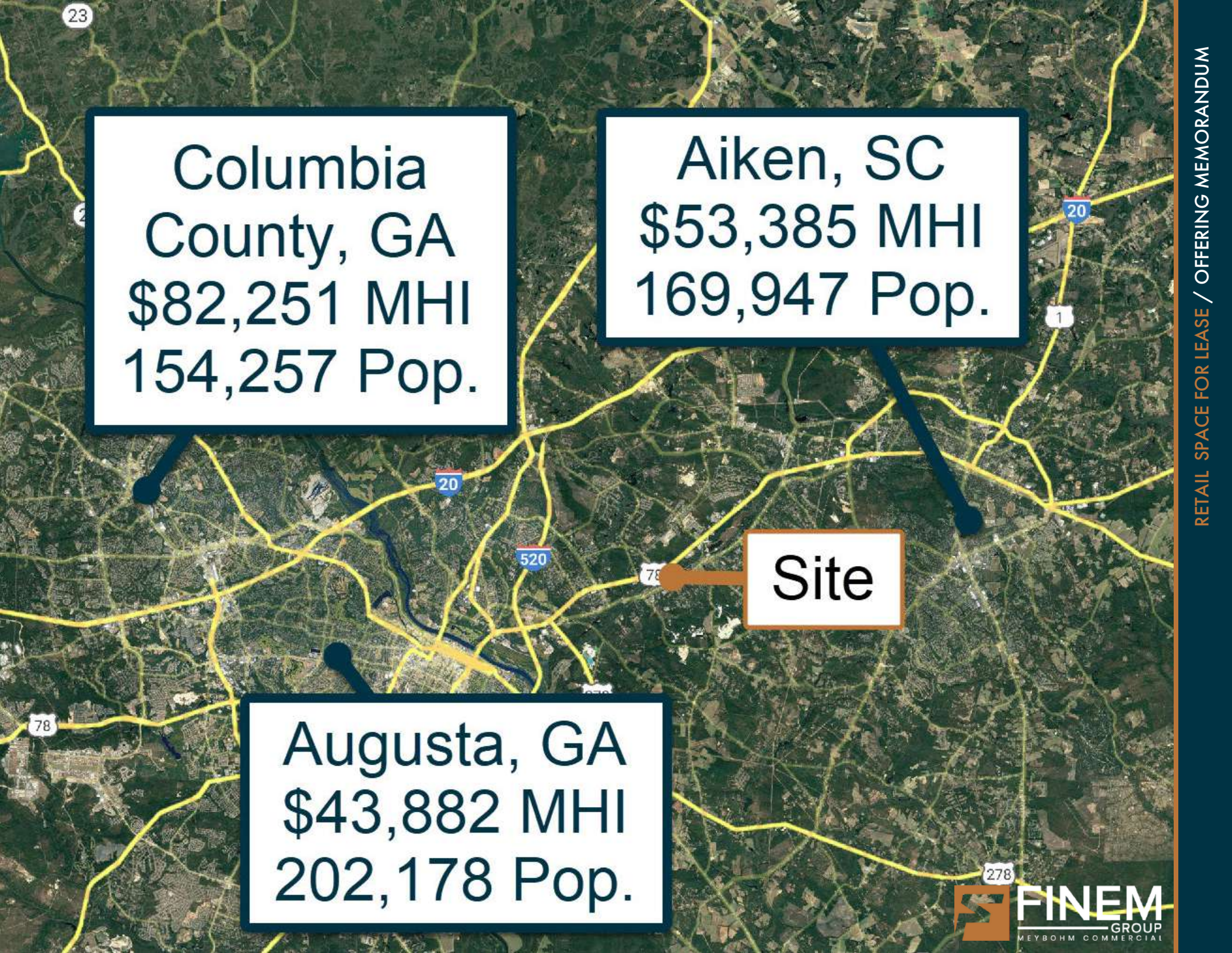


# LOCATION OVERVIEW



RETAIL SPACE FOR LEASE / OFFERING MEMORANDUM





Columbia  
County, GA  
\$82,251 MHI  
154,257 Pop.

Aiken, SC  
\$53,385 MHI  
169,947 Pop.

Site

Augusta, GA  
\$43,882 MHI  
202,178 Pop.



Greg Mills  
Subdivision



Jefferson Davis Hwy22K DTC



±8,000 SF  
Space

±2,400 SF  
Space



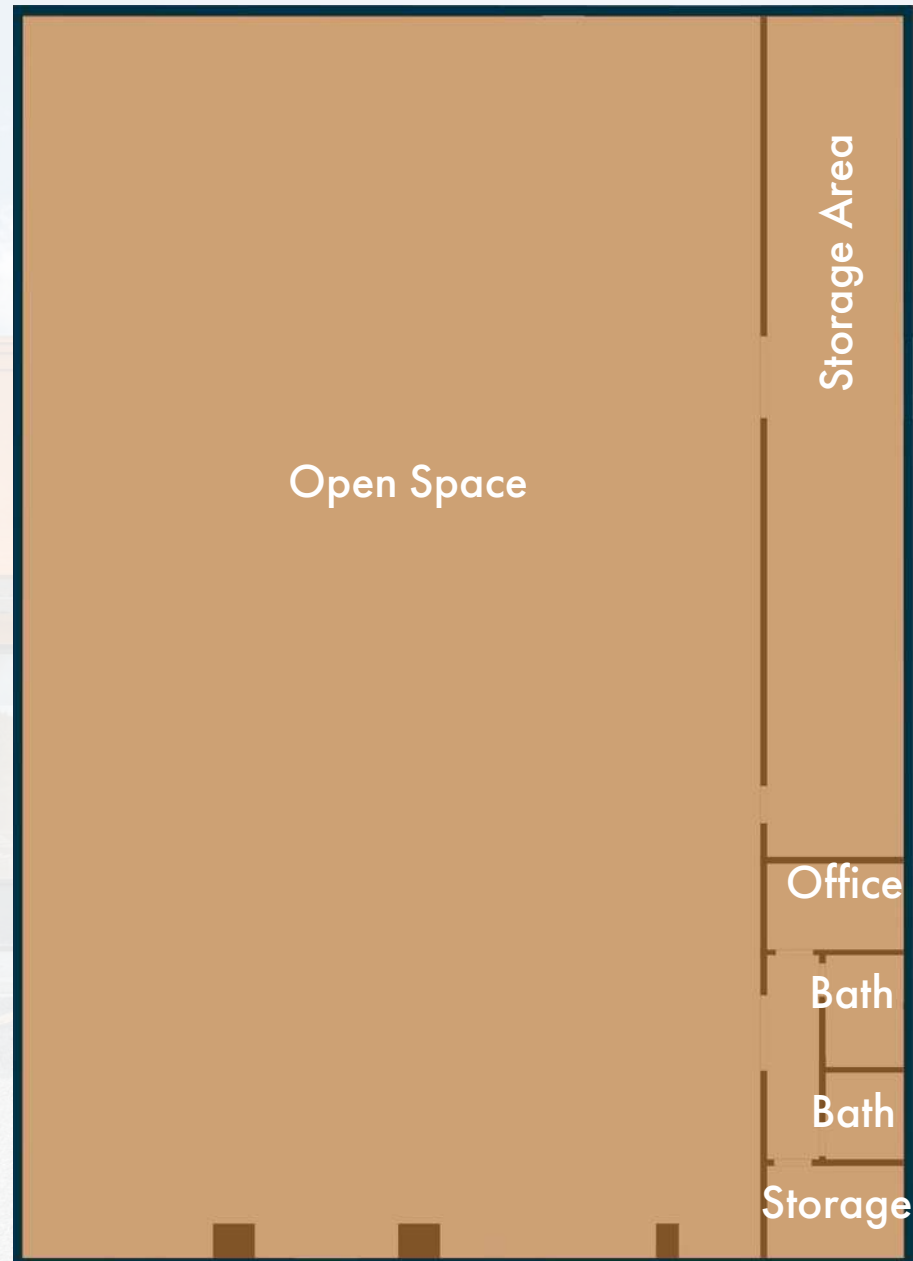
# SPACE OVERVIEW



RETAIL SPACE FOR LEASE / OFFERING MEMORANDUM



# ANCHOR SPACE FLOOR PLAN







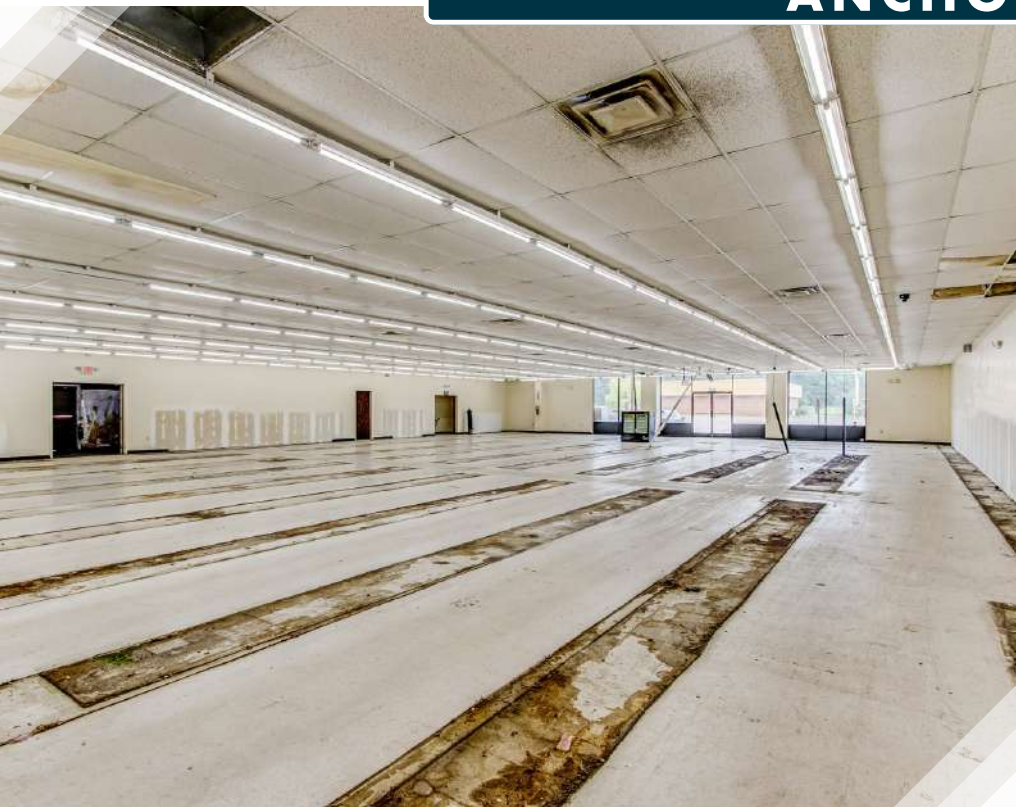
## EXTERIOR PHOTOS







— **ANCHOR SPACE** —





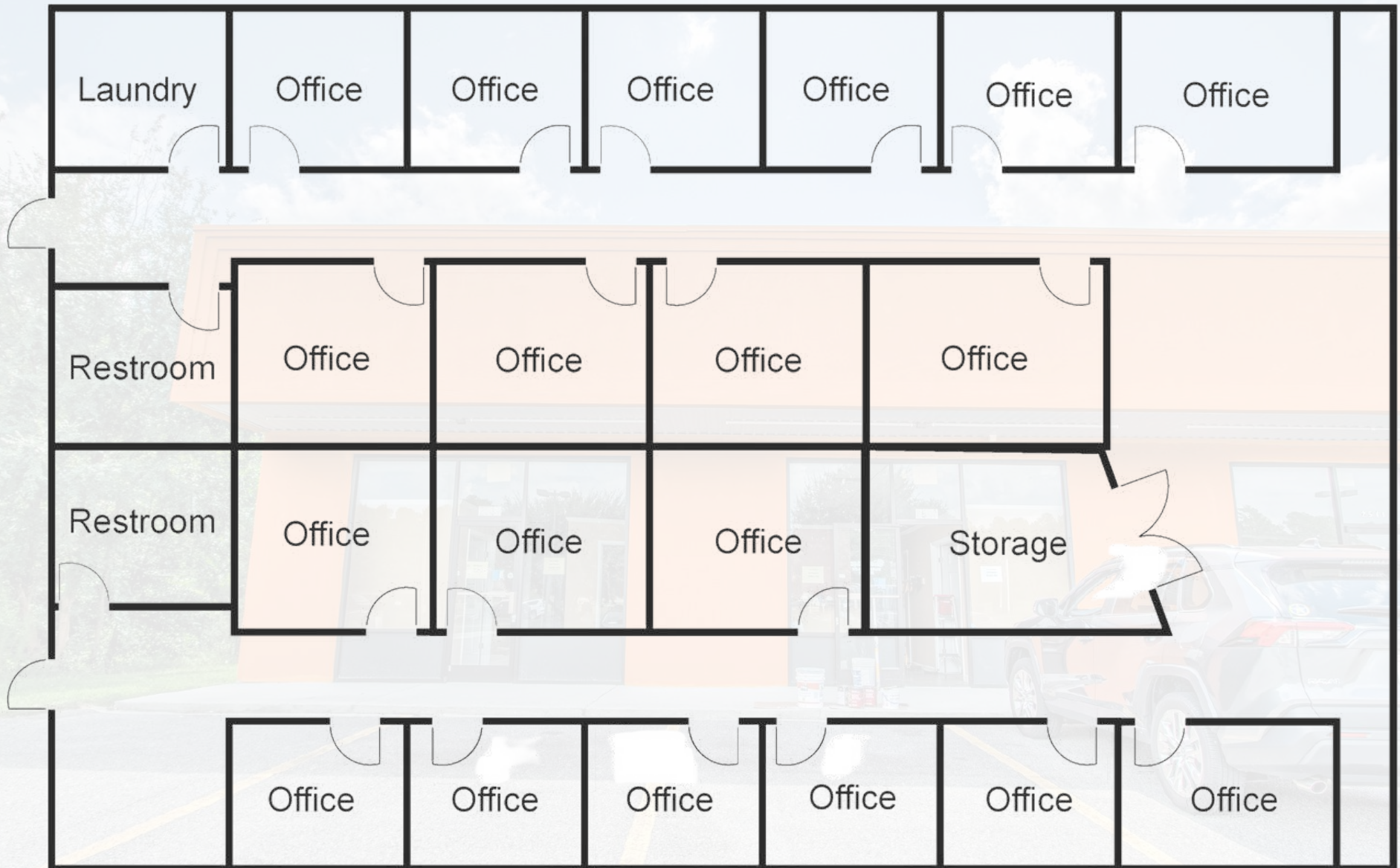


## ANCHOR SPACE





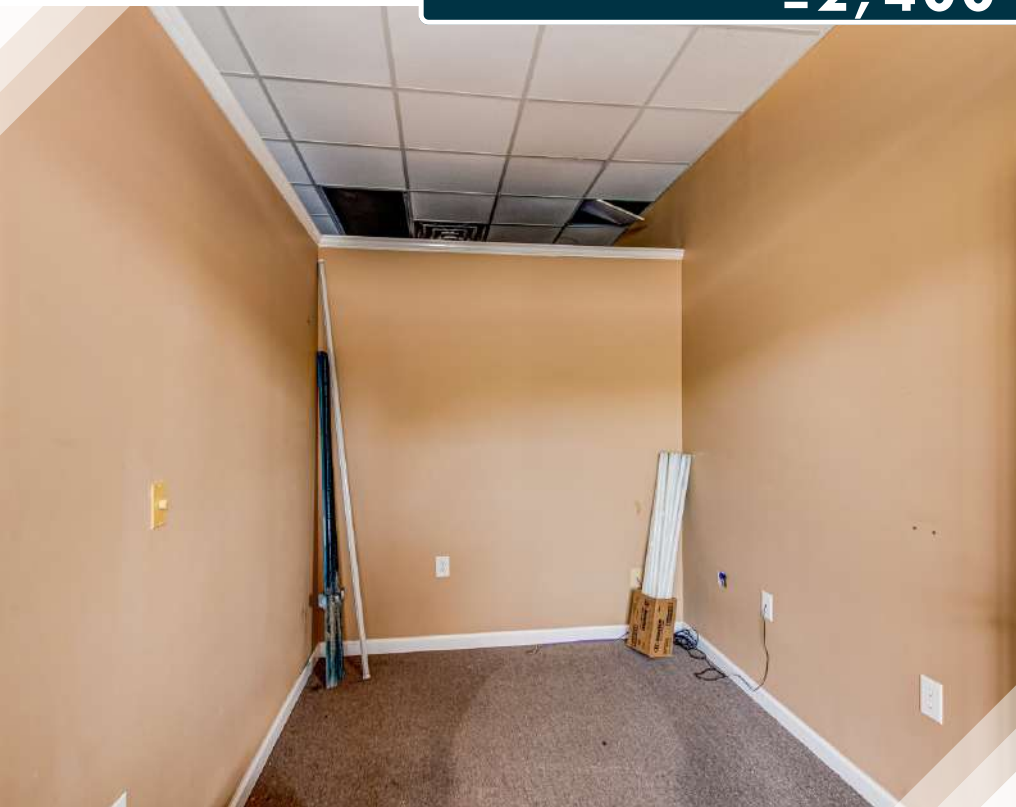
## ±2,400 SF UNIT FLOOR PLAN







— ±2,400 SF UNIT —





# DEMO- GRAPHICS







# Key Facts 3 Mile Radius

## KEY FACTS

15,533

Population

41.1

Median Age

16%

No High School  
Diploma



40%  
High School  
Graduate



26%  
Some College



18%  
Bachelor's/Grad  
/Prof Degree

2.5

Average Number of  
Kids

\$56,820

Median  
Household  
Income

## BUSINESS



234

Total Businesses



1,849

Total Employees



White Collar



Blue Collar



Services

53.8%

31.9%

14.3%

4.6%

Unemploye  
nt Rate

## INCOME



\$56,820

Median  
Household  
Income



\$29,484

Per Capita  
Income



\$126,853

Median Net Worth



14

Number of Restaurants





## Key Facts

## 10 Minute Drive Time

### KEY FACTS

24,693

Population

2.6

Average Number of Kids

40.0

Median Age

\$55,265

Median Household Income

### BUSINESS



619

Total Businesses



6,801

Total Employees

### INCOME



\$55,265

Median Household Income



\$29,032

Per Capita Income



\$113,682

Median Net Worth

### EDUCATION

15%

No High School Diploma



37%

High School Graduate



28%

Some College



20%

Bachelor's/Grad /Prof Degree

### EMPLOYMENT



White Collar



Blue Collar



Services

55.0%

30.7%

14.4%

4.4%

Unemployment Rate



45

Number of Restaurants



# AREA OVERVIEW

RETAIL SPACE FOR LEASE / OFFERING MEMORANDUM



# THE CSRA

## Area Overview



622,275  
CSRA Population



\$61,473  
CSRA Med. Income



\$198,719  
Med. Home Value



0.43%  
Annual Growth Rate



4  
Total Colleges



9,921  
College Studets



269,031  
Labor Force



3.7%  
Unemployment Rate

\*Data was from Georgia Power's Community & Economic Development website.



# THE CSRA

## Economic Overview

Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with Piedmont Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion. Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.

The city's three largest employers are Augusta University, the Savannah River Site (a Department of Energy nuclear facility), and the U.S. Army Cyber Center of Excellence at Fort Gordon, which oversees training for Cyber, Signal Corps, and Electronic Warfare. Other Companies with headquarters or distribution centers in the CSRA are but limited to, EZ-Go, Bridgestone, Tax Slayer, John Deere, Amazon, Kellogg's Kimberly Clark, Graphic Packaging International, and more.



Kimberly-Clark



JOHN DEERE



GEORGIA  
CYBER CENTER



TaxSlayer





# MSA SIDE-BY-SIDE COMPARISON

## Athens-Clarke County, GA



Population	
Total Population	215,922
5 Yr Prj Pop Growth Rate	4.5%
Total Households	81,873
Urban Population	67.1%
Rural Population	32.9%
Average Age	36.4
Pop Density per SqMi	208.6

Labor	
White Collar Workers	62.2%
Blue Collar Workers	18.7%
Farm & Service Workers	19.1%
Per Capita Income	\$30,863
Median Household Income	\$53,924

## Augusta-Aiken, GA-SC



Population	
Total Population	617,069
5 Yr Prj Pop Growth Rate	5.2%
Total Households	236,908
Urban Population	72.3%
Rural Population	27.7%
Average Age	38.8
Pop Density per SqMi	172.3

Labor	
White Collar Workers	58.2%
Blue Collar Workers	23.1%
Farm & Service Workers	18.8%
Per Capita Income	\$30,491
Median Household Income	\$57,310

## Columbia, SC



Population	
Total Population	850,665
5 Yr Prj Pop Growth Rate	5.2%
Total Households	330,266
Urban Population	75.7%
Rural Population	24.3%
Average Age	38.3
Pop Density per SqMi	221.9

Labor	
White Collar Workers	61.5%
Blue Collar Workers	21.0%
Farm & Service Workers	17.4%
Per Capita Income	\$31,002
Median Household Income	\$57,840

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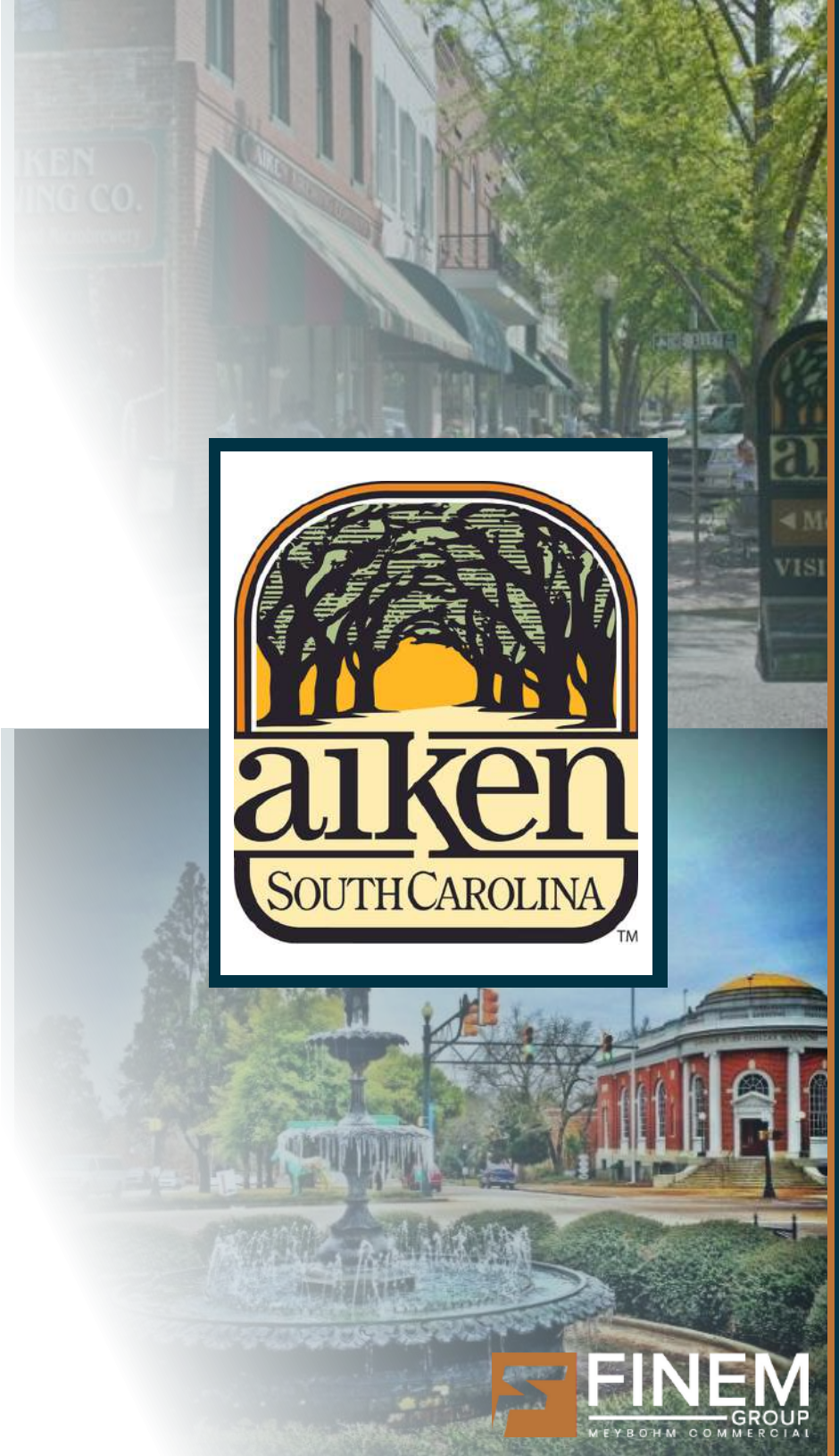
# AIKEN, SC

## Area Overview

Originally chartered in 1828, Aiken is a city of historic charm, with a vibrant downtown, and history of passion for all things equestrian. Located in Aiken County, South Carolina, in the Central Savannah River Area (CSRA) in close proximity to Augusta, GA, Aiken has long been a destination for those horse and golf lovers alike. This coupled with its general charm, have resulted in a city with great appeal as retirement location.

## Industry Overview

As the county seat of Aiken County, per a 2015 estimate, Aiken has a population of approximately 30,604. Per a 2013 census, the greater county is the home to approximately 164,176 people. Area employers benefit directly from the proximity of Aiken Technical College, Piedmont Technical College, and the University of South Carolina at Aiken. When you consider the abundant workforce from the Aiken-Augusta, SC-GA Metropolitan Statistical area that includes over 575,000 people. Savannah River Site (SRS) is a nuclear site located in close proximity to Aiken that employs more than 10,000 people. With its first reactor having gone critical in 1953, the facility has continued to grow in capacity and in the number of people employed. Bridgestone has two separate plants in Aiken, employing nearly 1,800 people and Kimberly-Clark which employs 1,200, in addition to many smaller industrial operations employing thousands more.





# SIGIFICANCE

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.

It is a custom in the Augusta area for owners and renters alike to rent their properties to the influx of patrons. This represents a great upside to rental owners. As an example, the Partridge Inn charges \$999 for a room per night over the week of the Masters.

The common arrangement is for landlords to split the heavily inflated potential rental fees with their tenants,



# Augusta



## A TRADITION...

Augusta National Golf Club, sometimes referred to as Augusta or the National, is a golf club in Augusta, Georgia, United States. Unlike most private clubs which operate as non-profits, Augusta National is a for-profit corporation, and it does

not disclose its income, holdings, membership list, or ticket sales. Founded by Bobby Jones and Clifford Roberts, the course was designed by Jones and Alister MacKenzie[3] and opened for play in 1932. Since 1934, the club has played host to the annual Master's Tournament, one of the four men's major championships in professional golf, and the only major played each year at the same course. It was the top-ranked course in Golf Digest's 2009 list of America's 100 greatest courses and was the number ten-ranked course based on course architecture on Golfweek Magazine's 2011 list of best classic courses in the United States.





# CYBER CITY

## U. S. Army Cyber Command Headquarters

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command. The Army Cyber Command Headquarters located at Fort Gordon operates and defends Army networks and delivers cyberspace effects against adversaries to defend the nation. ARCYBER, led by Fort Gordon, conducts global operations 24/7 with approximately 16,500 Soldiers, civilian employees, and contractors worldwide. The Pentagon's 2013 announcement led to the relocation of the U.S. Army Cyber Command from Fort Meade in Maryland to Fort Gordon in Augusta. Fort Gordon is fast becoming a center for joint forces activities, training, and operations and is a huge employer in east Georgia. With a workforce of 31,155, much of the installation's annual economic impact of nearly \$2.4 billion goes directly into area shops, real estate, banks, and other businesses.

## Georgia Cyber Center

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. Located on the Nathan Deal Campus for Innovation, the center is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army, and the private sector. Other cyber-focused businesses are paying attention and taking advantage of the expanding field by moving their headquarters and establishing branches in the Augusta Region. The \$100 million Georgia Cyber Center, the single largest investment in a cybersecurity facility by a state government to date, is a unique public/private partnership involving academia, state and federal government, law enforcement, the U.S. Army and the private sector.





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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.



# WHO IS THE FINEM GROUP?

The Finem Group is a team of brokers at Meybohm Commercial that have partnered to provide modern brokerage tools coupled with local expertise to their clients. Whether you have interest in understanding a single property, or wish to plan a greater real estate investment strategy, our team of seasoned brokers, financial analysts, and support staff exist to help our clients make wise decisions.

## HOW WE HELP OUR CLIENTS

### LOCAL EXPERTISE MEETS ADVANCED ANALYTICS & MARKETING



#### DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR. Our team of brokers and on staff analysts advise and analyze the data for you.



#### SEGMENTED, DETERMINED MARKETING

Augusta's largest team of commercial brokers includes a team of the area's most sophisticated real estate marketers. We collect, target and market our listings with determination and intentionality.



#### BUSINESS-MINDED EXPERTISE

We are a team of CCIM-educated brokers with MBAs and the experience running our own businesses with our own support staff.



#### TOP-OF-MARKET LISTING PRESENTATION

We aim to present all of our listings in a manner that allows the highest and best user to understand if they should be interested in a matter of seconds.



#### EXPERIENCED NEGOTIATORS/DEAL-MAKERS

We negotiate on behalf of our clients, making sure their best interests are closely guarded, while creatively working with others to get deals done!



#### ASSET-CLASS-FOCUSED

Being connected to the buyers, sellers, landlords and tenants, and understanding your particular type of asset matters. We're a team of brokers with specific asset-type focus.

