



ONCAR AUTOMOTIVE BUILDING

±4,646 SF OF PREMIUM SHOWROOM

- \$900,000 Sale Price or \$15/SF NNN Lease Rate
- Pristine Indoor 15-Car Showroom
- Positioned Near Washington Rd (32,400 VPD)
- LED Lighting, Security System, Car-Washing Shed.

OFFERING MEMORANDUM

102 Prince Drive
Martinez, GA 30907



TABLE OF CONTENTS



102 PRINCE STREET

- Executive Summary
- Interior Pictures
- Area Overview



Jonathan Aceves, CCIM, MBA
Finem Group
V.P/Senior Broker
Jaceves@meybohm.com
706-294-1757



John Eckley, MBA, Civil Eng.
Finem Group
V.P/Senior Broker
Jeckley@meybohm.com
706-305-0054



Dustin Wright
Finem Group
Commercial Advisor
Dwright@meybohm.com
706-830-8266



Stephen Long
Finem Group
Investment Analyst
Slong@meybohm.com
706-513-3840

OFFER SUBMISSION

Please submit all offers as a non-binding letter of intent (LOI).
Including:

- Purchase Price
- Earnest Money
- Due Diligence Timeline
- Financing Method



±4900 SQUARE FEET PREMIUM SHOWROOM



\$900,000

List Price

ADDRESS

102 Prince Drive
Martinez, GA 30907

TAX ID

082G007

QUALITY

Premium Interior
Brick Exterior
Glossy Floors

SIZE

4,646 Square Feet
0.45 Acre Lot

CAR CAPACITY

15 Cars Indoor
35 Cars Outdoors

FEATURES

LED Lighting
Two Private Offices
Security System

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is proud to offer this 4,646 sq. ft. premium retail space in Martinez, Georgia for sale or lease. Located on a 0.45-acre lot with frontage on Prince Drive and proximity to Washington Road, it offers excellent visibility. Currently, a luxury car dealership, the C2 zoned property, built in 1996, is suitable for various retail needs. It features a large showroom, accommodating 15 cars, and extensive parking for 35 vehicles.



SALES DESCRIPTION / LOCATION DESCRIPTION

PROPERTY DESCRIPTION

The site includes additional amenities like a car-washing shed, LED lighting, a 10-camera security system, and prominent signage visible from Washington Road (32K DTC @ Oak St).

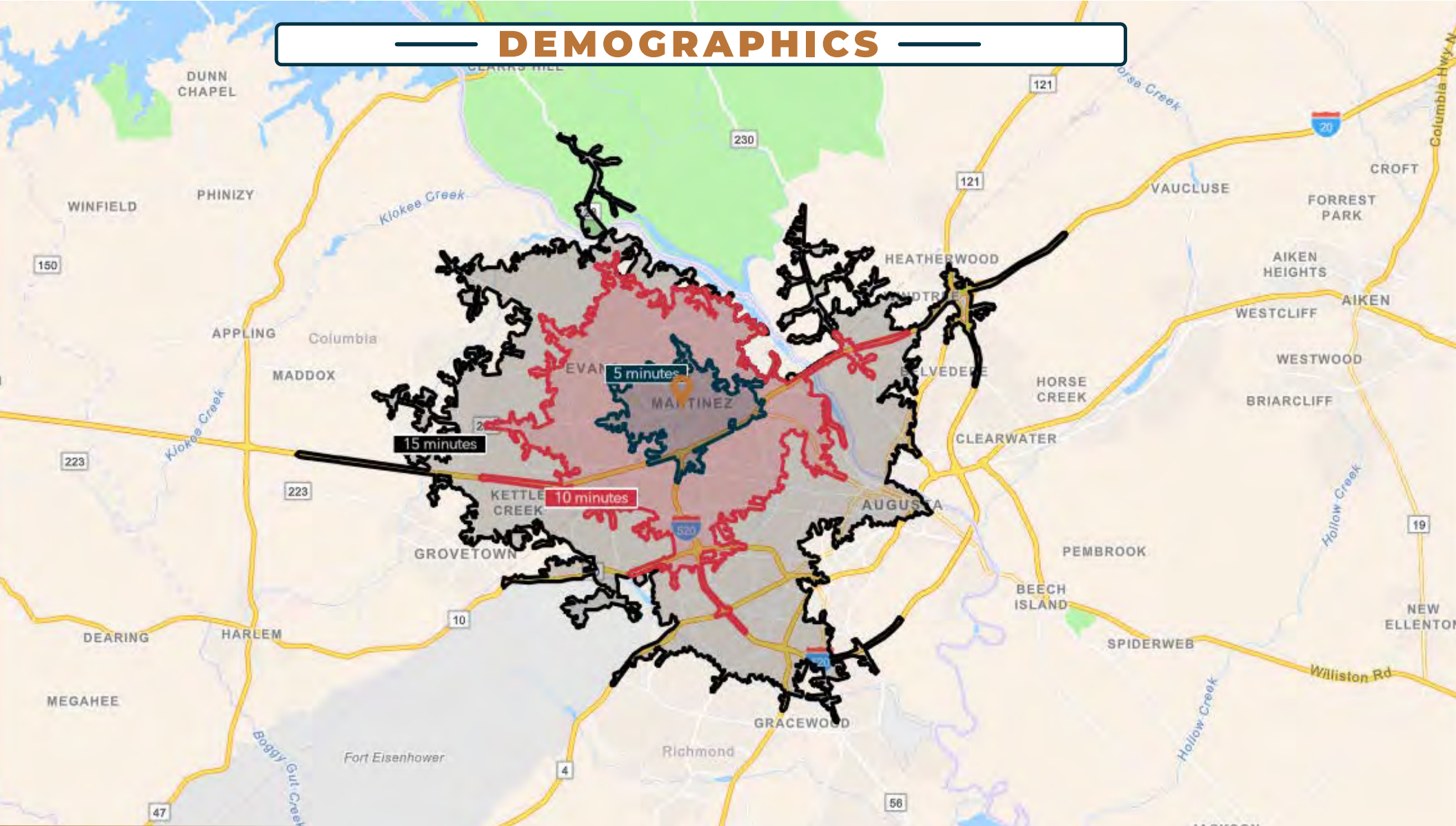
The property has 3 electrical panels with room for additional breakers, 3 HVAC systems (one is 3 years old, the others are 8 years old), and a Brick Façade. The interior features premium finishes including high-end tile, glass-walled cubicles and private offices, and Metalworks premium ceiling grid system.

LOCATION DESCRIPTION

Located behind the former Brickle's Drycleaners, the property sits at the intersection of Washington Road and Prince Drive in Martinez. The area is a hub for automotive and service businesses, benefiting from traffic between Washington Road and Davis Road. Nearby establishments include Batteries Plus, Pontiac Master Buick, and Garner Auto Sales, ensuring consistent foot traffic and visibility.



DEMOGRAPHICS



Drive Time Radii

	5 Min	10 Min	15 Min
Population	19,547	105,187	233,813
Median HH Income	\$62,619	\$69,047	\$63,746
Median Age	39.7 Yrs	38.8 Yrs	38.4 Yrs





PRINCE DRIVE

32K VPD WASHINGTON RD

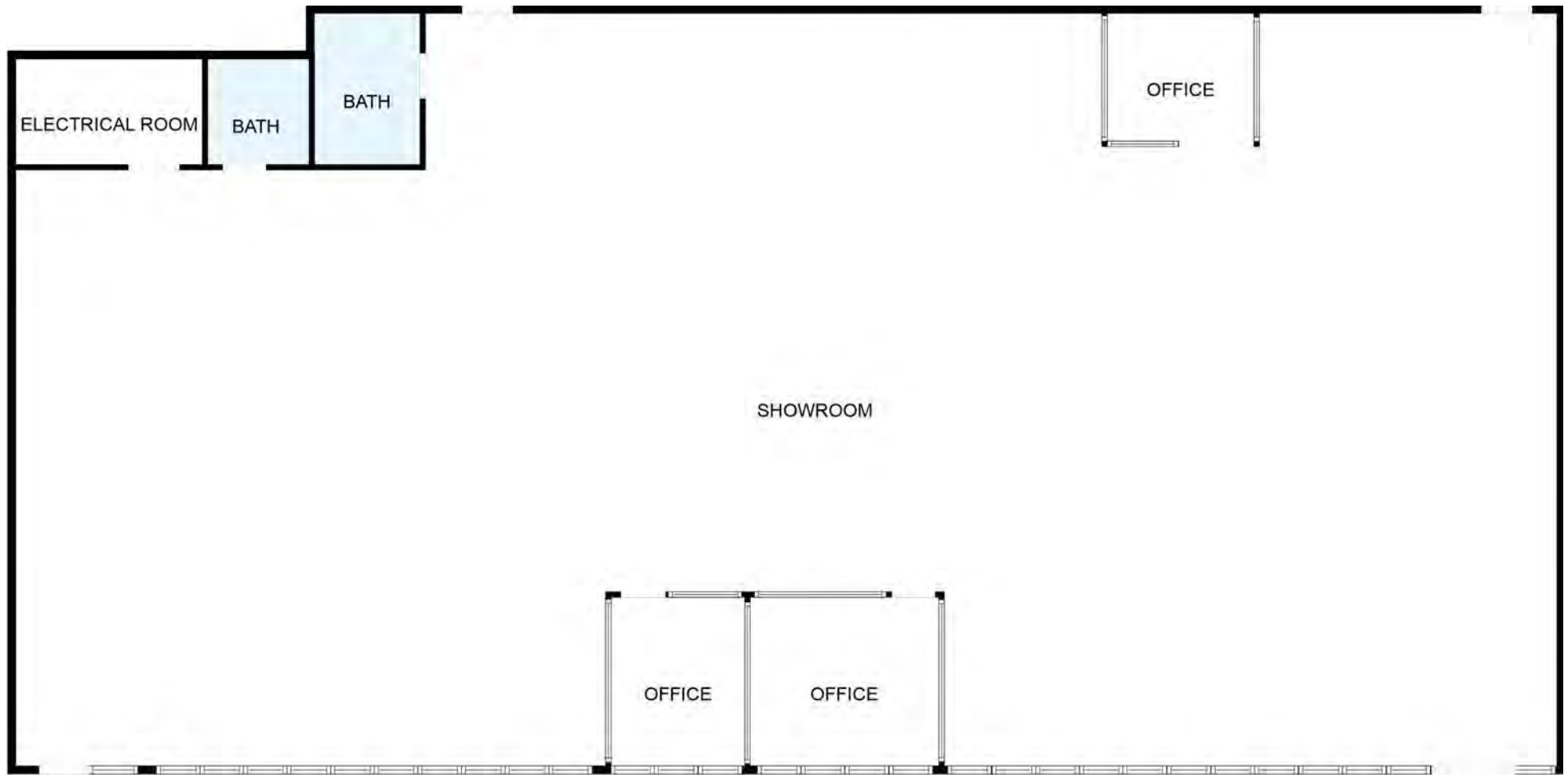






102 PRINCE DRIVE SHOWROOM SPACE

- $\pm 4,900$ SF
- OPEN FLOOR PLAN
- ACCOMMODATES 15 CARS
- 3 OFFICES
- GLOSSY FLOORS









THE CSRA OVERVIEW



622,275

CSRA Population



\$61,473

CSRA Med. Income



\$198,719

Med. Home Value



0.43%

Ann. Growth Rate



4

Total Colleges



9,921

College Studets



269,031

Labor Force



3.7%

Unemployment Rate

MSA BUSINESS 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 University 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.



GEORGIA
CYBER CENTER



JOHN DEERE



TaxSlayer

MASTERS



U.S. Department
of Veterans Affairs



RETAIL SHOWROOM SPACE / OFFERING MEMORANDUM

COLUMBIA COUNTY, GA

Just 2 hours from Atlanta, GA, Columbia County is a suburb of Augusta, GA, and the Gateway to Fort Eisenhower—Home of the U.S Army Cyber Center of Excellence. Columbia County is made up of 5 communities; Appling, Evans, Grovetown, Harlem, and Martinez. While Augusta's median household income is \$46,108, Columbia County has an average household income of \$85,928. In 2020, Evans, GA was rated by Money Magazine as the #1 place to live in the United States.

Along with it being a fantastic place to live, Columbia County has seen much development and growth in the last decade. They are in the process of constructing their own downtown area consisting of a performing arts center, retail and office space, green space. Soon to open are apartment buildings and more retail space. The Lady A pavilion often host concerts and events and is largely used by people in all of the Augusta MSA for exercise, and entertainment.

Columbia County also has plenty to offer in regard to jobs. Along with Fort Eisenhower, Club Car has its national headquarters in Columbia County.

Additionally, both John Deere and Amazon have recently built new facilities that will continue to provide jobs, and economic growth for the foreseeable future.



\$85,928

MHI



159,639

Population



2.4%

Unemployment

RICHMOND COUNTY, GA

Augusta, GA is in the midst of a 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.



\$46,237
MHI



205,673
Population



3.5%
Unemployment

CYBER CITY

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.

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.



AUGUSTA NATIONAL

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.

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.



MASTERS

DISCLAIMER

All materials and information received or derived from Meybohm Commercial Properties its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters.□□

Neither Meybohm Commercial Properties its directors, officers, agents, advisors, or affiliates make any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Meybohm Commercial Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.□

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Meybohm Commercial Properties makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Meybohm Commercial Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.□□

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.

**For inquiries,
contact us.**



www.finemgroup.com
finem@meybohm.com
706.305.0054

HOW WE HELP OUR CLIENTS

REGIONAL EXPERTISE MEETS ADVANCED DATA & MARKETING



REGIONAL EXPERTISE & KNOWLEDGE

By way of our particular regional focus on warehouse space, we are track space availabilities, tenant needs, off-market properties and more.



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 intersted in a matter of seconds.



EXPERIENCED NEGOTIATORS/DEAL-MAKERS

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



SEGMENTED, DETERMINED MARKETING

Our proprietary database of regional businesses, tenants and buyers affords us the ability target and market our listings directly to those most likely to be in need.



BUSINESS-MINDED EXPERTISE

We are a team of SIOR & CCIM-educated brokers with MBAs and with experience running our own businesses



DATA-DRIVEN DECISION-MAKING

The numbers speak for themselves and we dig deep to understand ROI/IRR, so you can know the best course given the data