

FOR LEASE

Downtown North Augusta, SC Commercial Space

508 West Ave, North Augusta, SC 29841

FOR LEASE

DOWNTOWN NORTH AUGUSTA

508 WEST AVE

• +/- 0.23 Acres

• 6,000 sq ft

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-------------------------|--------------------|
| Lease Rate: | \$19.00 SF/yr (MG) |
| Building Size: | 1,534 SF |
| Year Built / Renovated: | 1950 / 2023 |
| Zoning: | DTMU2 |

- +/- 1,534 SF
- New Roof
- Designated Parking
- Recently Renovated

PROPERTY OVERVIEW

Meybohm Commercial Properties is proud to introduce this exceptional leasing opportunity at 508 West Ave, North Augusta, SC. This recently renovated property boasts approximately 1,534 square feet of move-in ready space, featuring a new roof, designated parking, and a prime 0.23-acre lot. Located in a highly sought-after area, this property offers a perfect combination of modern updates and potential for a range of business uses. With its desirable location and ample space, this property is primed to meet your commercial needs. Don't miss out on this fantastic opportunity to elevate your business in this dynamic space.

LOCATION OVERVIEW

This property's location is nestled in the heart of North Augusta, SC, in the Old Town District. West Avenue is directly off of Georgia Avenue (+/- 20,000 VPD), which is a main thoroughfare connecting Downtown Augusta, GA to North Augusta, SC.

ADDITIONAL PHOTOS



FLOOR PLANS

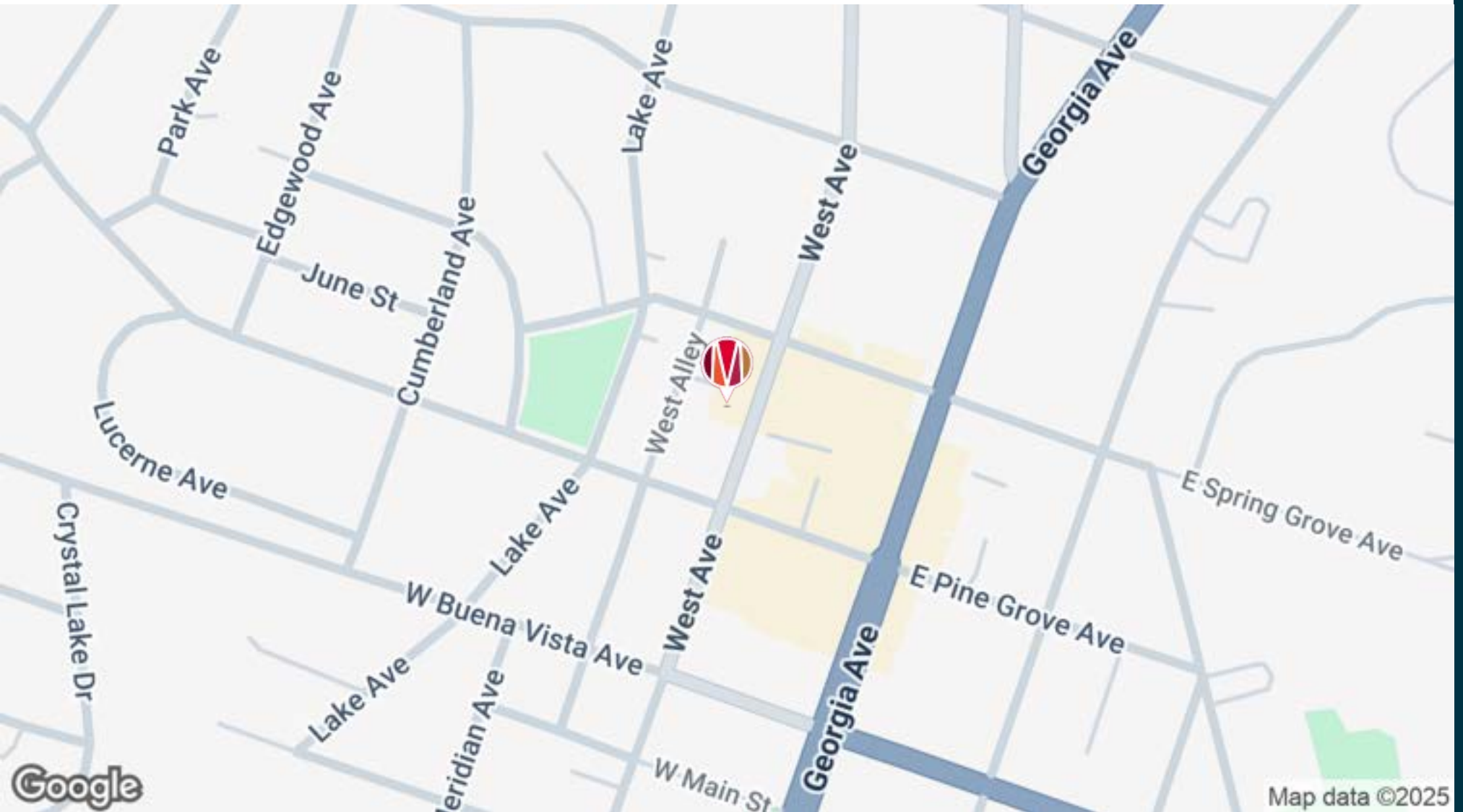


Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.

RETAILER MAP



LOCATION MAP

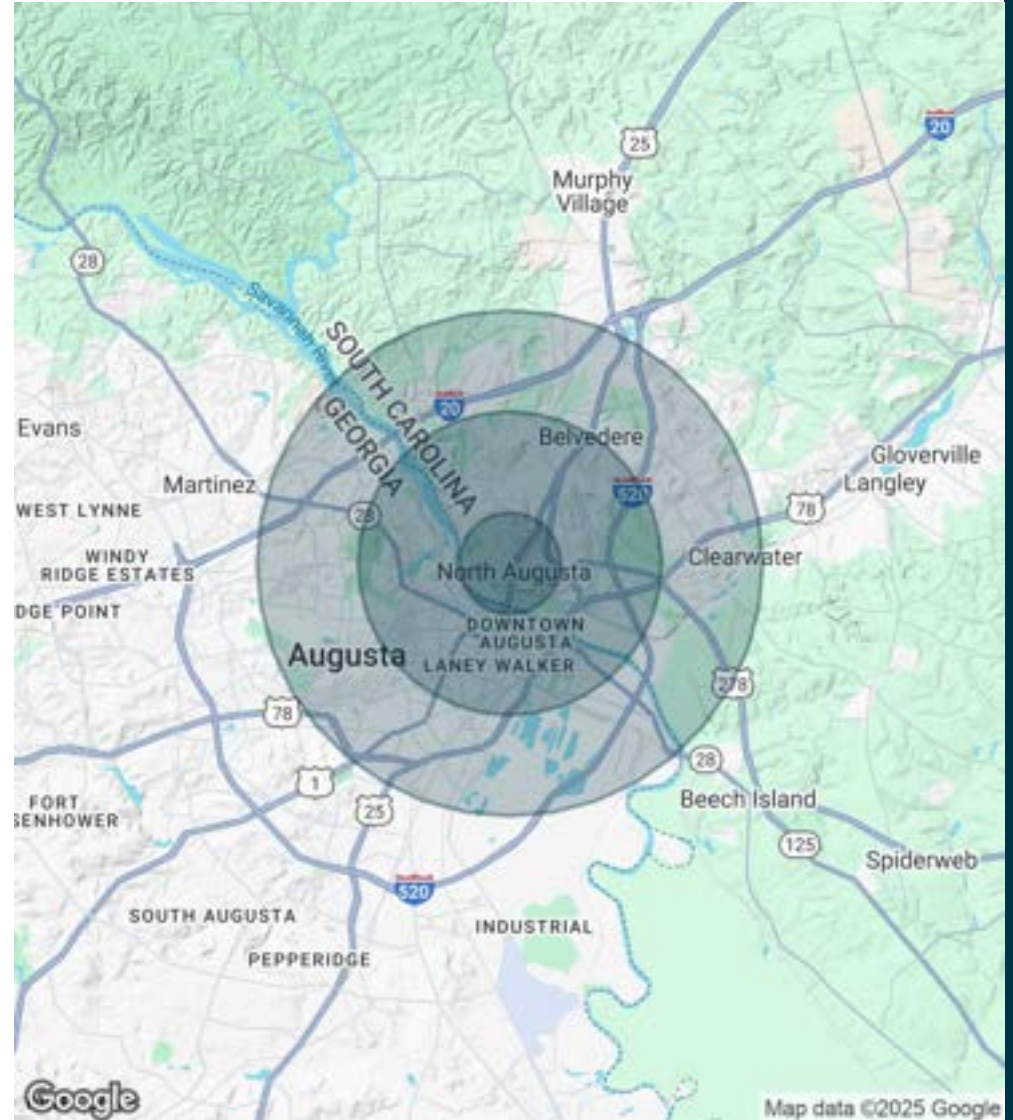


DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,641 | 47,836 | 102,186 |
| Average Age | 42 | 41 | 40 |
| Average Age (Male) | 41 | 40 | 39 |
| Average Age (Female) | 44 | 43 | 42 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,332 | 21,267 | 45,407 |
| # of Persons per HH | 2 | 2.2 | 2.3 |
| Average HH Income | \$89,044 | \$72,826 | \$77,824 |
| Average House Value | \$310,331 | \$232,207 | \$240,102 |

Demographics data derived from AlphaMap





CHARLIE MOYE

Sales Agent

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PROFESSIONAL BACKGROUND

After 15 years in outside sales and sales management, Charlie is excited to continue his career in Commercial Real Estate. Growing up in the Thomson and Augusta area, he wants to help see our local businesses succeed and grow in this market and help bring new opportunities to our area. He also looks forward to working with investors and those looking to make land acquisitions for personal or professional use. In his spare time, Charlie likes to spend time with his wife and 3 boys outside, visiting the beach, hunting, and playing golf.

EDUCATION

BA of Science

Georgia Southern University 2006

MEMBERSHIPS & AFFILIATIONS

CCIM Candidate Member

ICSC

GAAR

SC #128571 // GA #418771

MEYBOHM COMMERCIAL PROPERTIES

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