

**FOR LEASE**

# Meybohm Gordon Highway Auto Garage for Lease

**GORDON HWY AUTO GARAGE AND APARTMENT FOR LEASE**

JOHN ECKLEY, MBA

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436 Fenwick St., Augusta, GA 30901



**21K+ ADT**



**4 BAYS**



**OFFICE**



**APARTMENT**

**VIEW  
VIRTUAL  
TOUR**

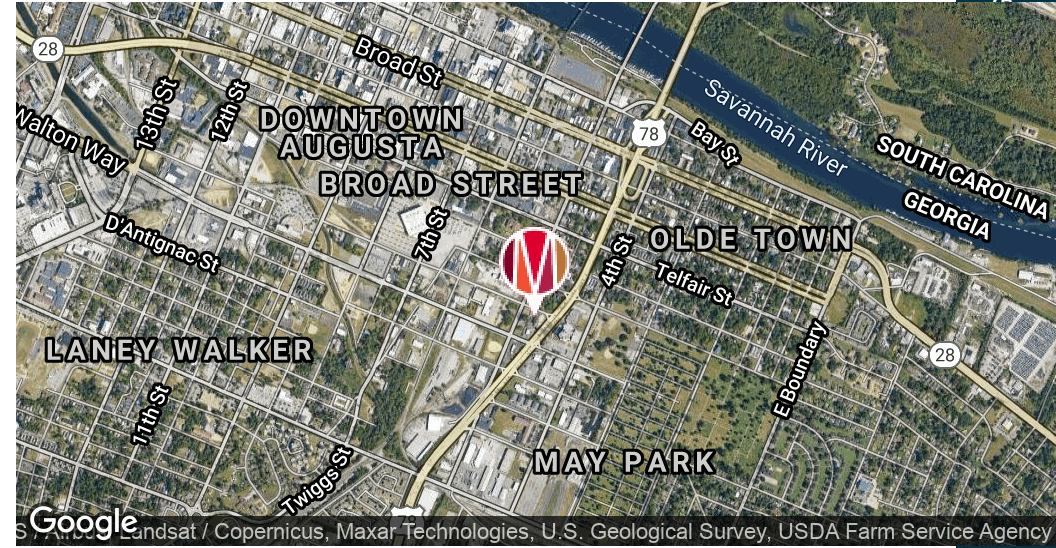


**VIEW  
PROPERTY  
OVERVIEW  
VIDEO**



 **Meybohm**  
COMMERCIAL

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	3,210 SF
Available SF:	
Lot Size:	0.19 Acres

## PROPERTY HIGHLIGHTS

- Great location along Gordon Highway (21,800 DTC), one of Augusta's primary thoroughfares
- Four bay auto garage with office and bathroom
- Additional office building featuring five rooms downstairs,

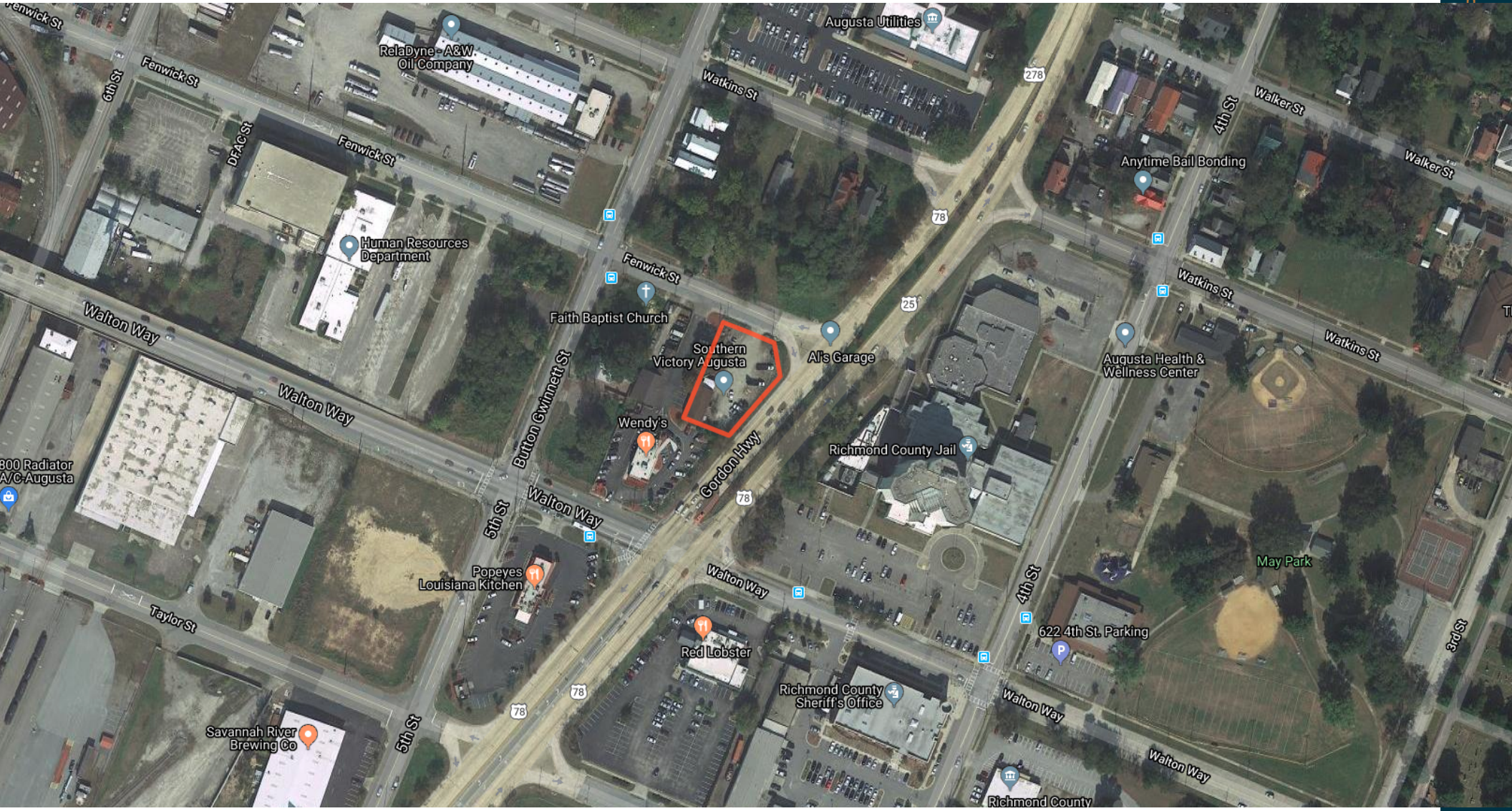
## PROPERTY OVERVIEW

Meybohm Commercial is please to exclusively offer this four-bay auto garage with accompanying office and residential apartment for lease. This space offers great visibility to the large amount of traffic along Gordon Highway (21,800 DTC), one of Augusta's primary thoroughfares that connects Fort Gordon to North Augusta/Aiken. The property features two buildings. The main garage is 66 feet by 35 feet and features four nine-foot roll-up doors, an office space and bathroom. The 1,632 square foot office/apartment building (2 stories, 24' x 34' for each floor) features a reception area three separate office spaces and bathroom on the first floor and a full one-bedroom apartment upstairs with kitchen, living room, bath and bedroom.

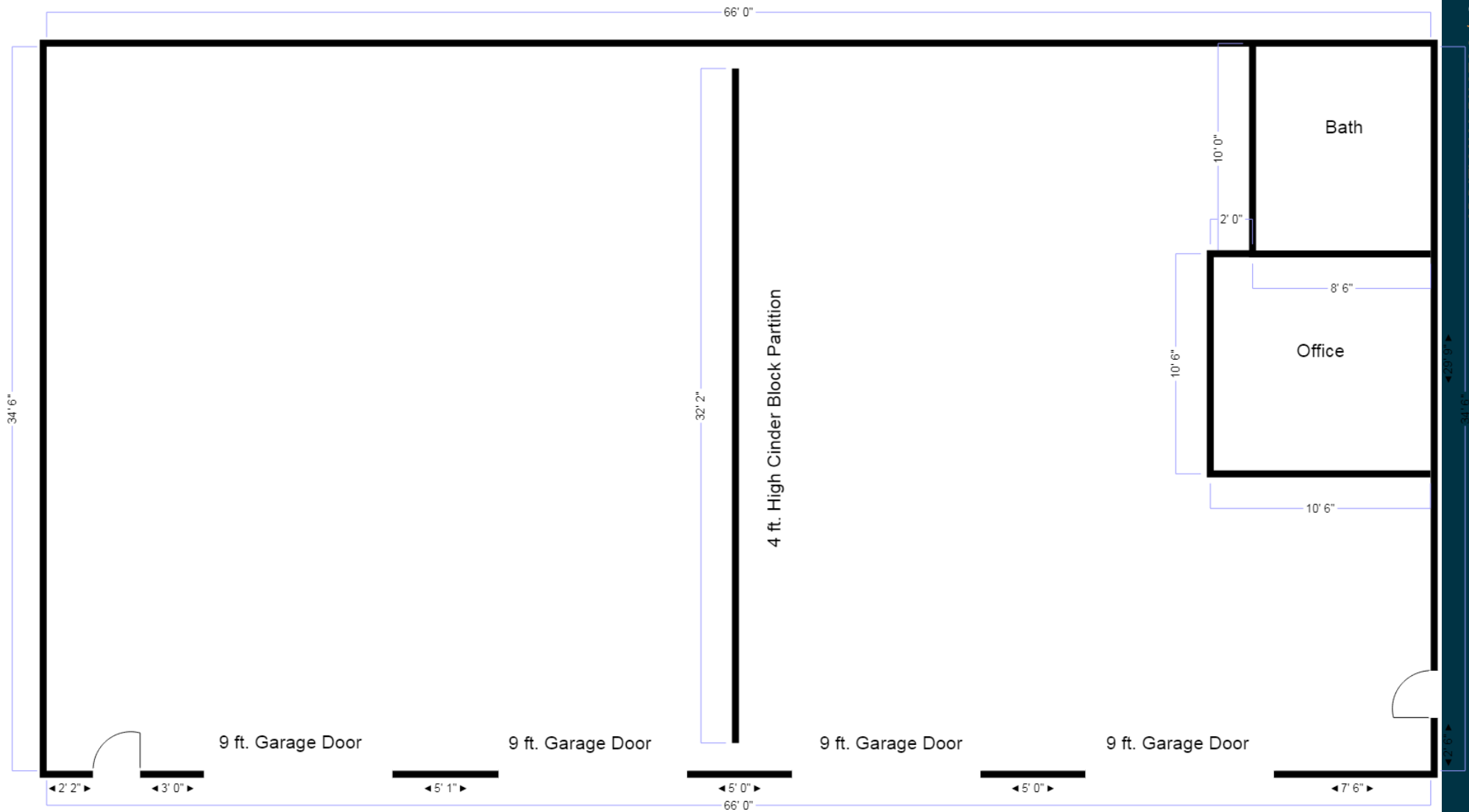
## LOCATION OVERVIEW

Located along Gordon Highway (21,800 DTC) in downtown Augusta, GA, close to where Gordon Hwy. meets Walton Way.

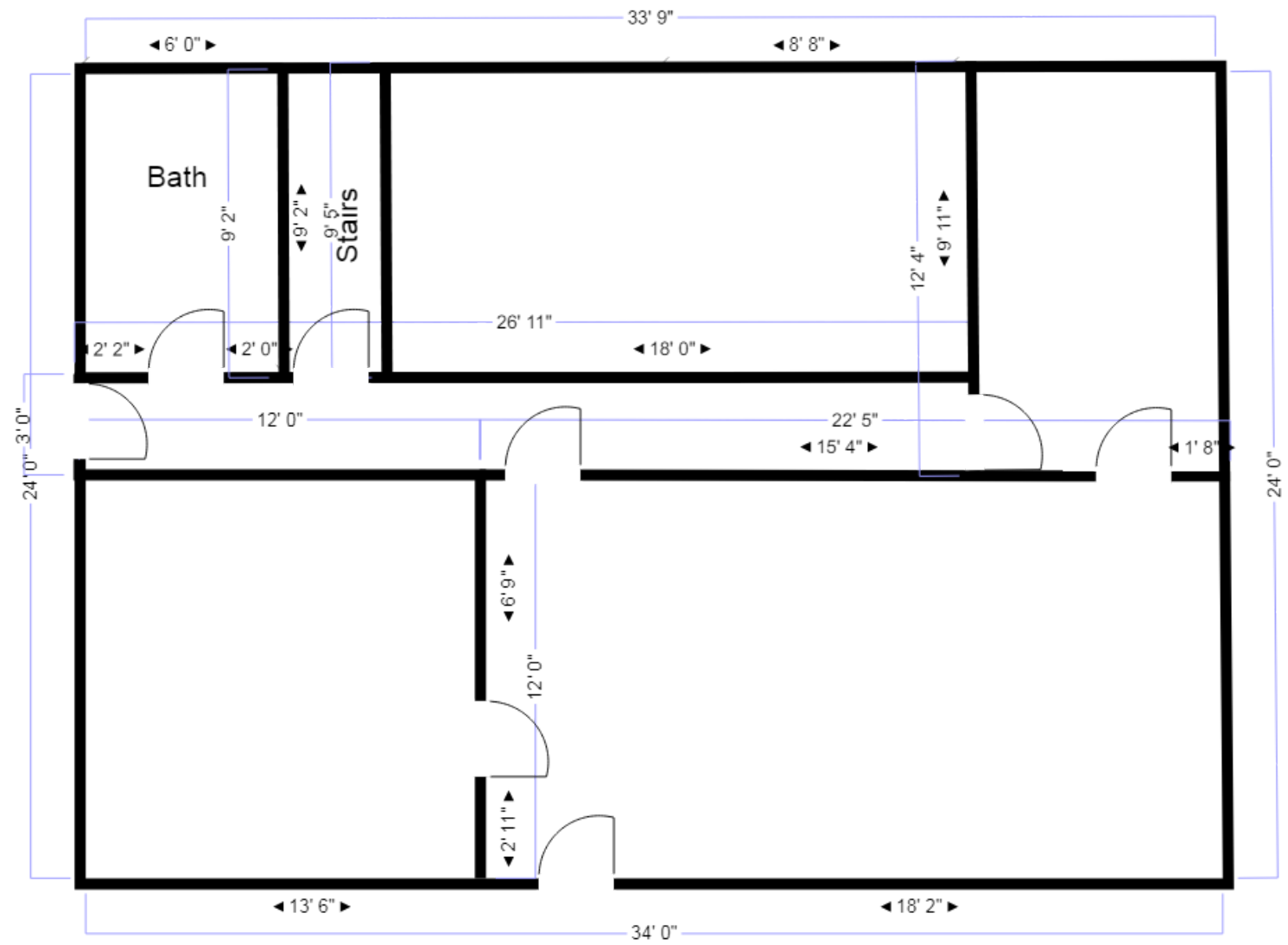
# LOCATION MAP



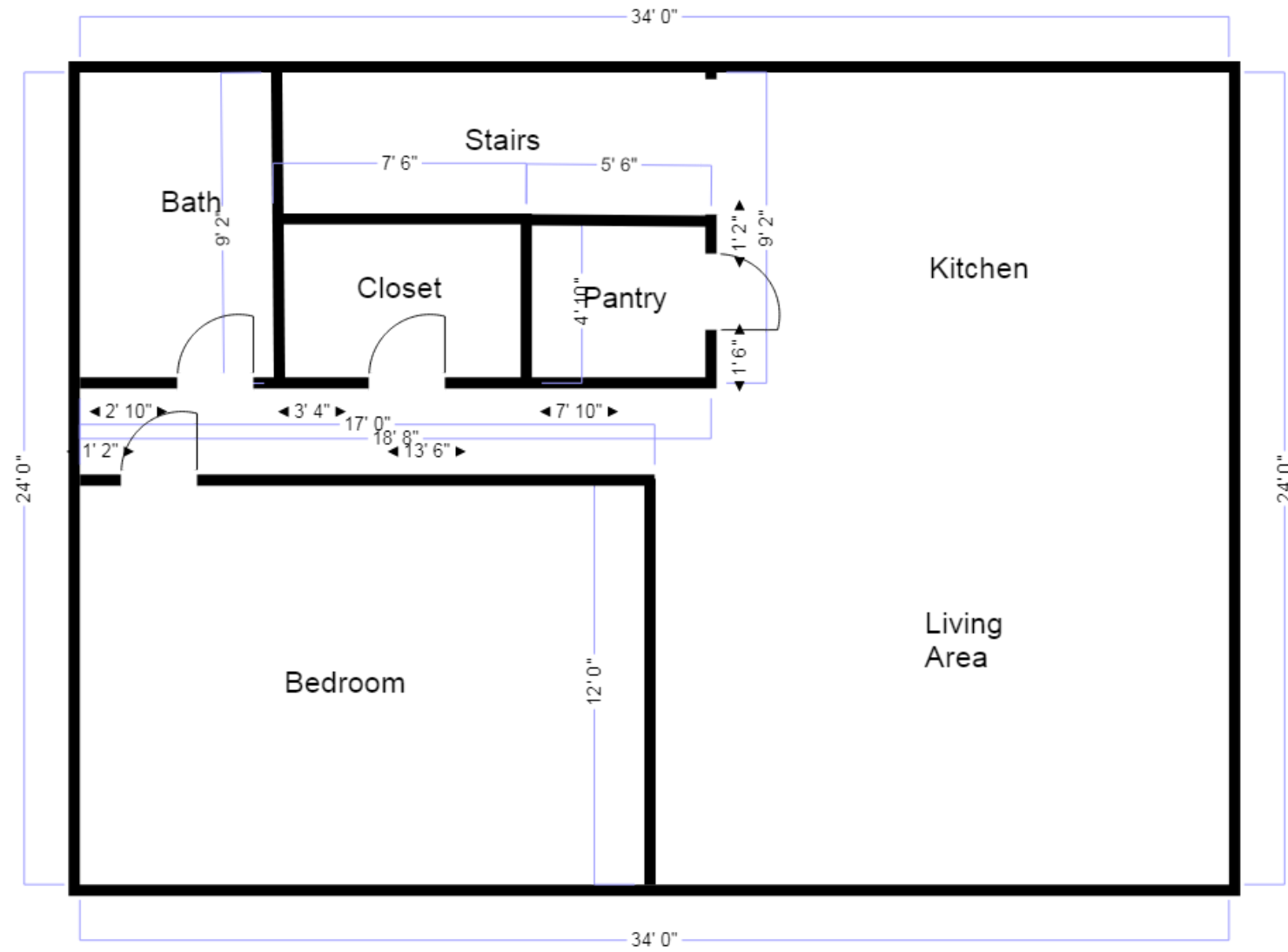
# ADDITIONAL PHOTOS



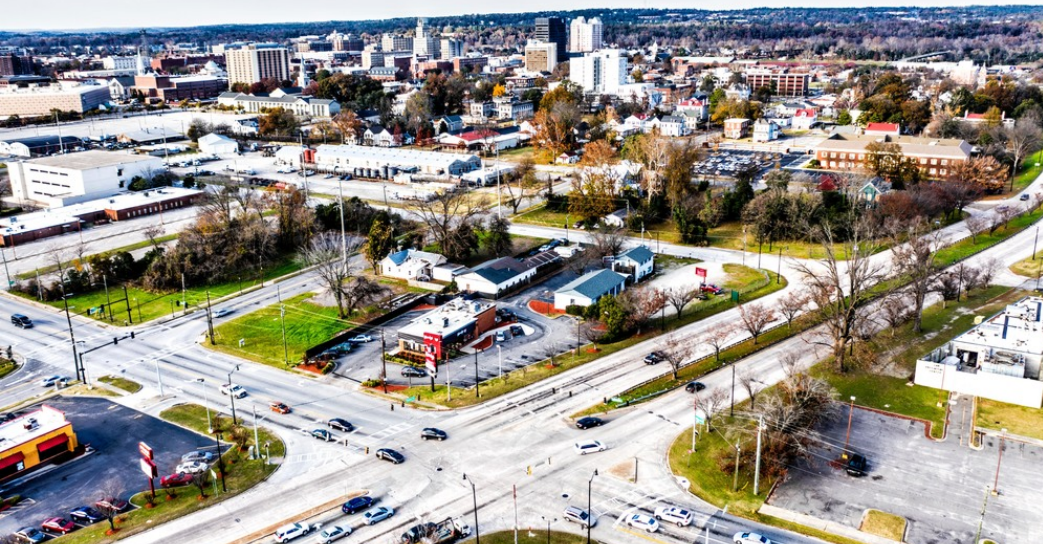
# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS



# ADDITIONAL PHOTOS



# DEMOGRAPHICS MAP & REPORT

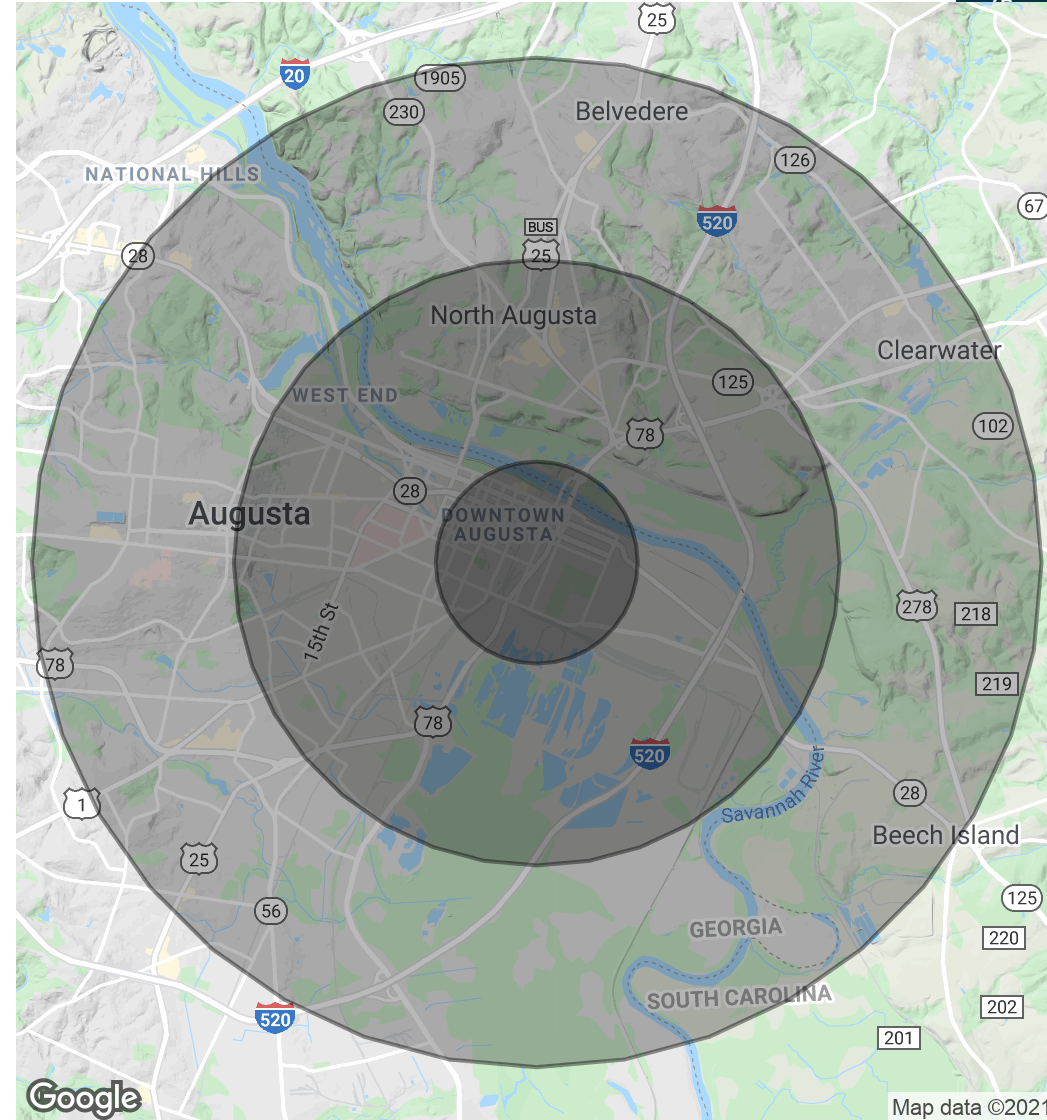
POPULATION	1 MILE	3 MILES	5 MILES
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Total Population	5,501	32,568	82,278
Average age	34.2	35.3	36.8
Average age (Male)	31.9	33.5	35.0
Average age (Female)	37.3	37.2	38.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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Total households	2,101	13,593	34,410
# of persons per HH	2.6	2.4	2.4
Average HH income	\$34,645	\$36,640	\$44,625
Average house value	\$172,057	\$158,842	\$135,390

\* Demographic data derived from 2010 US Census



# TEAM PAGE

## JOHN ECKLEY, MBA, CIVIL EN



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## 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."

## JONATHAN ACEVES, CCIM, MBA



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## 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