

FOR SALE

**3526 SF Restaurant, 0.48 to 1.13
AC Ground Lease**

1501 North Leg Rd, Augusta, GA 30907

1501 N. LEG RD.

WRIGHTSBORO RD.





BEST BAR-B-Q
IN TOWN
706-426-6744

Chef Redd's
BBQ

Chef Redd's
BBQ

GREAT CHOW
GRILL & BUFFET
OVER 300 ITEMS!
Wrightsboro Rd. Across from Augusta Mall

SUPERHERO

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PROPERTY OVERVIEW

Meybohm Commercial is proud to exclusively present 1501 North Leg for lease and ground lease. Formerly known as "Chef Redd's", this restaurant was originally built as "WifeSaver". It is 3526 square feet, and located at the intersection of North Leg/Jackson Road and Wrightsboro Road, and visible to 39,900 cars per day. The property features 32 parking spaces, a drive-thru, and signage facing Wrightsboro Road (23,900 DTC), 137' of frontage on Wrightsboro Rd and 182' on North Leg Rd.

The property is zoned B-2 in Augusta-Richmond County. The property has full-motion access on North Leg, Right-in-right-out on Wrightsboro, and Full-motion at the main entrance to the shopping center.

The restaurant is fully operational and includes chairs, tables, ovens/stoves/fryers, refrigeration equipment, multiple walk-in coolers, a bar equipped with big screen TVs, 2 commercial smokers, the dish pit, and more.

Although the parcel is 0.48 acres in size, the owners own the adjacent property and could expand the footprint as needed to over an acre to accommodate a larger user or additional parking spaces.



1501 N. LEG RD.

WRIGHTSBORO RD.

PROPERTY HIGHLIGHTS

- Ground Lease: 0.48 acres, expandable to 1.13 acres, available for Ground Lease
- Restaurant Features: 3526 SF, Fully equipped--chairs, tables, refrigeration, cooking-everything, Seating for ~120,
- Parking: 32 Parking Spaces on-site, expandable to 57
- Traffic: 39.9K Vehicles Per Day
- Access: Full-Motion on North Leg/Right-In-Right-Out on Wrightsboro Rd
- Utilities: On-Site
- Zoning: B-2 (Richmond County)
- Frontage: 137' on Wrightsboro Rd, 182' on North Leg Rd

OFFERING SUMMARY

Lease Rate:	Subject to Offer
Lot Size:	1.13 Acres
Zoning:	B-2

OFFERING SUMMARY / 3526 SF RESTAURANT, 0.48 TO 1.13 AC GROUND LEASE



LOCATION OVERVIEW

The property is located next to Autozone, and across from Walgreens and O'Reilly Auto Parts. Other nearby national retailers include Bojangle's, Wendy's, Domino's Pizza, Church's Chicken, Take 5 Oil, Taco Bell, and the West Augusta Post Office. The property is located less than a mile from the Augusta Mall and I-520 interchange, 6 miles from Downtown Augusta, and 6 miles to Fort Gordon.

Fort Gordon: 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, lead from 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.

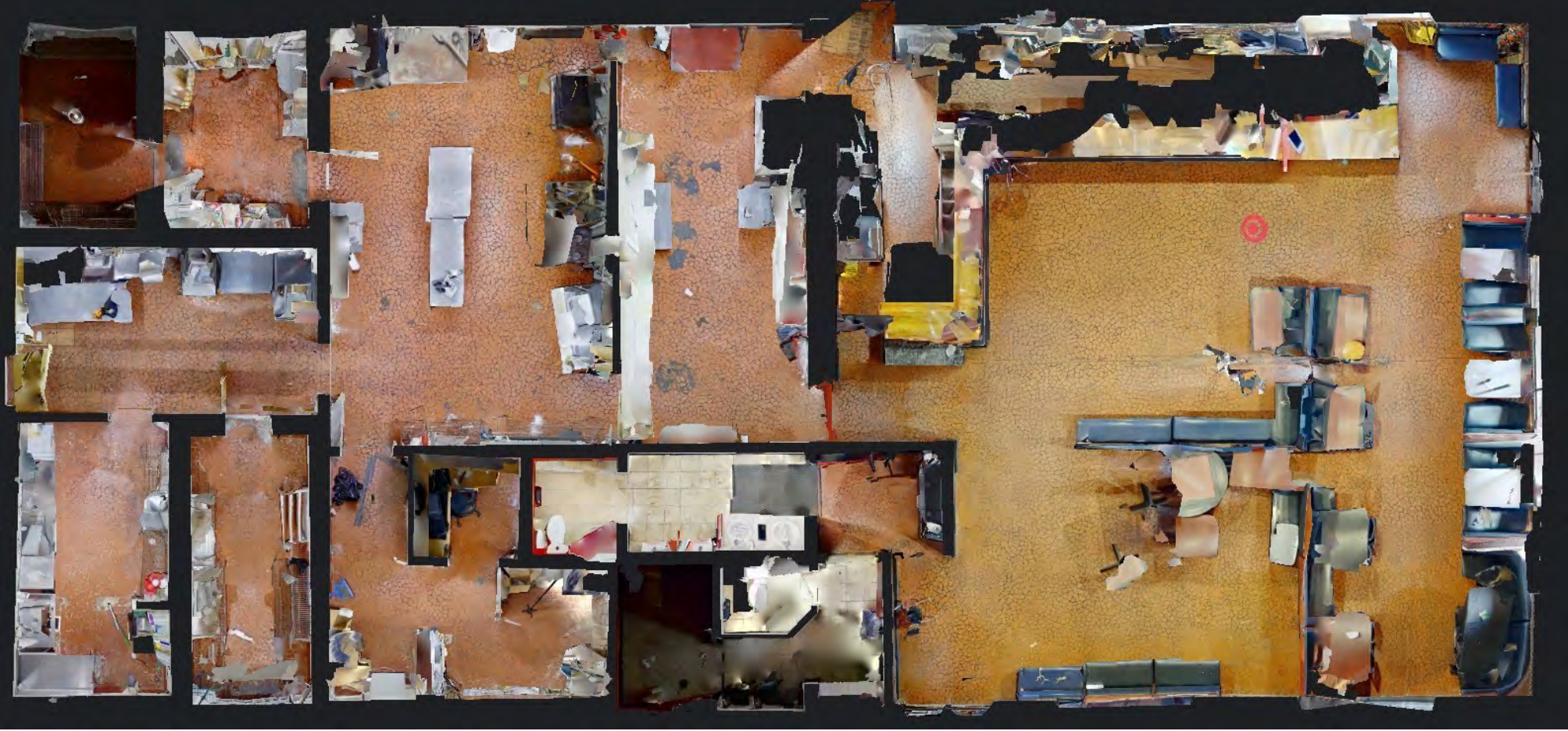
RETAILER MAP



RETAILER MAP / 3526 SF RESTAURANT, 0.48 TO 1.13 AC GROUND LEASE

Imagery © 2022 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

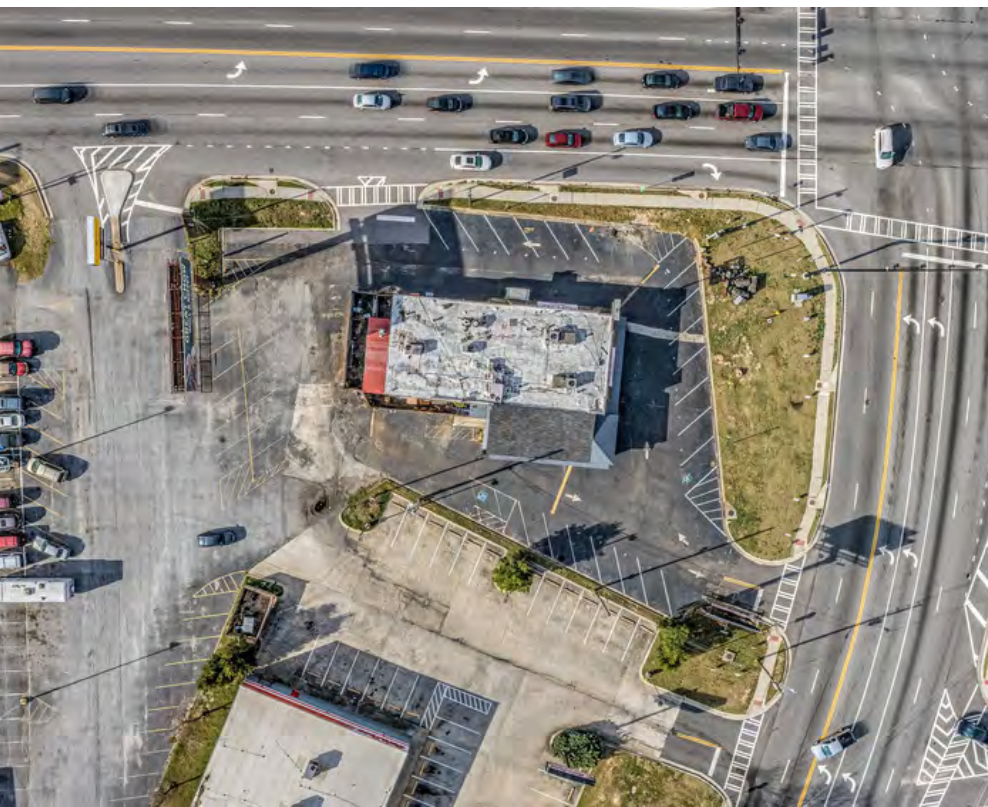
FLOORPLAN



FLOORPLAN / 3526 SF RESTAURANT, o.48 TO 1.13 AC GROUND LEASE







ADDITIONAL PHOTOS / 3526 SF RESTAURANT, 0.48 TO 1.13 AC GROUND LEASE



Wrightsboro Rd

Wright

N Leg Rd

N Leg Rd

ArtiW African goods store
Expandable AC

Chef Redd's BBQ
Barbecue

Neighborhood Dealer

AutoZone Auto Parts
Auto parts store

Utilities Map

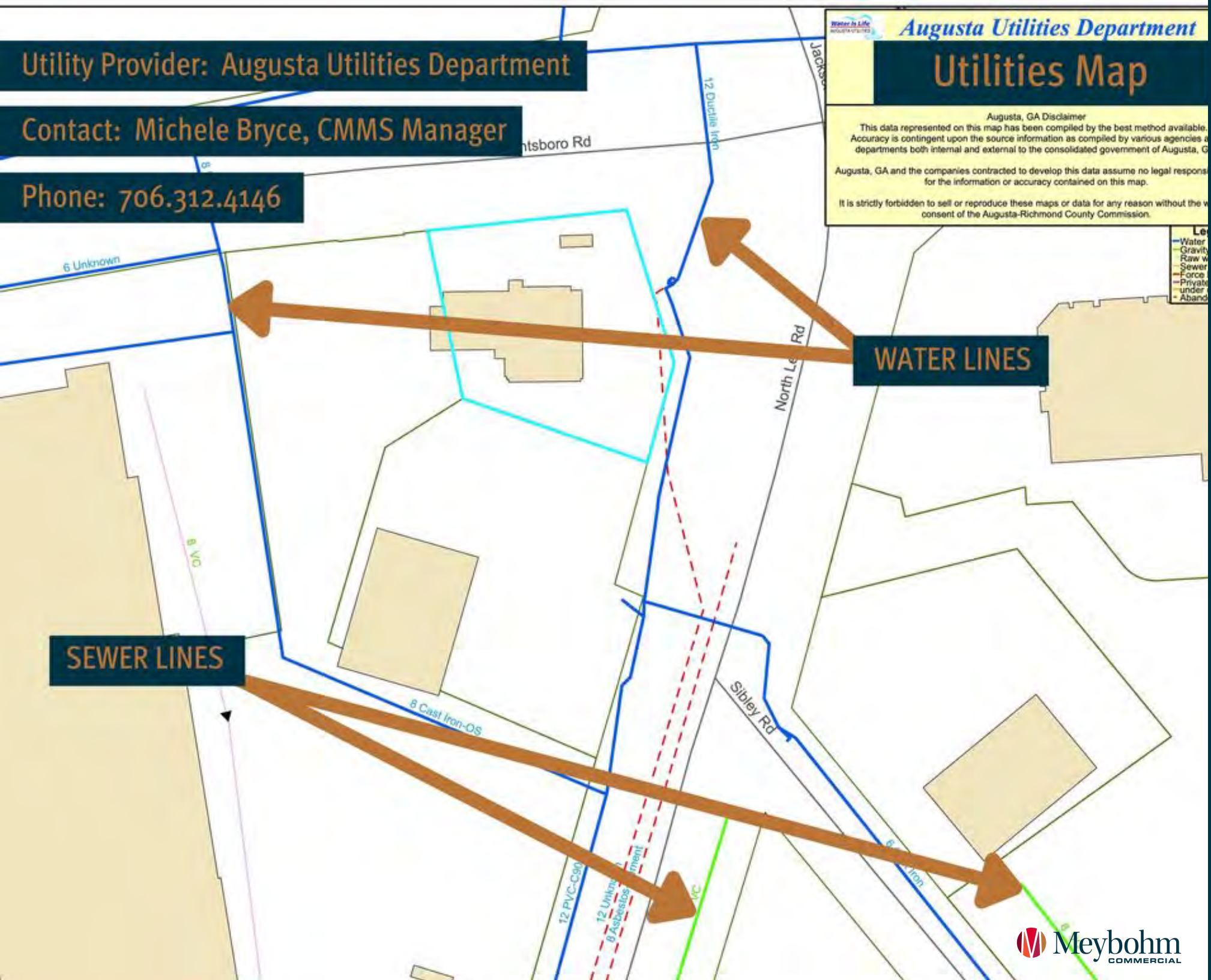
Augusta, GA Disclaimer
 This data represented on this map has been compiled by the best method available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop this data assume no legal responsibility for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the consent of the Augusta-Richmond County Commission.

- Water
- Gravity
- Raw W.
- Sewer
- Force
- Private
- under
- Aband

Utility Provider: Augusta Utilities Department

Contact: Michele Bryce, CMMS Manager

Phone: 706.312.4146



WATER LINES

SEWER LINES

Access Map

Right-In, Right Out

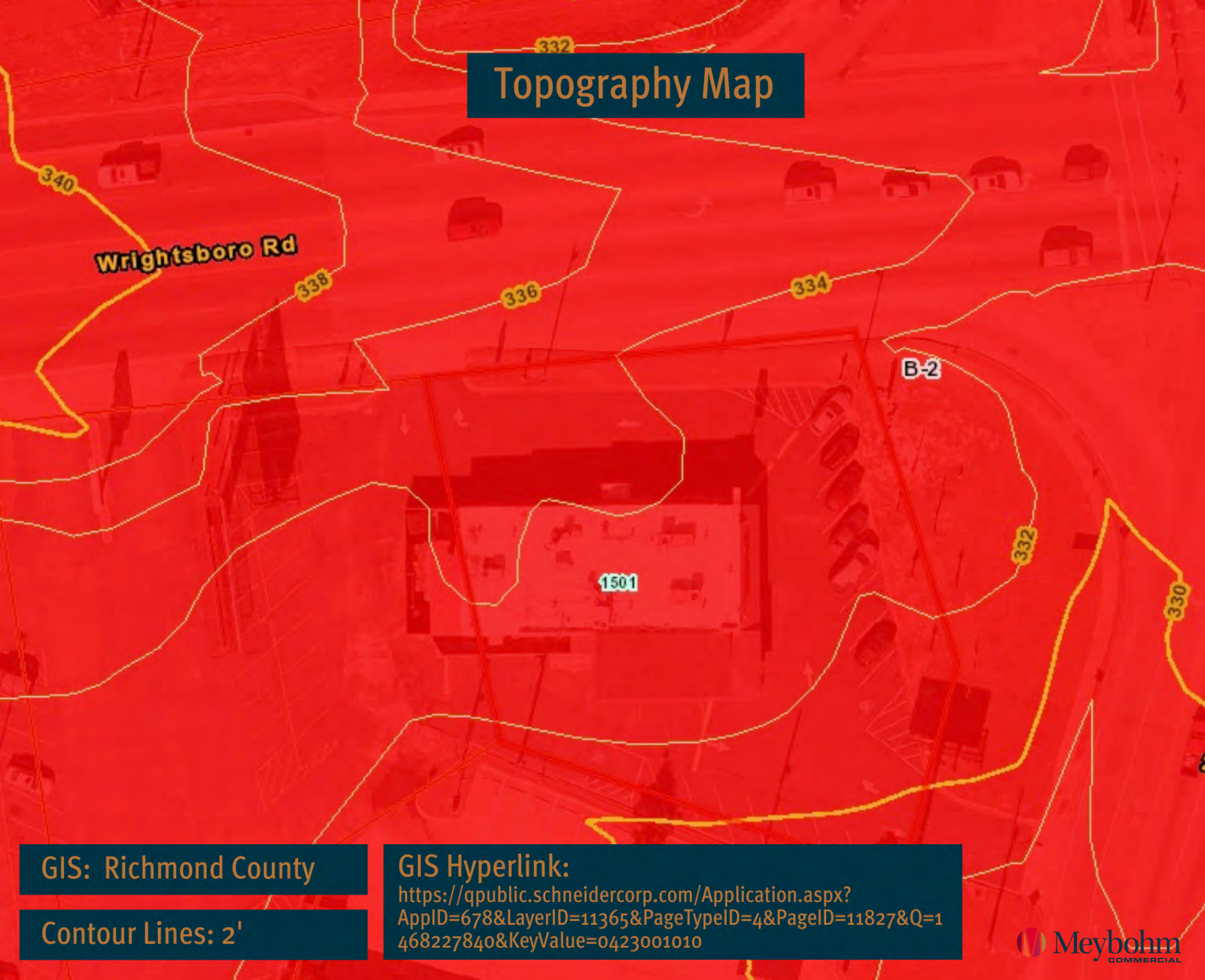
Full-Motion

Traffic: 39.9K VPD - North Leg Rd, 23.9K - Wrightboro Rd

Source: GA DOT

Access Details: Full-Motion on North Leg/Right-In-Right-Out on Wrightsboro Rd

Topography Map



GIS: Richmond County

Contour Lines: 2'

GIS Hyperlink:

<https://qpublic.schneidercorp.com/Application.aspx?AppID=678&LayerID=11365&PageTypeID=4&PageID=11827&Q=1468227840&KeyValue=0423001010>

Traffic Map



Traffic: 39.9K VPD - North Leg Rd, 23.9K - Wrightsboro Rd

Source: GA DOT

Access Details: Full-Motion on North Leg/Right-In-Right-Out on Wrightsboro Rd

Zoning Map

Wrightsboro Rd

B-2

1501

North Leg Rd

Current Zoning: B-2 (Richmond County)

GIS Map

[https://qpublic.schneidercorp.com/Application.aspx?](https://qpublic.schneidercorp.com/Application.aspx?AppID=678&LayerID=11365&PageTypeID=4&PageID=11827&Q=1468227840&Key=Value=0423001010)

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[AppID=678&LayerID=11365&PageTypeID=4&PageID=11827&Q=1468227840&Key=Value=0423001010](https://qpublic.schneidercorp.com/Application.aspx?AppID=678&LayerID=11365&PageTypeID=4&PageID=11827&Q=1468227840&Key=Value=0423001010)

Richmond County

[https://www.augustaga.gov/DocumentCenter/View/83](https://www.augustaga.gov/DocumentCenter/View/8388/Comprehensive-Zoning-Ordinance---November-2019?bidId=)

Zoning Guideline: Hyperlink:

[88/Comprehensive-Zoning-Ordinance---November-2019?bidId=](https://www.augustaga.gov/DocumentCenter/View/8388/Comprehensive-Zoning-Ordinance---November-2019?bidId=)

MARKETING SUMMARY



FOR SALE / 3526 SF RESTAURANT, 0.48 TO 1.13 AC GROUND LEASE

AUGUSTA: THE NATION'S 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, lead from 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 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, GA OVERVIEW

Area Overview

Augusta, GA is in the midst of 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.

Industry Overview

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.



ECONOMIC OVERVIEW: 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 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. Despite layoffs from several companies during the U.S. economic recession and a relatively high state unemployment rate, the Augusta community has experienced a decrease in bankruptcy filings and saw a slight decrease in the unemployment rate from late 2009 to March 2011. However, these unemployment numbers are misleading as spring brings lower unemployment rates due to the Masters Golf Tournament. While unemployment fell to a two-year low of 8.3% in April 2011, unemployment rates have since risen to 9.9% as of July 2011. Companies that have facilities, headquarters or distribution centers in the Augusta metro area include CareSouth, T-Mobile, Covidien, Solo Cup Company, Automatic Data Processing, Graphic Packaging International, Solvay S.A., Bridgestone, Teleperformance, Olin Corporation, Sitel, E-Z-GO, Taxslayer, Elanco, KSB Company (Georgia Iron Works), Club Car (Worldwide Headquarters), Halocarbon, MTU Friedrichshafen (subsidiary of Tognum), Kimberly Clark Corporation, Nutrien (formerly PotashCorp), John Deere, Kellogg's and Delta Air Lines' baggage call center.



DEMOGRAPHICS: CENTRAL SAVANNAH RIVER AREA



Demographics

According to 2013 US Census estimates, the Augusta–Richmond County population was 197,350 not counting the unconsolidated cities of Hephzibah and Blythe. In the 2010 census, Augusta–Richmond County had 195,844 residents. The population density was 647.5 people per square mile (250/km²). There were 84,427 housing units at an average density of 279.5 per square mile (782/km²). The racial makeup of the city-county area was 64.7% Black or African American, 29.1% White, 0.3% Native American, 1.7% Asian, 0.2% Pacific Islander, 1.3% some other race, and 2.6% from two or more races. Hispanic or Latino people of any race were 4.1% of the population. There were 75,208 households, out of which 28.0% had children under the age of 18 living with them, 35.2% were headed by married couples living together, 22.7% had a female householder with no husband present, and 37.1% were non-families. 30.7% of all households were made up of individuals and 8.8% had someone living alone who was 65 years of age or older. The average household size was 2.46 and the average family size was 3.09. In the city-county consolidated area the population was spread out with 24.6% under the age of 18, 12.6% from 18 to 24, 26.7% from 25 to 44, 24.8% from 45 to 64, and 11.3% who were 65 years of age or older. The median age was 33.0 years. For every 100 females, there were 93.8 males. For every 100 females age 18 and over, there were 90.7 males. As of the 2000 census, the median income for a household in the city-county area was \$37,231, and the median income for a family was \$45,372. Males had a median income of \$32,008 versus \$23,988 for females. The per capita income for the balance was \$19,558. About 13.2% of families and 16.8% of the population were below the poverty line, including 24.1% of those under age 18 and 12.5% of those age 65 or over.



**MEYBOHM COMMERCIAL
PROPERTIES**

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JONATHAN ACEVES, CCIM, MBA

Commercial Brokerage Advisor

Jaceves@Meybohm.Com

Phone: 706.294.1757

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 site selection clients including Domino’s Pizza, SRP Federal Credit Union, Hardees, Popeyes, Whit’s Frozen Custard, and many others.

In representing sellers for multifamily brokerage, Jonathan’s approach is to accomplish the due-diligence work up front to make it easier for buyers to evaluate and underwrite potential properties—leading to higher prices and faster sales. That due diligence includes 3-D virtual tours, photos of roofs and utility systems, cleaning up financial statements, and more. He also works to justify pricing by proactively handling potential appraisal issues, with the result that many of his sales are well above market price. His track record includes numerous downtown duplexes and quads, along with Cedar Pines and Ridgewood Apartments.

Before working in commercial real estate, Jonathan was the CFO at downtown Augusta’s Christ Community Health Services for 6 years, overseeing finance and operations for a community health center employing 60 staff and serving over 20,000 patients annually. He was responsible for financial modeling, annual budgeting, and compliance, along with HR & IT.

Jonathan also makes his home in downtown Augusta’s Olde Town neighborhood with his wife, Emily, and five children, Libby, Manny, Daniel, Witt, and Matthew. He has lived in Augusta for more than 20 years, has served as a deacon at First Presbyterian Church, and is an active member of the Olde Town Neighborhood Association. He earned his BBA and MBA from Augusta University.

Jonathan received his CCIM (Certified Commercial Investment Member) designation in 2020. He was named to the Meybohm Presidents Club 2020, and his team received the 2020 Commercial Elite Agents of the Year – Silver for Meybohm Commercial.

In his spare time, Jonathan enjoys reading, cycling with his kids, and spending time with family.

GA #285735 // SC #90747



JOHN ECKLEY, MBA, CIVIL ENG.

Industrial And Commercial Advisor

Jeckley@Meybohm.Com

Phone: 706.305.0054

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.

His approach is unique, because it combines his process-oriented, engineering brain with his interest in developing strong relationships with clients. He accomplishes this through a deep conviction that any client's goal or need is his own, and that ultimately they are to be treated to a level of service that he would want himself or a near family member to experience. "At a high level, I am passionate about helping owners and business leaders accomplish their greater goals through strategic decision making and relish the opportunity to serve them as a valued member of their greater financial team, especially as it relates to real estate."

John was named to the Meybohm Presidents Club 2020, and his team received the 2020 Commercial Elite Agents of the Year – Silver for Meybohm Commercial. In his previous roles, John provided consultation and marketing services to small businesses and managed a team of training experts at Augusta University.

John and his family have a particular love for downtown Augusta, having built the first new home in the Olde Town neighborhood in several generations. He and his wife Sarah, three sons, Sanders, Luke and Daniel, and daughter Anna Patten, have made their home in Olde Town for the past nine years.

John is also a member and deacon at First Presbyterian Church in downtown Augusta. He serves as treasurer of the Olde Town Neighborhood Association, is a member of the Heritage Academy Junior Board, and serves on the board of directors for Saving Grace in Uganda, a street children's ministry in East Africa.

GA #366880 // SC #111774

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