

FOR LEASE

551 Ellis Street

Augusta, GA 30901





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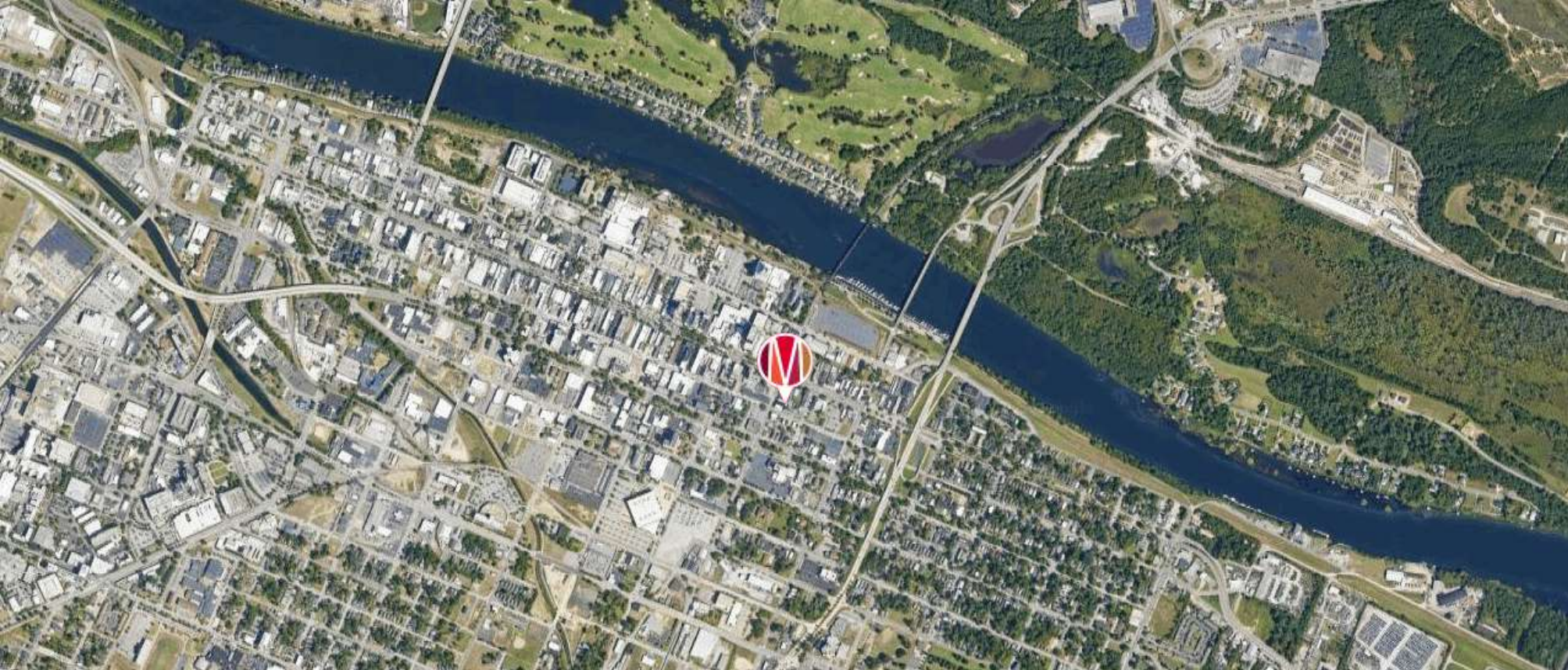
EXECUTIVE SUMMARY

FOR LEASE / 551 ELLIS STREET



PROPERTY OVERVIEW

Located in the heart of Downtown Augusta between Broad St and Greene St is over 7,600 sq ft of commercial space available for lease at 551 Ellis Street. This property and location is full of history. The building is formerly known as the Vic's Harley Davidson building and is located directly behind Hildebrant's Delicatessen on 6th Street. The 7,600 sq ft space is divided up into 3 areas. From the front door on Ellis Street, there is a 4,250 sq ft showroom that is open and could be used for multiple purposes. In this space there are 3 private offices, a reception/front office area and restrooms. Behind the showroom is a heated and cooled shop around 1,500 sq ft. There are roll up doors available and also a separate entrance that can be accessed from the drive way along the side of the building. Additionally there is another garage/shop space that is smaller that also has an overhead door and leads to additional warehouse and storage space with an additional mezzanine/storage above the warehouse. The driveway along the left side of the building is behind a fence and will allow for secure parking for cars.



LOCATION OVERVIEW

Located on Ellis Street, directly behind Hildebrandt's Delicatessen in Downtown Augusta. Just a block from the Augusta-Richmond County Municipal Building and close to the prime Downtown dining and entertainment spots. This commercial space is a few blocks from Augusta's medical district and new Class A multifamily developments and a quick jump over the Savannah River to North Augusta.







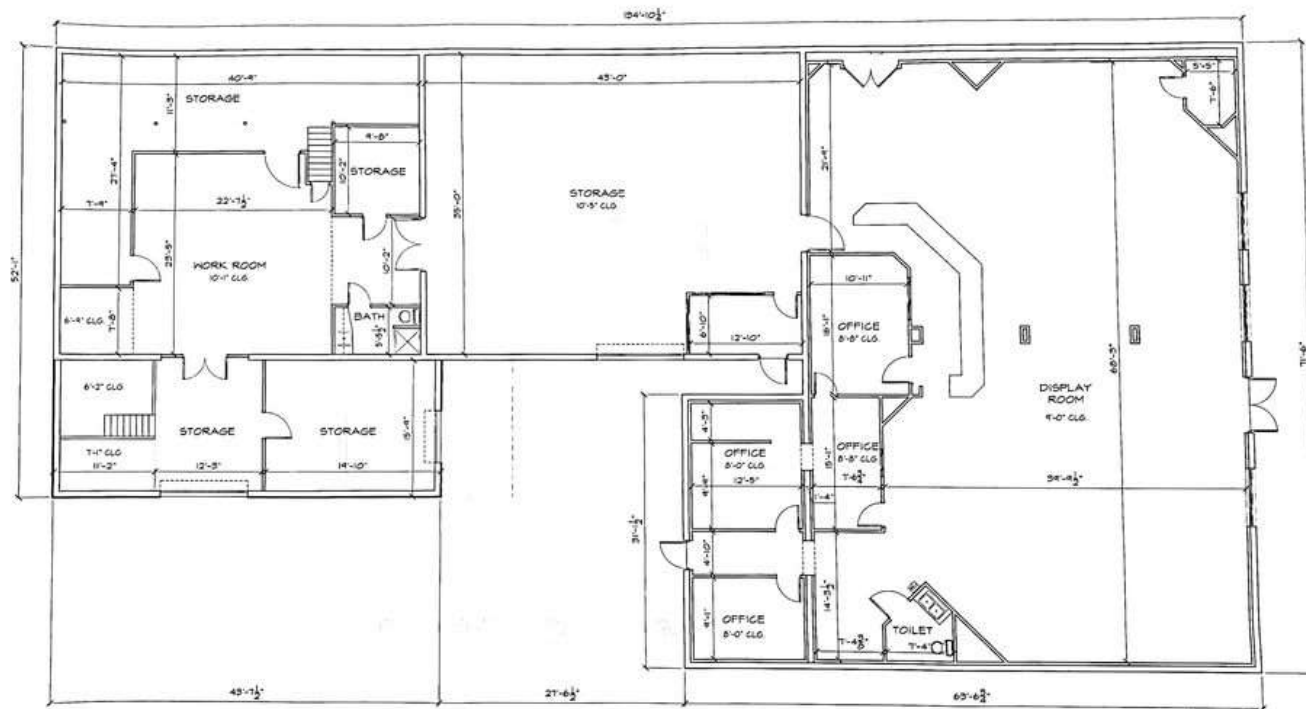






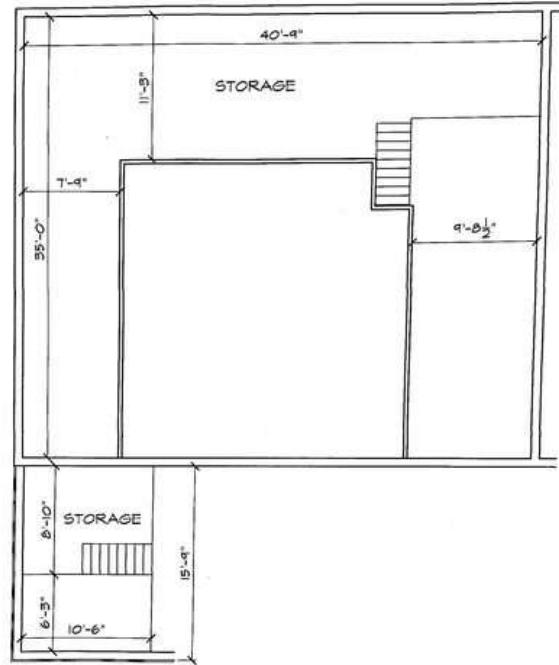


FLOOR PLANS



FLOOR PLAN - MAIN FLOOR
 SCALE: 3/16" = 1'-0"
 7,766 SQ. FT.

FLOOR PLANS



FLOOR PLAN - SECOND FLOOR

SCALE: 3/16" = 1'-0"

1,010 SQ. FT.

RETAILER MAP

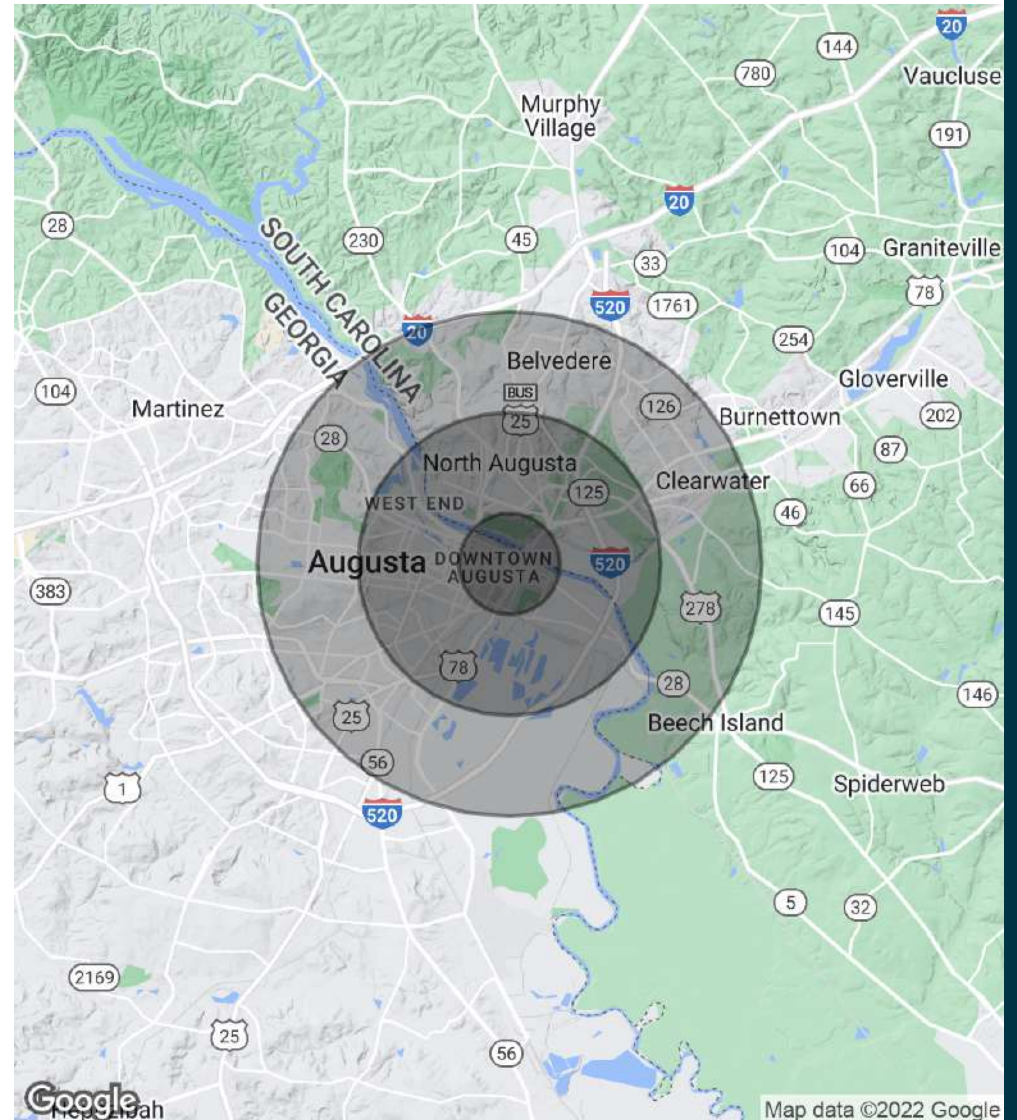


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,030	35,177	85,219
Average Age	35.9	35.6	37.1
Average Age (Male)	33.5	33.8	35.2
Average Age (Female)	38.7	37.6	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,455	14,726	35,878
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$39,091	\$38,074	\$45,618
Average House Value	\$187,477	\$158,469	\$135,979

** Demographic data derived from 2010 US Census*



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.



MEYBOHM COMMERCIAL PROPERTIES

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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 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



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PROFESSIONAL BACKGROUND

Danielle has long been part of the transformation of downtown Augusta as a renter, homeowner, renovator, multifamily property owner and investor—and her passion and experience give her an advantage and view beyond that of many other agents.

As an agent at Meybohm Commercial, Danielle works with buyers, sellers and investors. She earned the Greater Augusta Association of REALTORS' "Quickest Closed Property for a New REALTOR" recognition in 2020 and was named to the Meybohm Presidents Club 2020. Her team received the 2020 Commercial Elite Agents of the Year – Silver for Meybohm Commercial. "My first priority is to make clients happy. I listen to my clients' wants and needs to achieve the best outcome in every transaction and strive to ensure that the buying or selling process is fun, easy, and stress-free. My clients can count on me any time of day when they have a question or a concern."

Danielle's other projects include downtownaugustarentals.com, a property management company she launched for renters and investors focused on the Olde Town, Harrisburg and Summerville neighborhoods. She also manages a short-term rental business managing Airbnbs and offers staging for homes for sale or Airbnbs.

Before working in real estate, Danielle led branding, marketing and merchandising for a retail business and provided financial services support to a Massachusetts wealth management firm, among other roles.

The first thing you'll notice about Danielle is her red hair and big smile. Originally from Augusta, she has spent time in Boston where she learned to live life a little out of the box, which has led her to a career where she is energized by the clients she works with and the excitement that real estate offers. During her time up North, she also fell in love with three things: Being a problem solver and facing challenges, Boston sports, and her husband—and two out of the three are still going strong today. She and her husband, Chris, live in downtown Augusta's Olde Town neighborhood with their children, Mary Stewart, Charlie and Willa.

GA #401159

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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.



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