



FOR SALE | RETAIL SPACE

WASHINGTON ROAD RETAIL SPACE

TABLE OF CONTENTS

2354 Washington Rd, Augusta, GA 30909



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Contents

EXECUTIVE SUMMARY

2354 Washington Rd, Augusta, GA 30909



OFFERING SUMMARY

Sale Price:	\$395,000
Cap Rate:	0.0%
NOI:	\$0
Lot Size:	0.63 Acres
Building Size:	6,050
Zoning:	B-2 (Richmond County)
Price / SF:	\$65.29

PROPERTY OVERVIEW

Presley Realty is proud to exclusively present this 5000 SF building and 1050 SF shop for sale. Currently broken into 19 storage units, 10'x21' each, with a 8' walkway. 2 brand new HVAC units, new electrical, new water heater, recently re-coated metal roof. Ideal for retail, indoor flea market, storage, also could ease units to individual vendors, such as an antique store, etc. Building was trimmed out in plywood, easy to change and update. Glass storefront has been covered with hardiboard. Owner will also consider a Build to Suit to tenant's specifications. The building was used by contractors working at the Augusta National in 2017, and has not been occupied since the construction work was completed.

LOCATION OVERVIEW

Located on Washington Road, next to Turner's Keyboards, in Augusta, GA.

PROPERTY HIGHLIGHTS

- 6050 SF located on Washington Rd., close to downtown Augusta and the Masters Golf Tournament
- Previously served as a location for a self-storage facility
- Could be used as an office or retail space

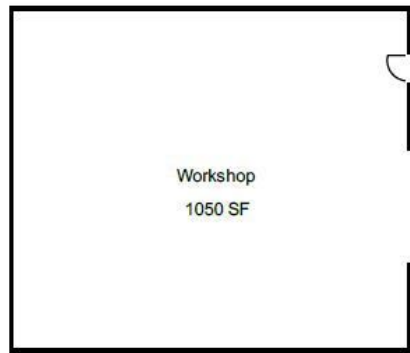
PROPERTY INFORMATION | ADDITIONAL PHOTOS

2354 Washington Rd, Augusta, GA 30909



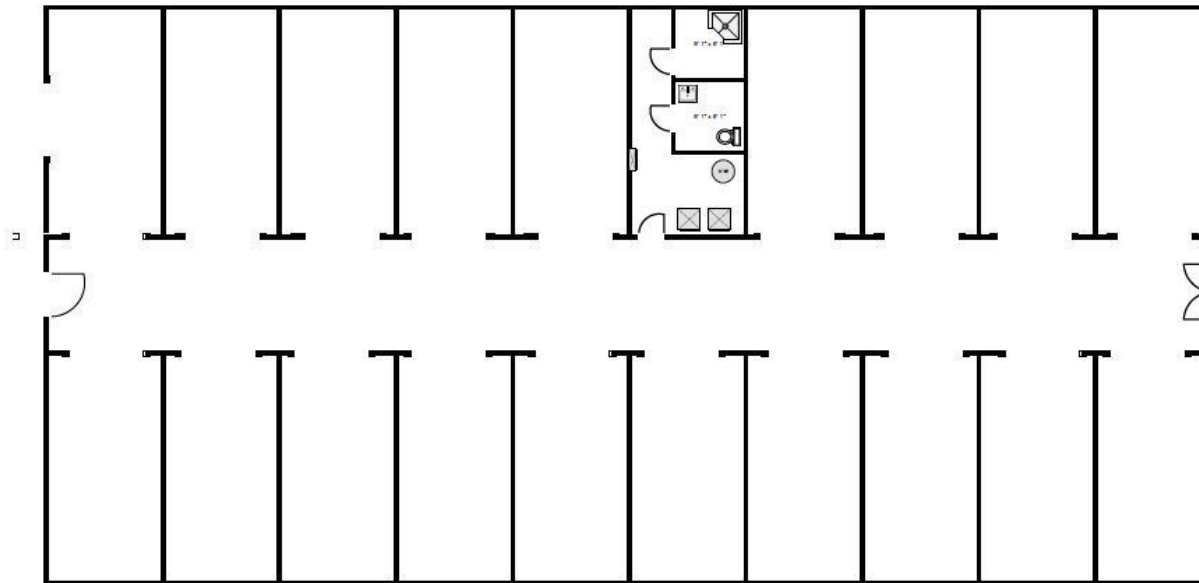
FLOOR PLANS

2354 Washington Rd, Augusta, GA 30909



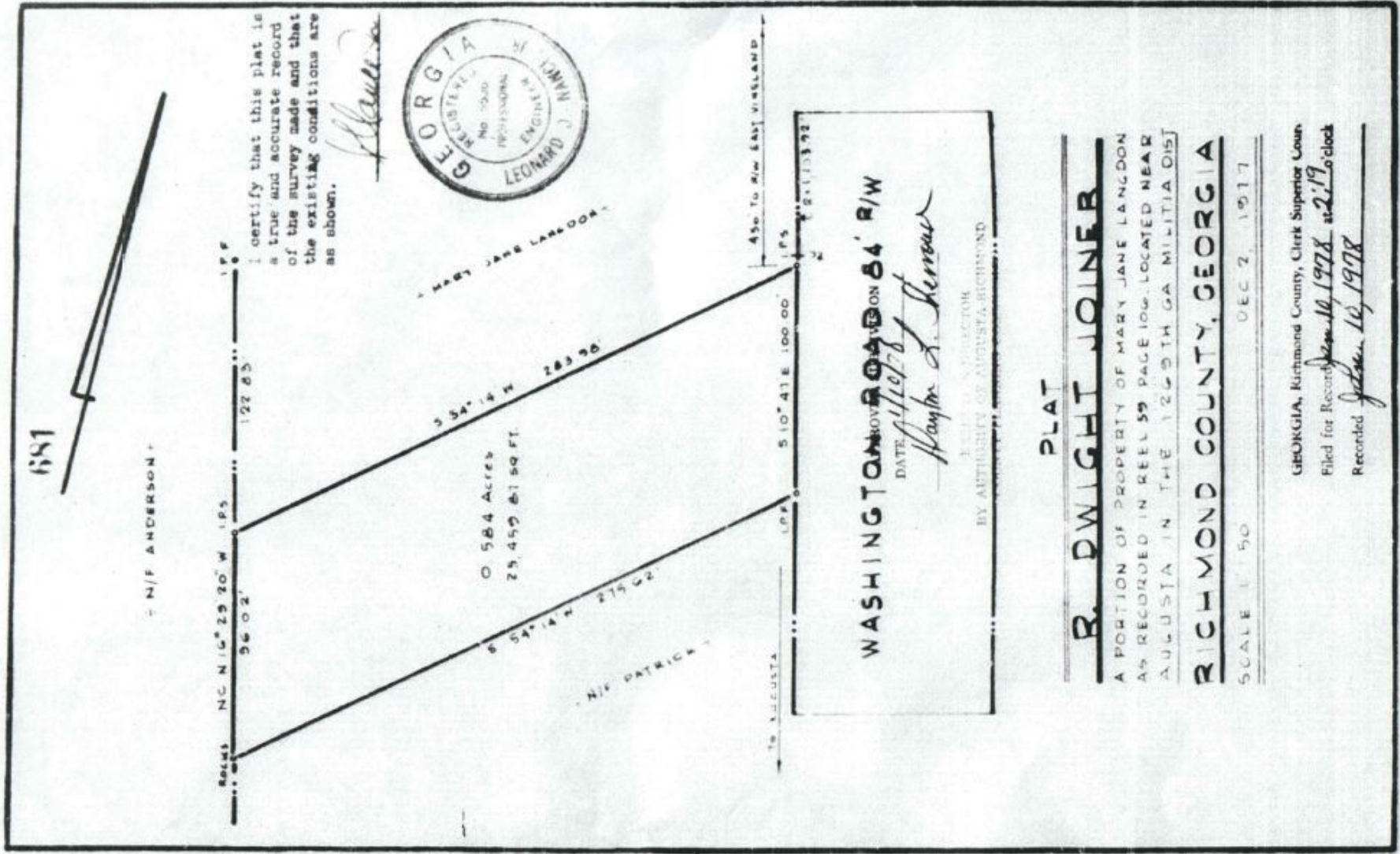
2354 Washington Road

5000 SF Retail
1050 SF Workshop



SITE PLAN

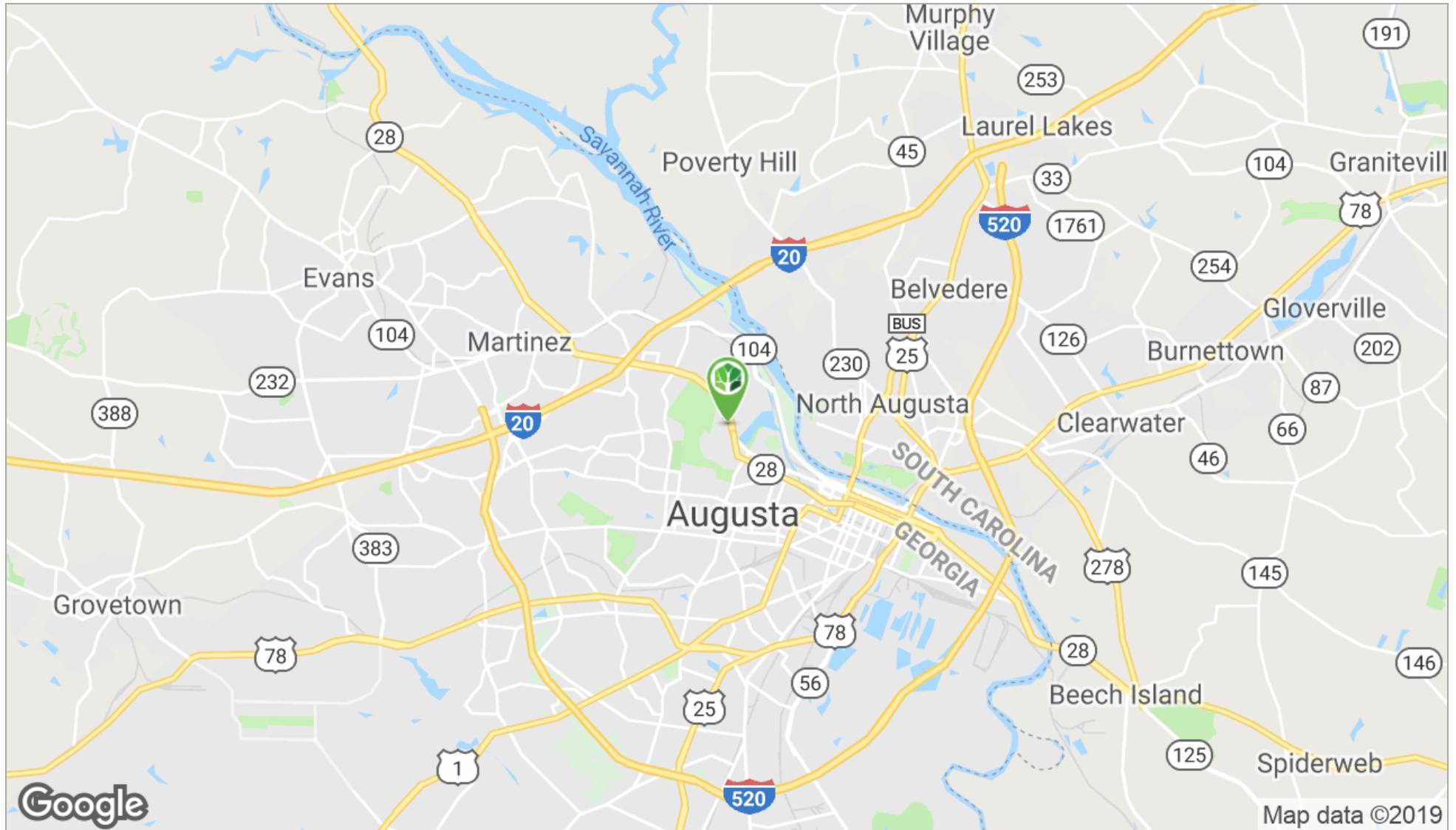
2354 Washington Rd, Augusta, GA 30909



LOCATION INFORMATION | REGIONAL MAP

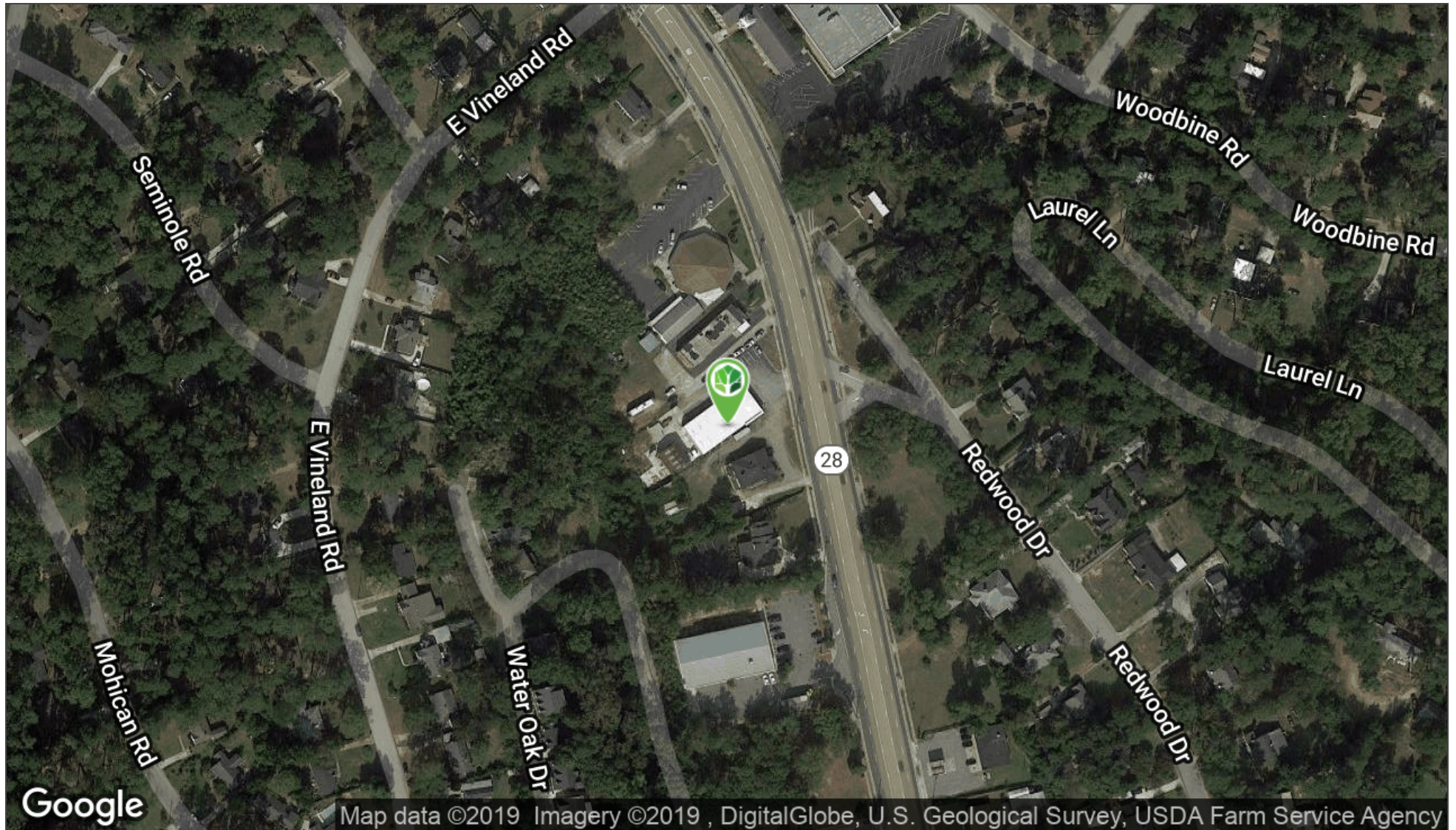


2354 Washington Rd, Augusta, GA 30909



LOCATION INFORMATION | AERIAL MAP

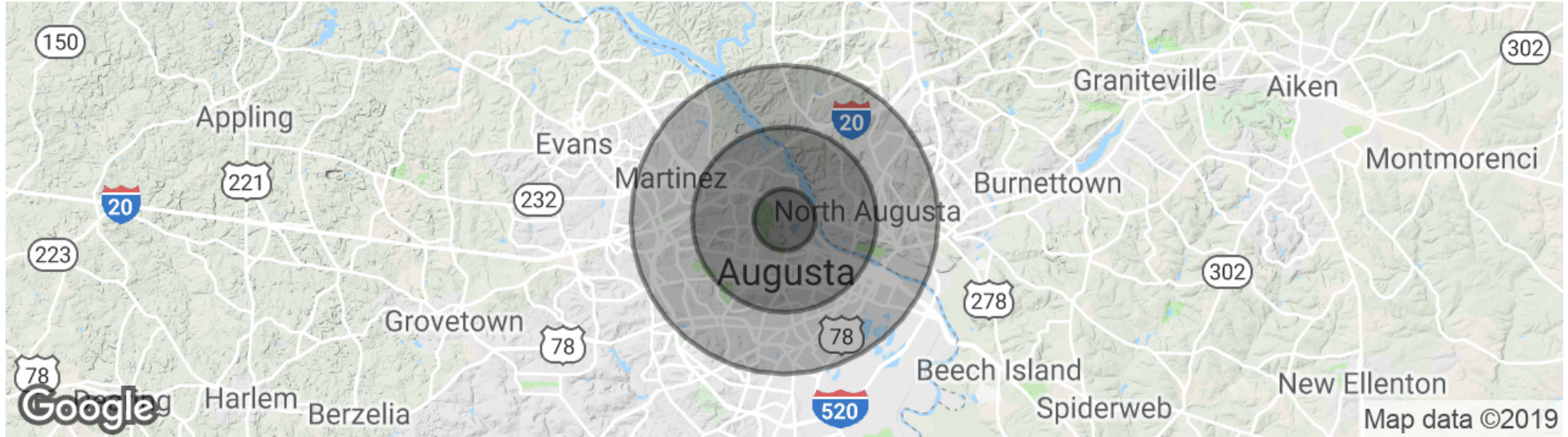
2354 Washington Rd, Augusta, GA 30909



DEMOGRAPHICS | DEMOGRAPHICS MAP & REPORT



2354 Washington Rd, Augusta, GA 30909



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,201	47,775	123,332
Median age	33.5	38.1	37.4
Median age (Male)	32.8	37.2	36.1
Median age (Female)	34.8	39.6	38.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,132	21,773	53,045
# of persons per HH	2.0	2.2	2.3
Average HH income	\$48,316	\$64,513	\$58,110
Average house value	\$135,828	\$167,255	\$193,176

* Demographic data derived from 2010 US Census

LOCATION INFORMATION | BROKER BIOSCUSTOM PAGE

2354 Washington Rd, Augusta, GA 30909



JOEL PRESLEY

Joel is the owner of Presley Realty, working in development, construction, and brokerage of land and commercial properties. He is a native of North Augusta, South Carolina and lives there with his wife, Tracy, and four children. Joel was graduated from Liberty University in Lynchburg, Virginia with a B.S. in Journalism. After college, he worked in communications for Samaritan's Purse; and then served for six years as an officer in the United States Air Force. He enjoys music, good stories, beautiful land, traveling and adventures with his family. He is an active leader of Church of the Good Shepherd in North Augusta and supports causes like 40 Days for Life and Central Savannah River Land Trust.



TRAVIS REED, CCIM

Travis is an associate broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap and sporting clays and serves on the board of directors of Pinetucky Gun Club.

LOCATION INFORMATION | BROKER BIOSBROKER BIOS

2354 Washington Rd, Augusta, GA 30909



JONATHAN ACEVES

Jonathan serves as a commercial sales and leasing agent with Presley. Originally licensed in 2005, Jonathan specializes in downtown development, multifamily brokerage, land site selection and development, and business analysis. Jonathan served as the Administrator of Christ Community Health Services years, overseeing finance and operations for a community health center employing 60 staff and serving over 20,000 patients annually. He is also a General Partner in Equity Venture Partners, focusing on downtown real estate development, and RAM Construction Group LLC, a construction firm. He earned his BBA and MBA from Augusta University. Jonathan lives downtown in the Olde Town neighborhood with his wife and two children. He has lived in Augusta for over 20 years, serves as a deacon at First Presbyterian Church, and is an active part of the Olde Town Neighborhood Association.



JOHN ECKLEY

John serves as a commercial sales and leasing agent with Presley, and specializes in commercial sales and leasing, land sales, and business analysis. John earned both his BS in Civil Engineering and his MBA from Clemson University. He is a former water and wastewater engineer with Jordan, Jones, and Goulding (now Jacobs), where he participated in the design and construction of multiple treatment plants and pipeline systems. More recently, he has worked in roles providing marketing services, small business consultation, and outside sales services, and loves using this acquired mix of expertise to serve the commercial real estate industry in the CSRA. John is a member of First Presbyterian Church and lives downtown in the Olde Town neighborhood with his wife and son, where they have resided for the past three years. 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.