

FOR SALE

12,393 SF Commercial Building

2440 Peach Orchard Rd, Augusta, GA 30906



**VIEW
VIRTUAL
TOUR**



**VIEW
PROPERTY
OVERVIEW
VIDEO**



 **Meybohm**
COMMERCIAL

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$549,000
Building Size:	12,393 SF
Lot Size:	1.23 Acres
Zoning:	B-2 (Richmond County)

- Warehouse Space
- 2 Grade Level Door
- New Roof in 2025
- +/- 22,545 VPD

PROPERTY OVERVIEW

PRICE REDUCED! Meybohm Commercial Properties is proud to exclusively present this 12,393 SF commercial building sitting on a generous 1.23 acres with high visibility located on Peach Orchard Road (+/- 22,545 VPD) in Augusta, GA. Currently the home of well established IT Sportswear who will be relocating. This spacious building boasts +/- 9,300 SF of warehouse space with 2 grade level doors (8'X10', 12'X12') with +/- 3,100 SF of office and showroom space. NEW ROOF in 2025. Presenting a generous floor plan able to accommodate a wide variety of businesses. There are at least 5 offices, 2 bathrooms, a kitchen area, and showroom/retail space. There is a approximately 0.60 acre lot located behind the building providing a rare opportunity for a laydown yard or storage. Don't miss this unique opportunity!

LOCATION OVERVIEW

Situated in the South Augusta market, the area surrounding the property at 2440 Peach Orchard Rd offers a dynamic environment. It is only 0.7 miles from Gordon Highway and 2 miles from I-520. Nearby points of interest include the Augusta Regional Airport, the Augusta Mall, and the prestigious Augusta National Golf Club.

2440 Peach Orchard Road, Augusta GA 30906



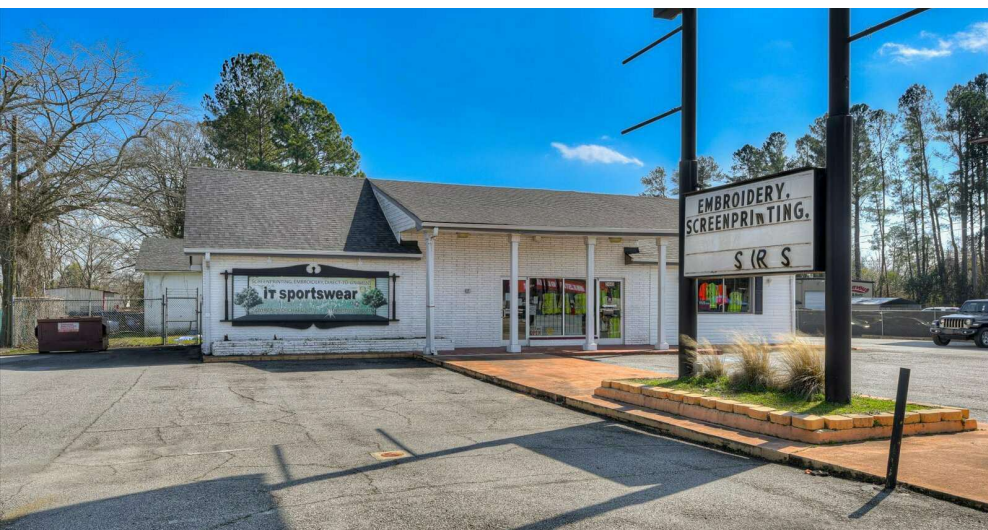
22,545
VPD



Peach Orchard Road

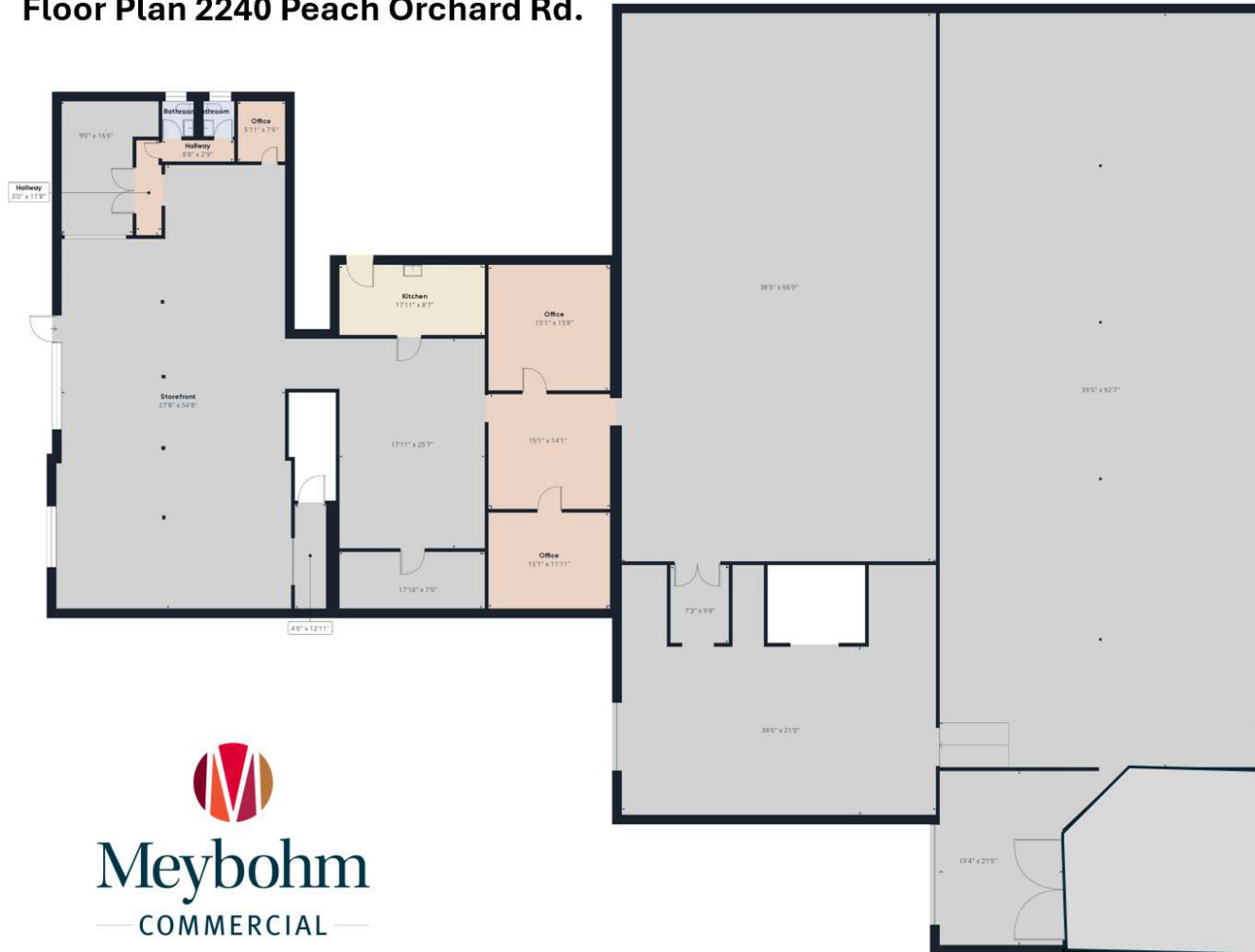
Bungalow Rd

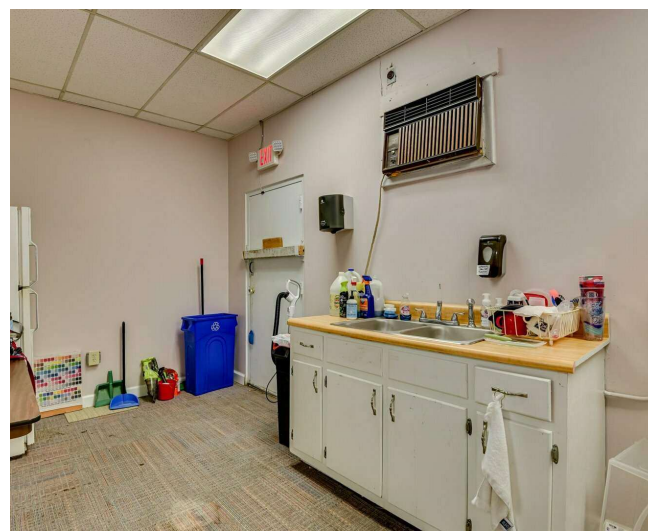
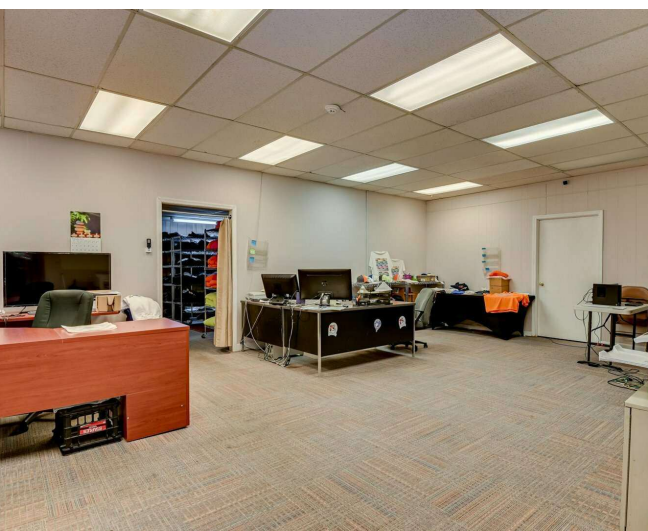
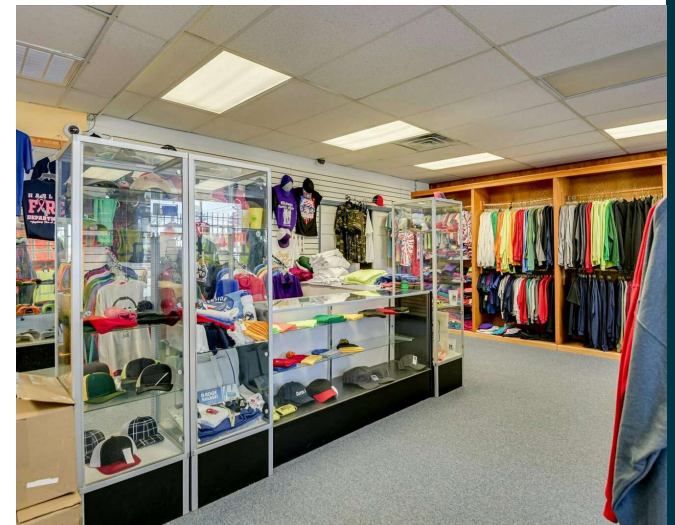
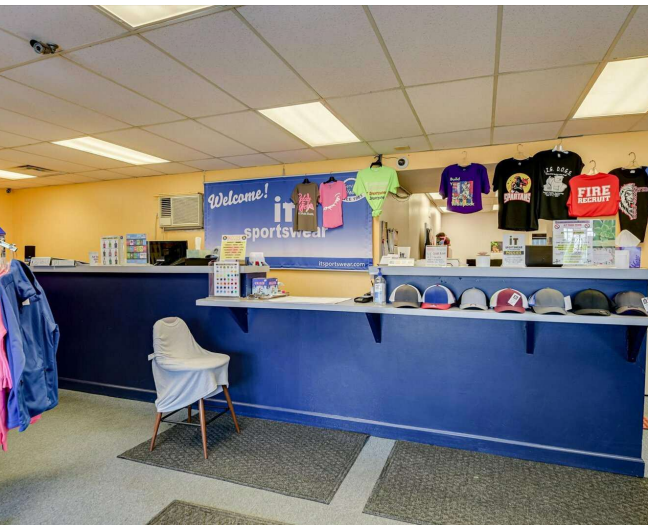


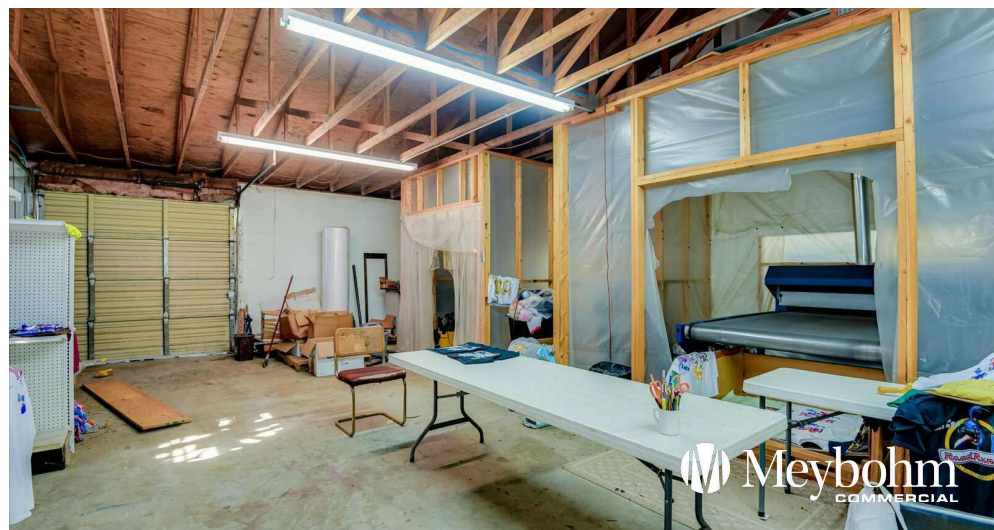
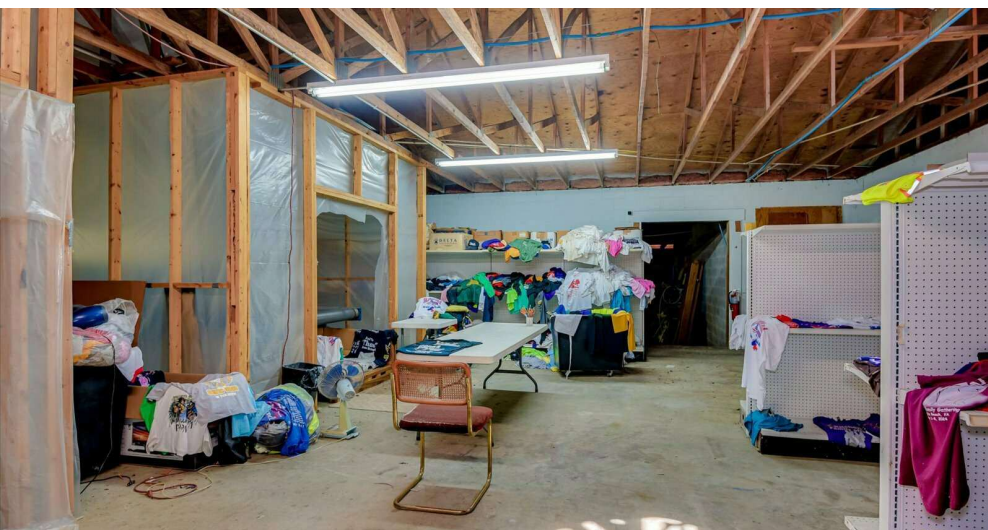
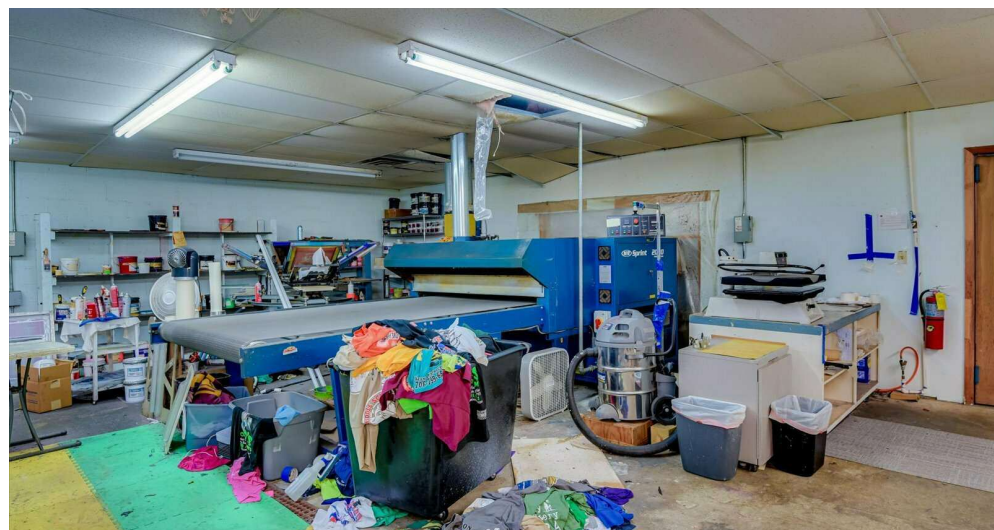
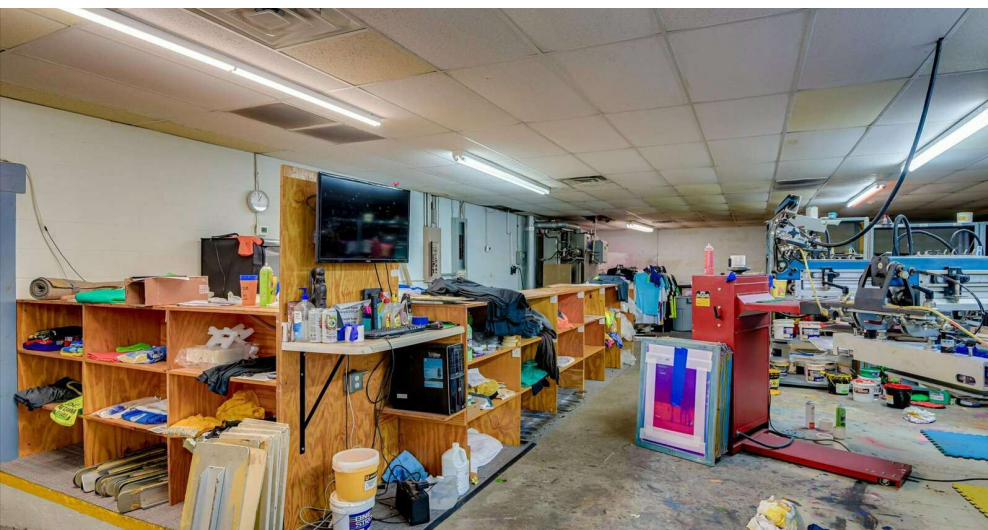


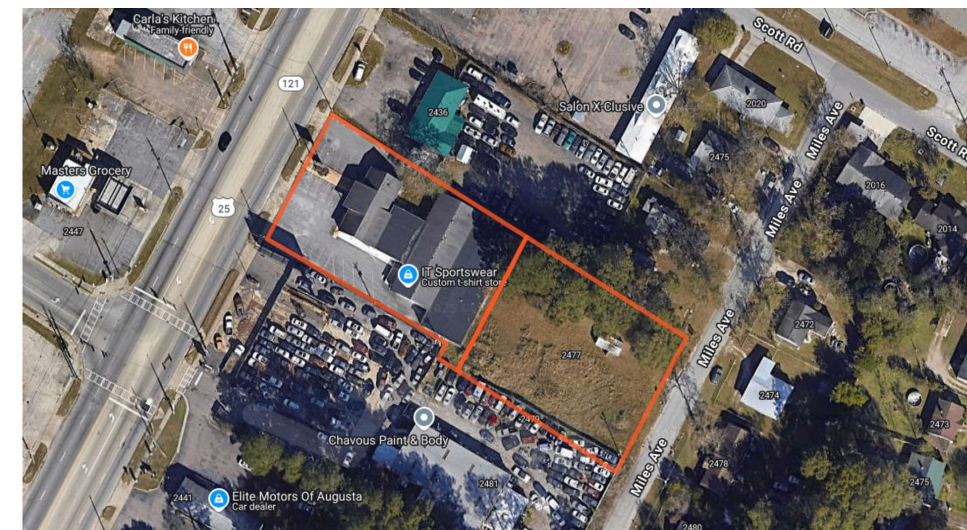
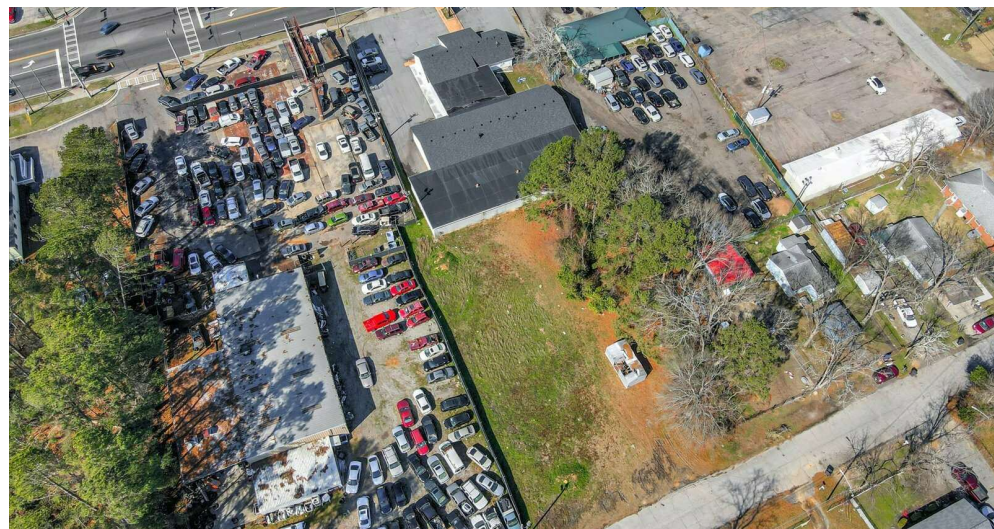
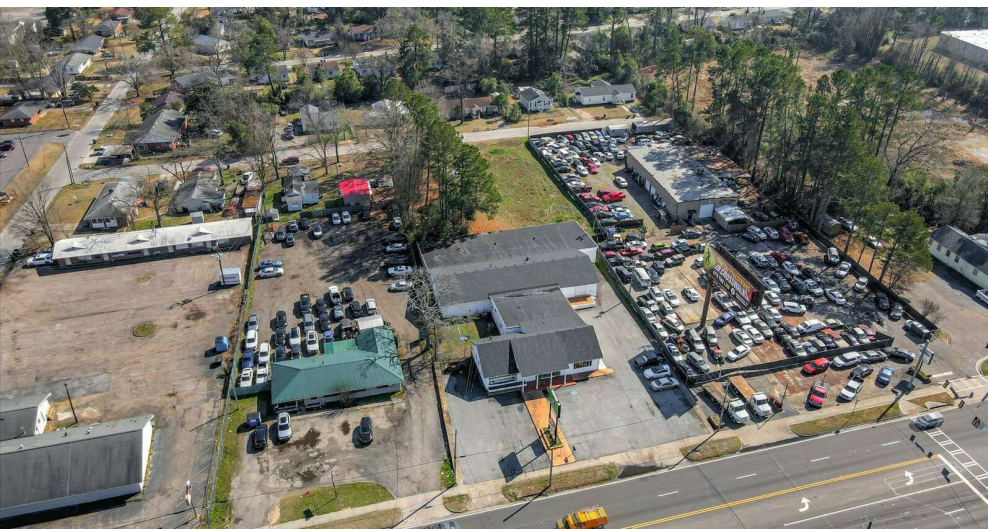
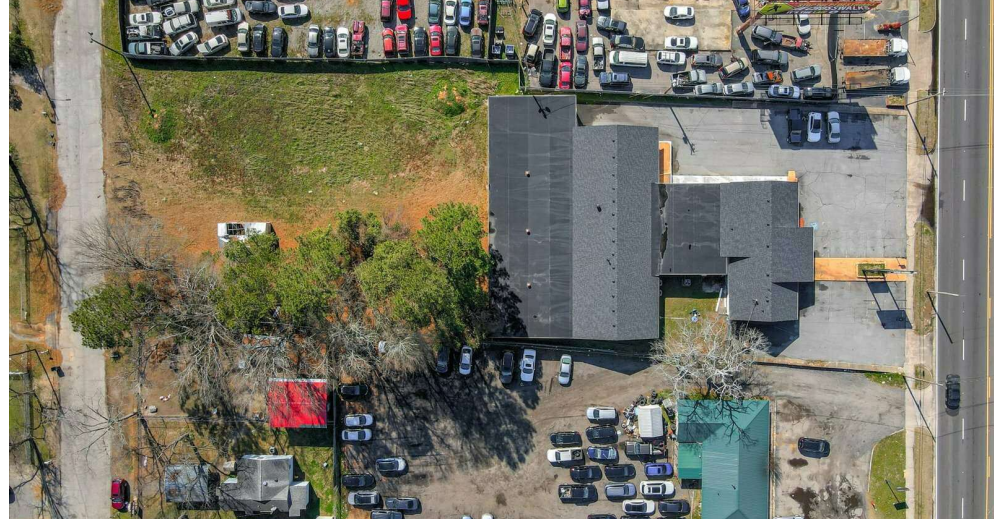
FLOOR PLAN

Floor Plan 2240 Peach Orchard Rd.

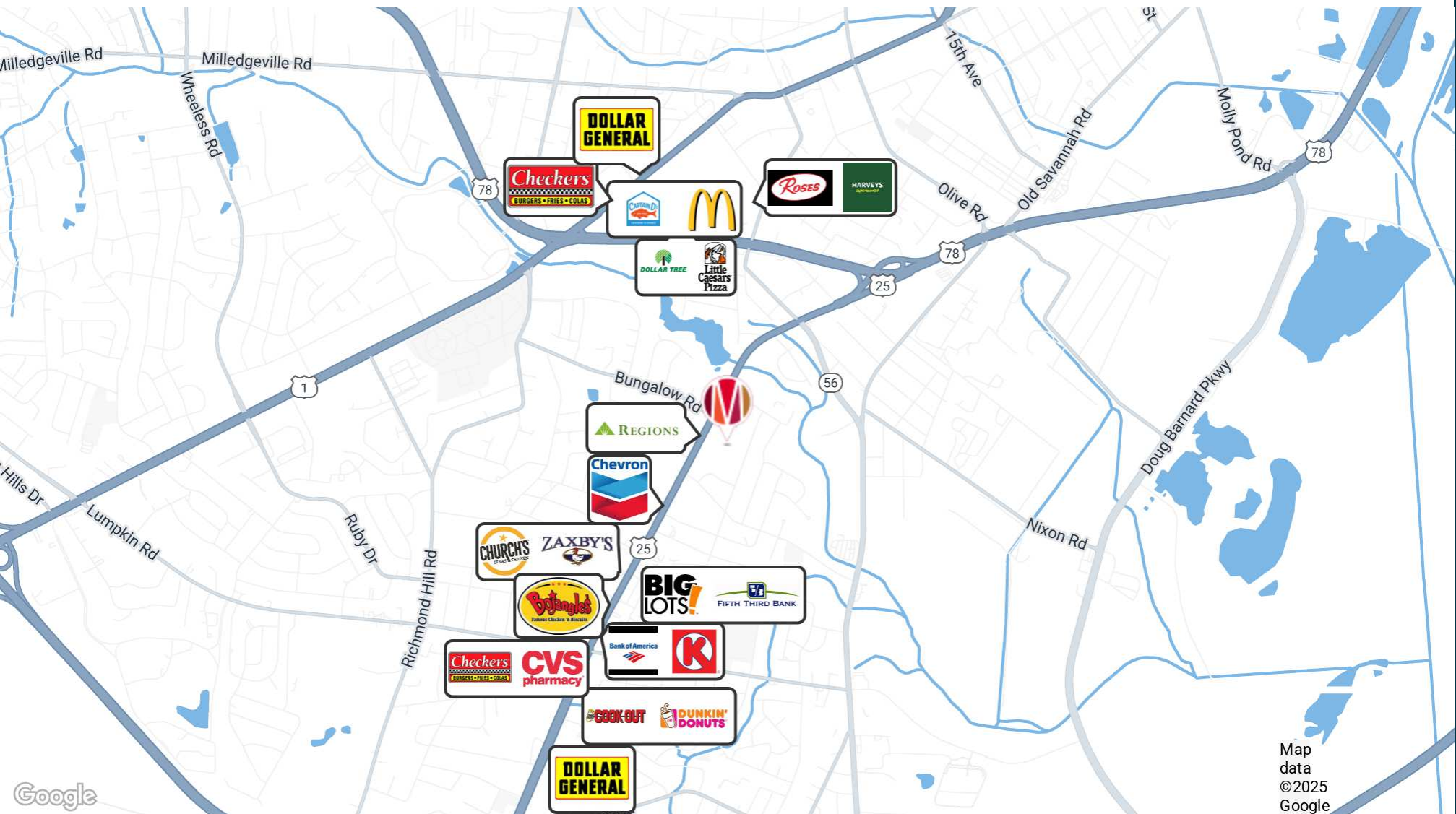




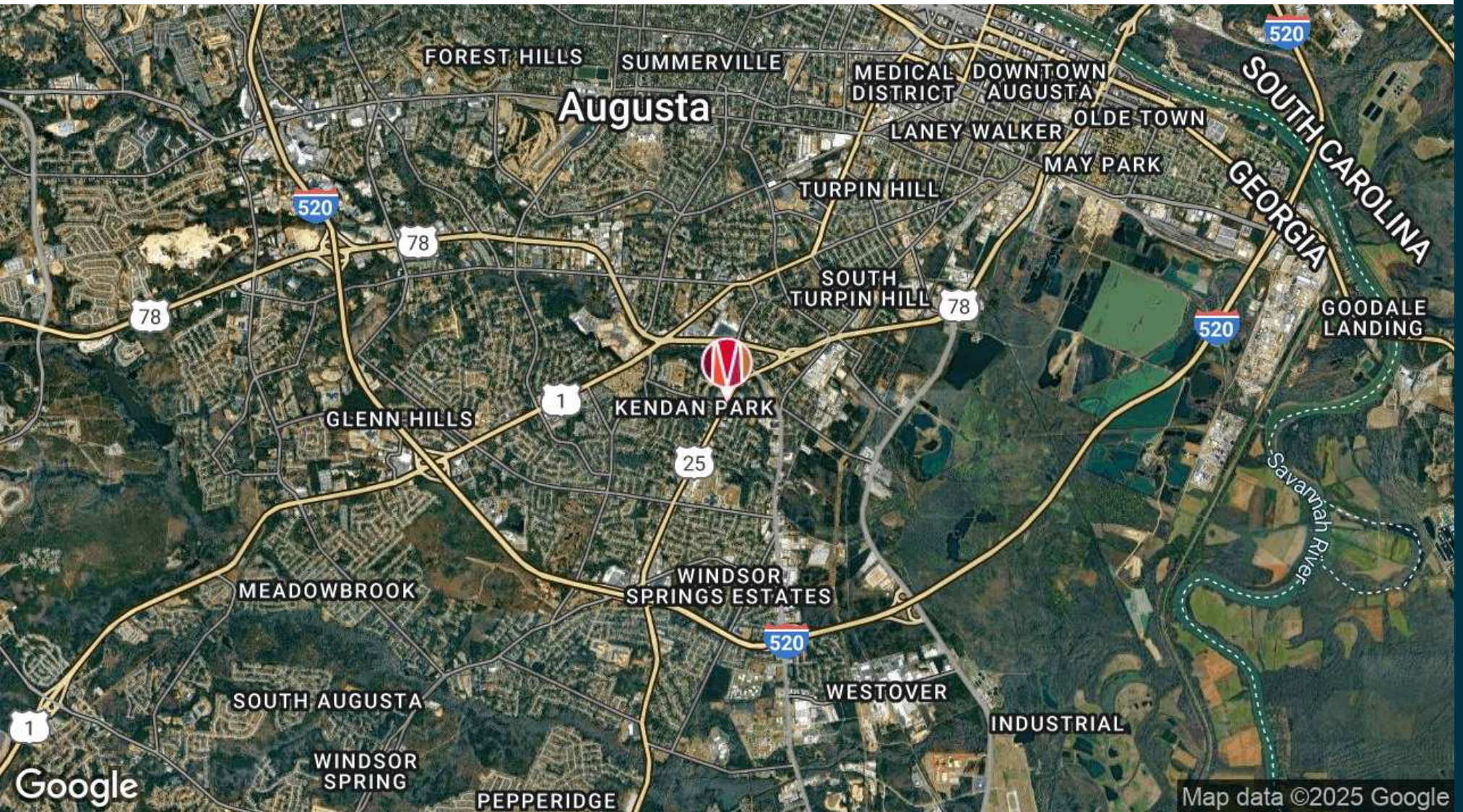




RETAILER MAP



LOCATION MAP

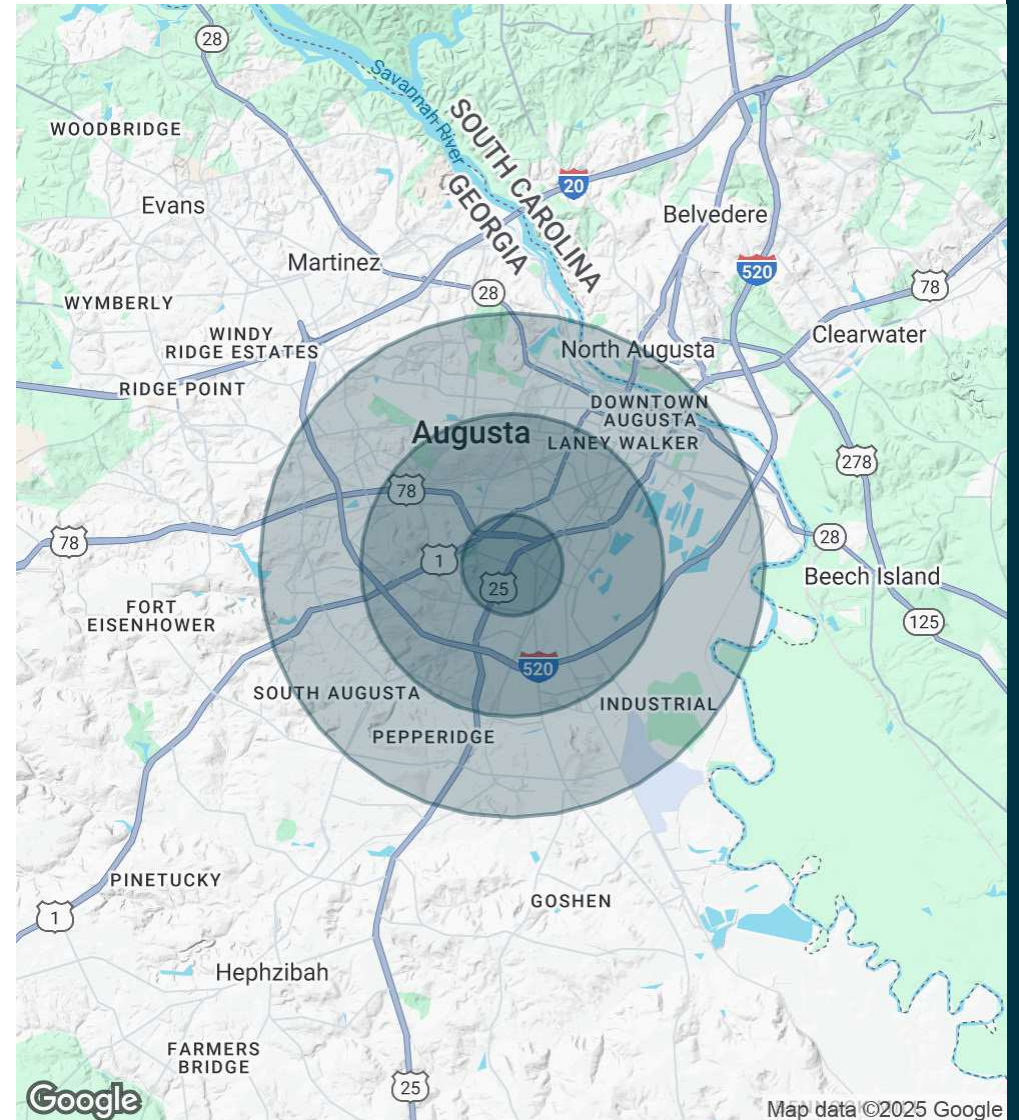


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,035	46,461	111,706
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,461	18,948	46,075
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$42,788	\$52,702	\$66,738
Average House Value	\$86,797	\$145,617	\$196,210

Demographics data derived from AlphaMap



TEAM PAGE

TRAVIS REED, CCIM



PROFESSIONAL BACKGROUND

Travis is a 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. In 1996 he was chosen Georgia Outstanding Logger of the Year, in 1998 Regional Outstanding Logger and in 2000 Travis was awarded the National Outstanding Logger Award by the Forest Resources Association. 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, sporting clays and bird hunting.

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CHARLIE MOYE



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.

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