

FOR LEASE

2,400 SF office/retail space
2830 Central Ave

Augusta, GA 30909

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Building Size:	3,026 SF
Available SF:	2,400 SF

- 2,400 square feet
- \$3,200/month base rent plus Utilities
- Available February 1, 2024
- Next door to "Two Moms Kitchen"

PROPERTY OVERVIEW

Meybohm Commercial Properties is pleased to exclusively represent this space for lease located at 2830 Central Avenue behind the Daniel Village Shopping Center. The available space is comprised of approximately 2,400 square feet. Much of the space is open with high ceilings and it is a charming historic former fire house that can be modified for many uses. There is a separate office and some storage areas in addition to the large open space. Parking for about 8 vehicles on site. Multiple access points to the space. Tenant pays base rent (\$3,200/month) plus utilities. The space is currently occupied by "Two Moms Kitchen". They will be moving into the space next door and downsizing, so this space will be available Feb 1, 2024.

LOCATION OVERVIEW

2830 Central Avenue is located in West Augusta, in the midtown area. One block from Wrightsboro Road (and the Daniel Field public-use Airport), it is only 2.5 miles from the medical district and 2.5 miles from the Augusta Mall (on Wrightsboro Road). Traffic count on Central Ave is 4,200 VPD, and on this section of Wrightsboro Road is 21,000 VPD.

EXTERIOR PHOTOS



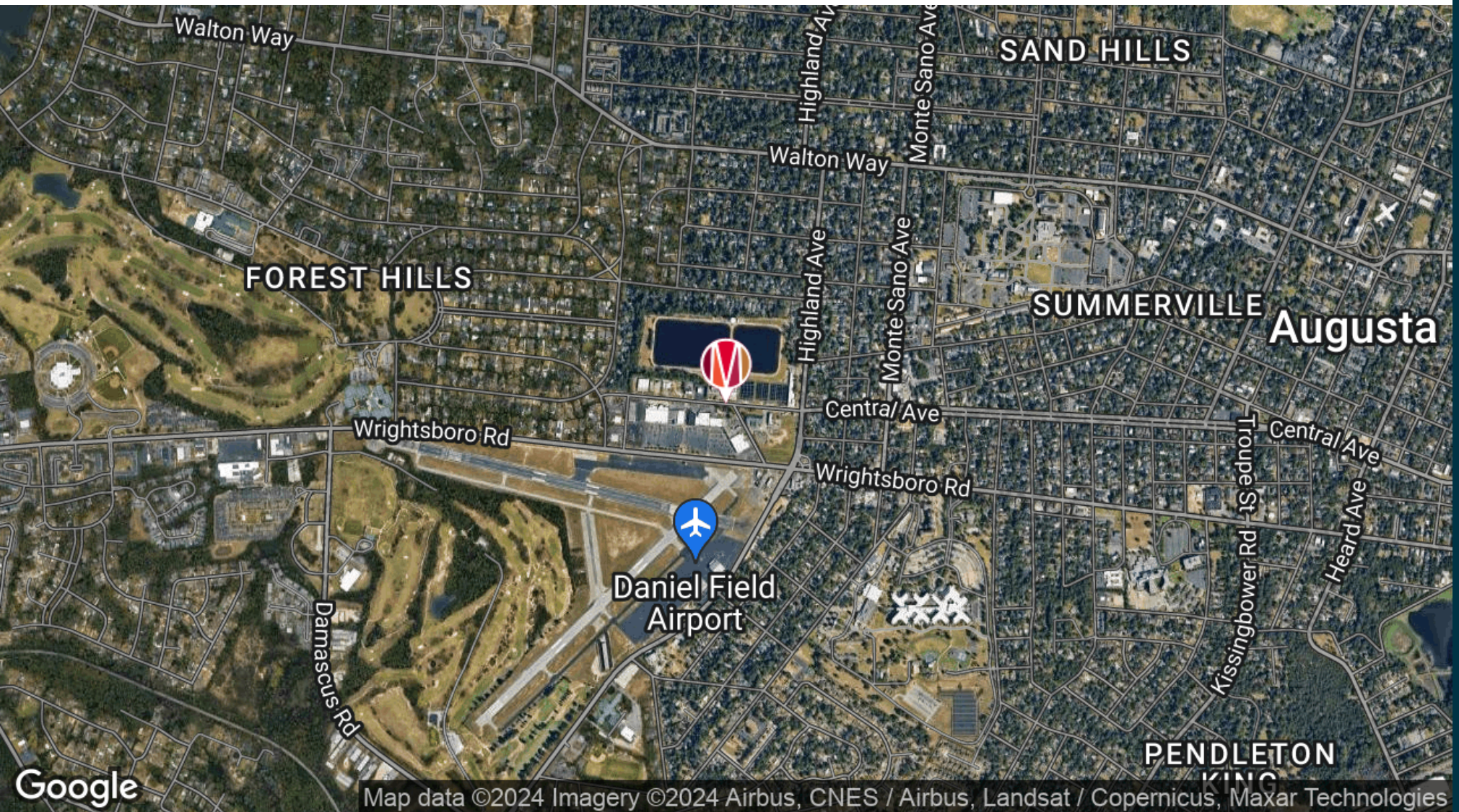




RETAILER MAP



LOCATION MAP

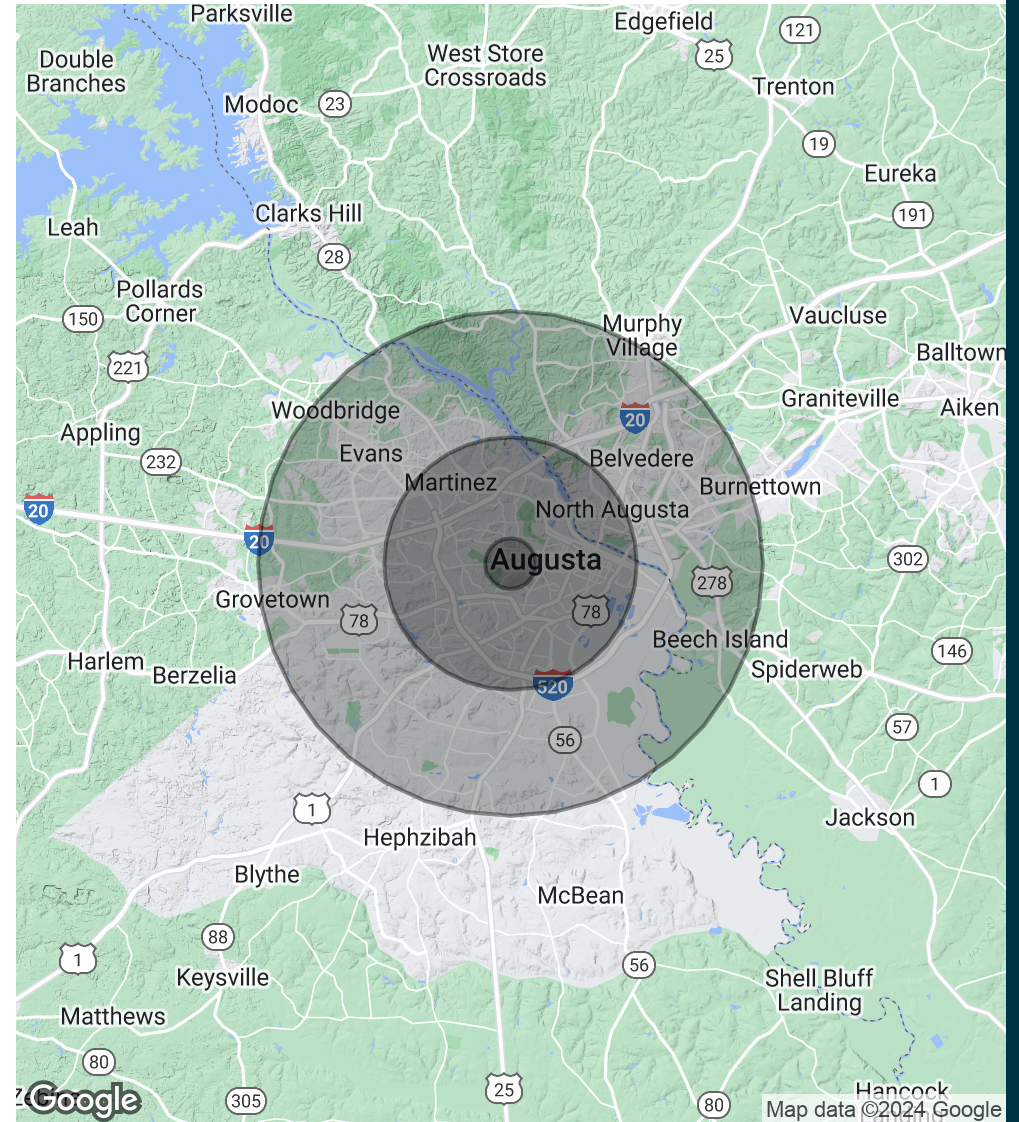


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,348	145,088	332,638
Average Age	41	40	40
Average Age (Male)	40	39	38
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,333	64,062	133,687
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$104,174	\$78,032	\$90,716
Average House Value	\$371,154	\$226,853	\$242,736

Demographics data derived from AlphaMap





**MEYBOHM COMMERCIAL
PROPERTIES**

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DAVID HOGG

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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

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