

FOR LEASE

**4700 SF Warehouse - Camilla
Ave - Augusta MSA**

247 Camilla Ave, Martinez, GA 30907

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|--------------------|------------|
| Building Size: | 10,000 SF |
| Acreage: | 0.76 Acres |
| Zoning: | B-2 |
| Tenancy: | Multiple |
| Grade Level Doors: | 0 |
| Dock High Doors: | 3 |
| Drive-In Bays: | 0 |

- Centrally Located with Augusta, GA MSA

PROPERTY OVERVIEW

Meybohm Commercial is proud to present this 4,700 SF warehouse space for lease. This was the former home of Kirkland Flooring outlet in Augusta, and was used as dry storage for tile and hardwood. The building has since been demised and now hosts CSRA Development, the area's largest development services company in the 5300 SF office warehouse portion. The building has undergone extensive interior and exterior renovations in 2022. The available space is approximately 4,700 SS (67' x 70') across one floor, with access to three dock height doors.

LOCATION OVERVIEW

Centrally located off Davis Road in Augusta, GA, this warehouse space is situated 1.1 miles from the I-520 Expressway and 1.3 miles from Interstate 20. Both I-20 and I-520 allow for ease of travel across the Augusta-Aiken Metro area and beyond.



4700 SF
Available
FOR LEASE


Meybohm
COMMERCIAL

ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

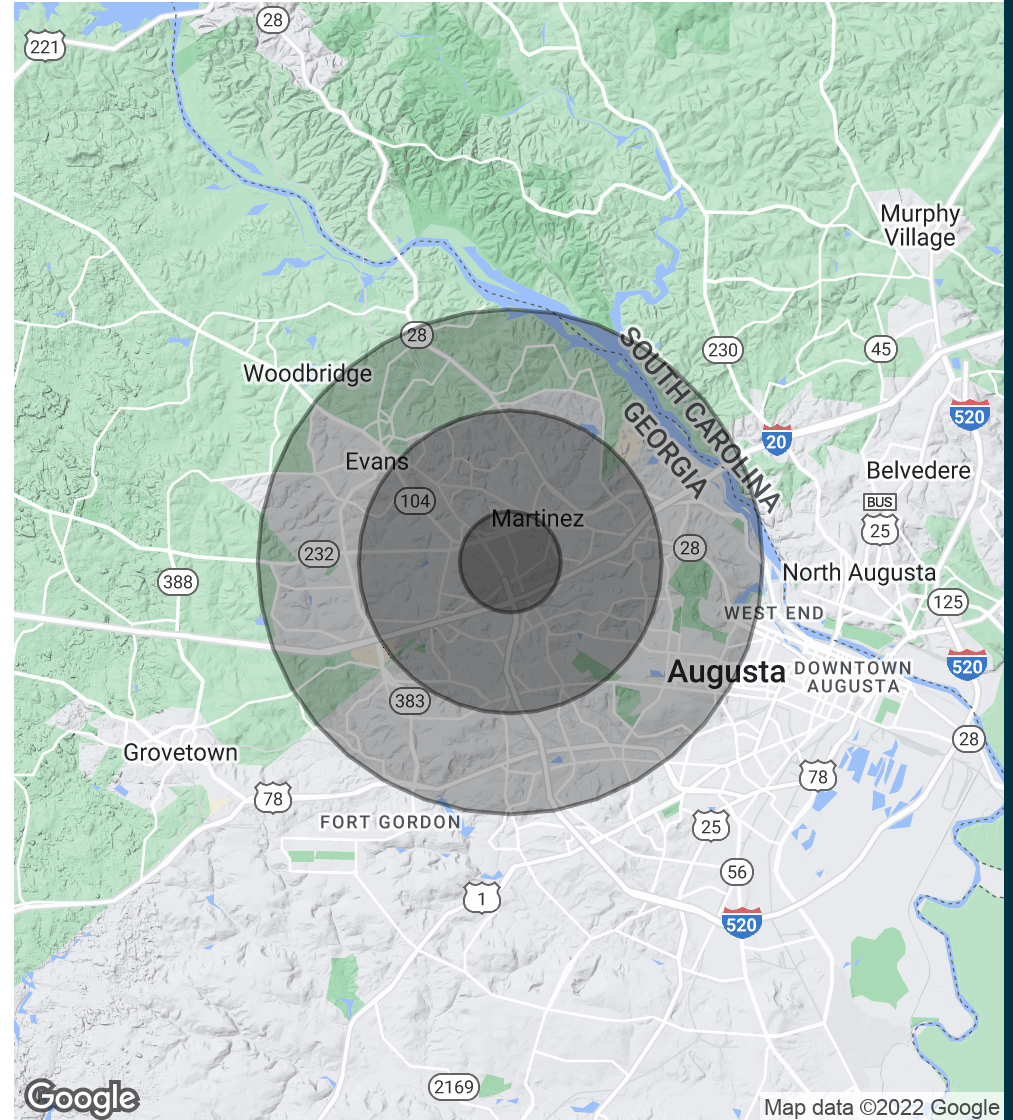
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 7,203 | 55,601 | 127,549 |
| Average Age | 38.7 | 37.0 | 37.2 |
| Average Age (Male) | 37.1 | 36.2 | 36.3 |
| Average Age (Female) | 39.5 | 38.0 | 38.4 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,862 | 21,718 | 51,121 |
| # of Persons per HH | 2.5 | 2.6 | 2.5 |
| Average HH Income | \$63,953 | \$70,562 | \$71,871 |
| Average House Value | \$126,129 | \$197,485 | \$219,949 |

* Demographic data derived from 2010 US Census



TEAM PAGE

JORDAN COLLIER



PROFESSIONAL BACKGROUND

Jordan Collier is Director of Commercial Development For Meybohm. He is a third-generation commercial developer who has spent the last 10 years in the commercial real estate space. His brokerage clientele includes family offices that focus on value add CRE assets throughout the southeast. Jordan has been involved in the syndication and development of industrial, residential, retail, office, and multifamily assets. Before partnering with Meybohm in 2018, Jordan began his career with Collier Management Company in Augusta, Georgia, where he became a partner in the management and development division. Jordan serves on the board of LifeSpring Healthcare and Rehabilitation, is the Chief Executive of Doorpost Management, the President of MRD Investments, Inc., the President of Collier Construction Company, Inc., and is a member of both CCIM and ICSC.

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BRIAN SWEETING



PROFESSIONAL BACKGROUND

Brian is a real estate finance professional with extensive experience in underwriting for private funds, national REITs, and large banks. This underwriting experience includes a specialized focus on financial analysis of the multi-family, retail, and hospitality sectors. Brian has been involved in syndication of a wide array of commercial real estate deals encompassing individuals, family offices, and institutional firms.

Throughout his career, Brian has been involved in the direct investment of over \$150 million in multi-family, hospitality, retail, and office assets throughout the Southeast. He was also responsible for the management of a National portfolio of CMBS across all real estate asset classes.

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