1.28 ACRES PAD READY SITE
PARKER'S KITCHEN RESIDUAL

3661 MIKE PADGETT HWY, AUGUSTA, GA



PARCEL LEGEND			
Size	**Sale**	**Lease**	**Ideal Use**
1.28 Acres	$521,100	Subject to Offer	QSR / Automotive / Carwash

OFFERING MEMORANDUM

PREMIUM RETAIL PAD FOR SALE OR LEASE
36.5 K VPD | 2X FULL MOTION ACCESS
698K ANNUAL VISITS AT ADJACENT PARKER'S

FINEM GROUP
MEYBOHM COMMERCIAL

OFFERING MEMORANDUM

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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Lease Rate
- Lease Term
- Lease Guarantor
- Special Stipulations

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EXECUTIVE SUMMARY



RETAIL OPPORTUNITY

WHY THIS SITE?

SITE CONDITION
Pad Ready Development Site

TRAFFIC COUNT
36,460 Combined VPD

ACCESS
2X Full Motion Access Points

UTILITIES ON SITE
Water and Sewer Available

WORKFORCE LOCATION
Located in Industrial Node

TRAFFIC SIGNAL
Adjacent to Signalized Intersection

ZONING
B-2 (High Commercial Zoning)

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present the pad-ready 1.28-acre site at 3661 Mike Padgett Highway for sale. Fully graded with stubbed-in water, sewer and power, the parcel offers dual full-motion access to Mike Padgett Highway (27,400 VPD) and Tobacco Road (9,060 VPD), and is zoned B-2 for a broad range of commercial and retail uses.

Situated within South Augusta's industrial district and directly adjacent to the newly constructed Parker's Kitchen, the site benefits from major road frontage and immediate visibility. The primary three-mile trade area encompasses 18,591 residents with an average household income of $57,857, underpinning strong consumer demand for service-oriented or owner-operator businesses.

The property lies just 2.1 miles south of Interstate 520 (the Bobby Jones Expressway), offering seamless regional connectivity, and only 1.3 miles southwest of Augusta Regional Airport (AGS). This turnkey pad site eliminates the need for extensive site work and allows for rapid ground-up construction or build-to-suit opportunities.

Strategically positioned at the intersection of Mike Padgett Highway and Tobacco Road, this parcel benefits from regional traffic drivers and immediate adjacency to leading convenience retail. The new Parker's Kitchen draws over 698,000 annual visits, while the Circle K on the opposite corner captures 529,800 annual visits. Less than a third of a mile away, the Food Lion grocery store receives over 1 million visits annually—ranking as the #1 performing Food Lion in Georgia and #14 nationwide. This high-volume retail intersection is supported by strong commuter flows to the Augusta Regional Airport and nearby industrial users along the corridor.

LOCATION OVERVIEW

HIGH TRAFFIC TRADE AREA

NOTABLE FEATURES

WITHIN A 3 MILE DRIVE TIME

I-520	2.1 Miles
Food Lion #1 in GA	0.4 Miles
Augusta Regional Airport	1.3 Miles
Augusta's Industrial Park	0.5 Miles
Graphic Packaging	3.6 Miles
Textron Vehicles	1.6 Miles
Fort Gordon	7.5 Miles
Downtown Augusta	9.8 Miles

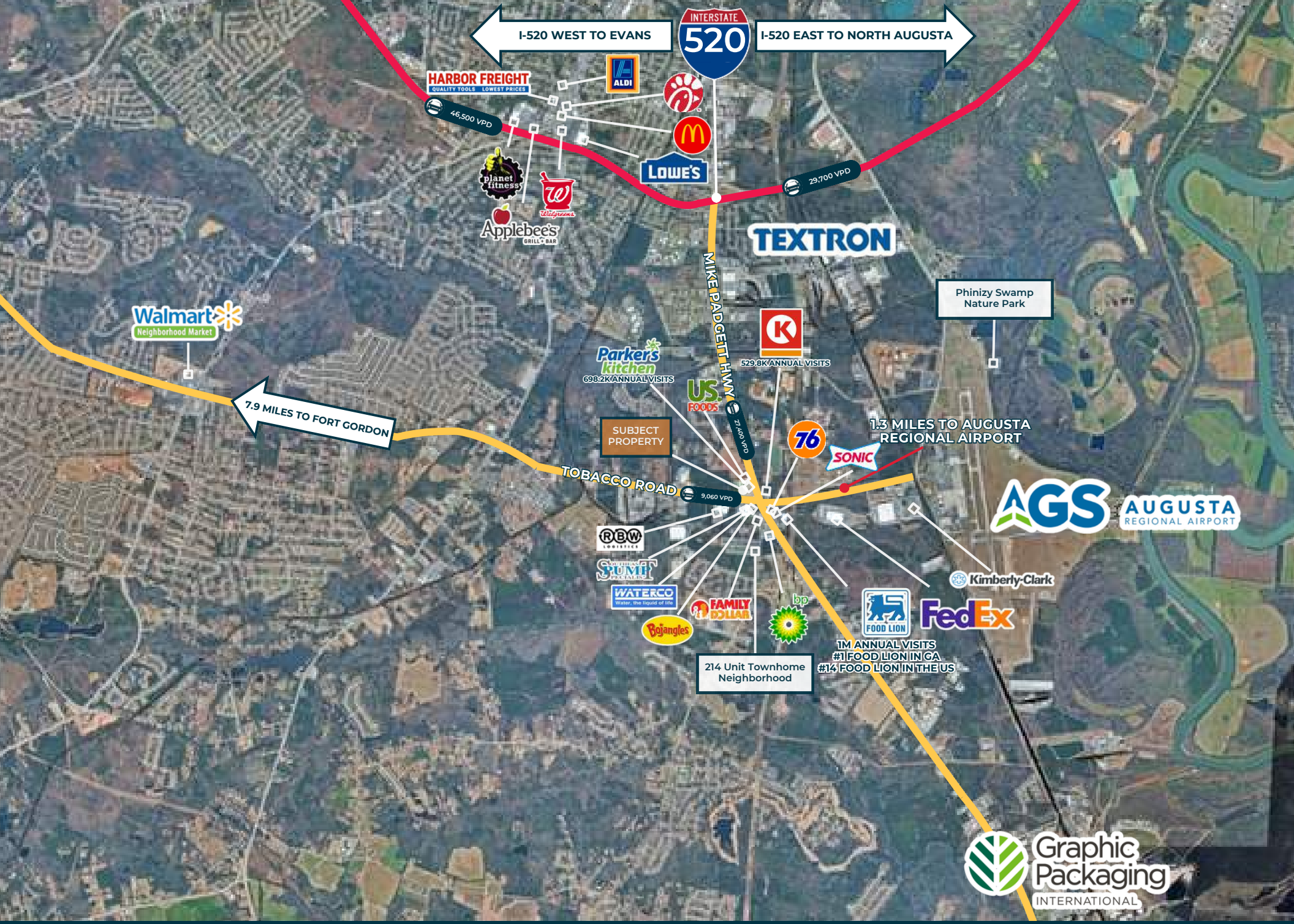




Demographics	1 Mile	3 Mile	5 Mile
Population	1,687	19,191	52,322
Median HH Income	$60,306	$58,104	$54,643
Households	635	7,131	20,184


MIKE PADGETT HWY
27,400 VPD
US FOODS
FULL MOTION ACCESS POINT
FULL MOTION ACCESS POINT
RETAIL PAD 1.28 ACRE
Parker's kitchen
698.2K ANNUAL VISITS
TOBACCO ROAD
9,060 VPD
529.8K ANNUAL VISITS
AIR
ADVANCE THE WAY YOU THINK
SOUTHEAST PUMP SPECIALIST
WATERCO
Water, the liquid of life
Bojangles
FAMILY DOLLAR
SONIC
FOOD LION
1M ANNUAL VISITS
#1 FOOD LION IN GA
#14 FOOD LION IN THE US


US. FOODS
MIKE PADGETT HWY
27,400 VPD
Parker's kitchen
698.2K ANNUAL VISITS
RETAIL PAD
1.28 ACRE
TOBACCO ROAD
9,060 VPD
AIR
ADVANCE THE WAY YOU THINK
529.8K ANNUAL VISITS
RBW LOGISTICS
76
Bojangles
SONIC
SOUTHEAST PUMP SPECIALISTS
WATERCO
Water, the liquid of life
FAMILY DOLLAR
FOOD LION
1M ANNUAL VISITS
#1 FOOD LION IN GA
#14 FOOD LION IN THE US
K C Package Shop
214 Unit Townhome Neighborhood
bp
oogle Earth


I-520 WEST TO EVANS
INTERSTATE 520
I-520 EAST TO NORTH AUGUSTA
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
ALDI
46,500 VPD
29,700 VPD
LOWE'S
planet fitness
Applebee's GRILL + BAR
TEXTRON
MIKE PADGETT HWY
Phinizy Swamp Nature Park
Walmart Neighborhood Market
Parker's kitchen
698.2K ANNUAL VISITS
529.8K ANNUAL VISITS
US FOODS
27,600 VPD
SUBJECT PROPERTY
7.9 MILES TO FORT GORDON
1.3 MILES TO AUGUSTA REGIONAL AIRPORT
SONIC
TOBACCO ROAD
9,060 VPD
AGS AUGUSTA REGIONAL AIRPORT
RBW LOGISTICS
Kimberly-Clark
WATERCO
FAMILY DOLLAR
Bojangles
FOOD LION
FedEx
1M ANNUAL VISITS
#1 FOOD LION IN GA
#14 FOOD LION IN THE US
214 Unit Townhome Neighborhood
Graphic Packaging INTERNATIONAL

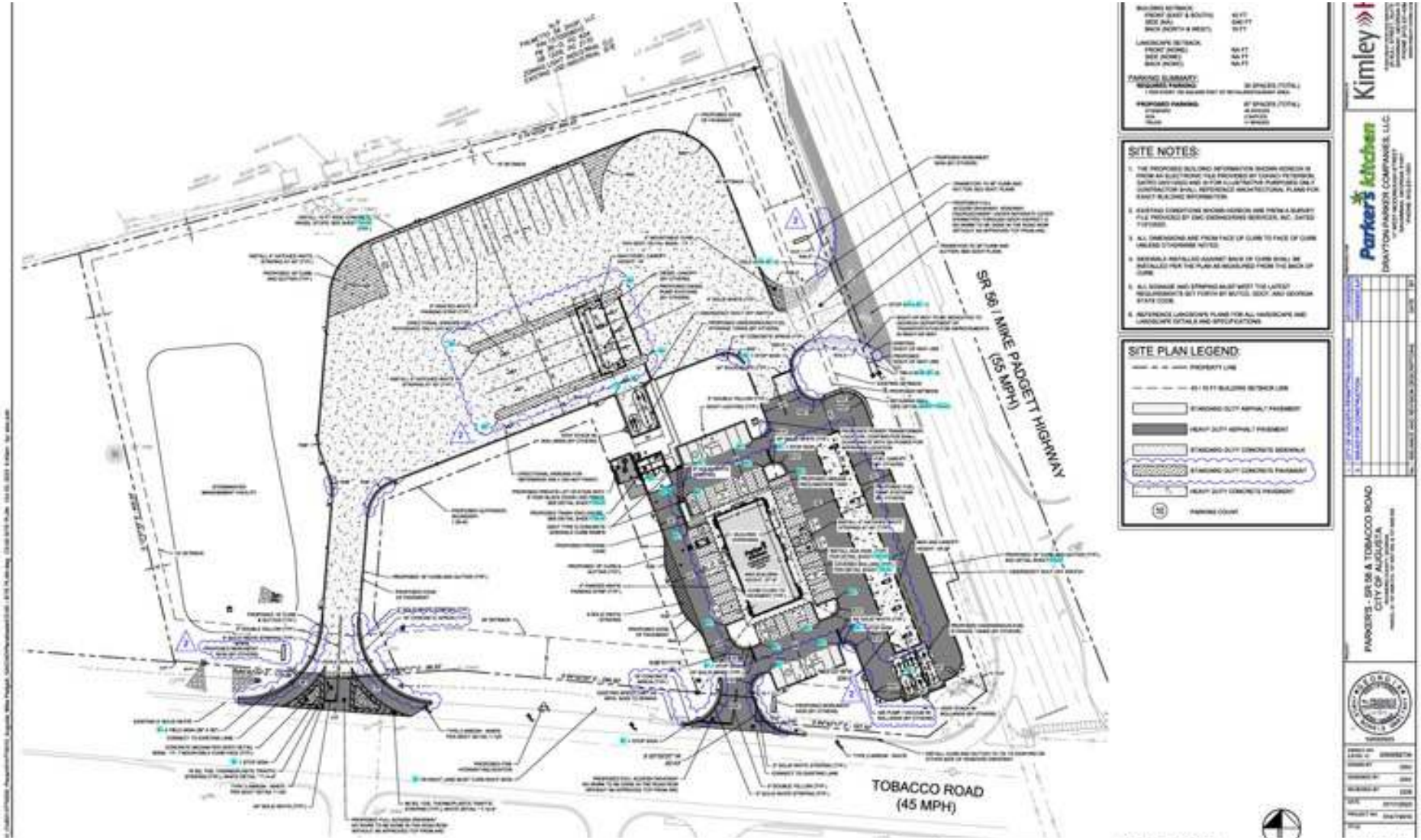

Evans, GA
Savannah River
INTERSTATE 20
North Augusta, SC
Martinez, Ga
Augusta National
INTERSTATE 20
Grovetown, GA
SRP Park
West Augusta Medical District
Downtown Medical District
Brand New Wellstar Hospital
Augusta Mall
Downtown Augusta, GA
Fort Eisenhower
Augusta Regional Airport
SUBJECT PROPERTY
Google Earth
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SITE MAPS



PAD READY RETAIL SITE

SITE PLAN



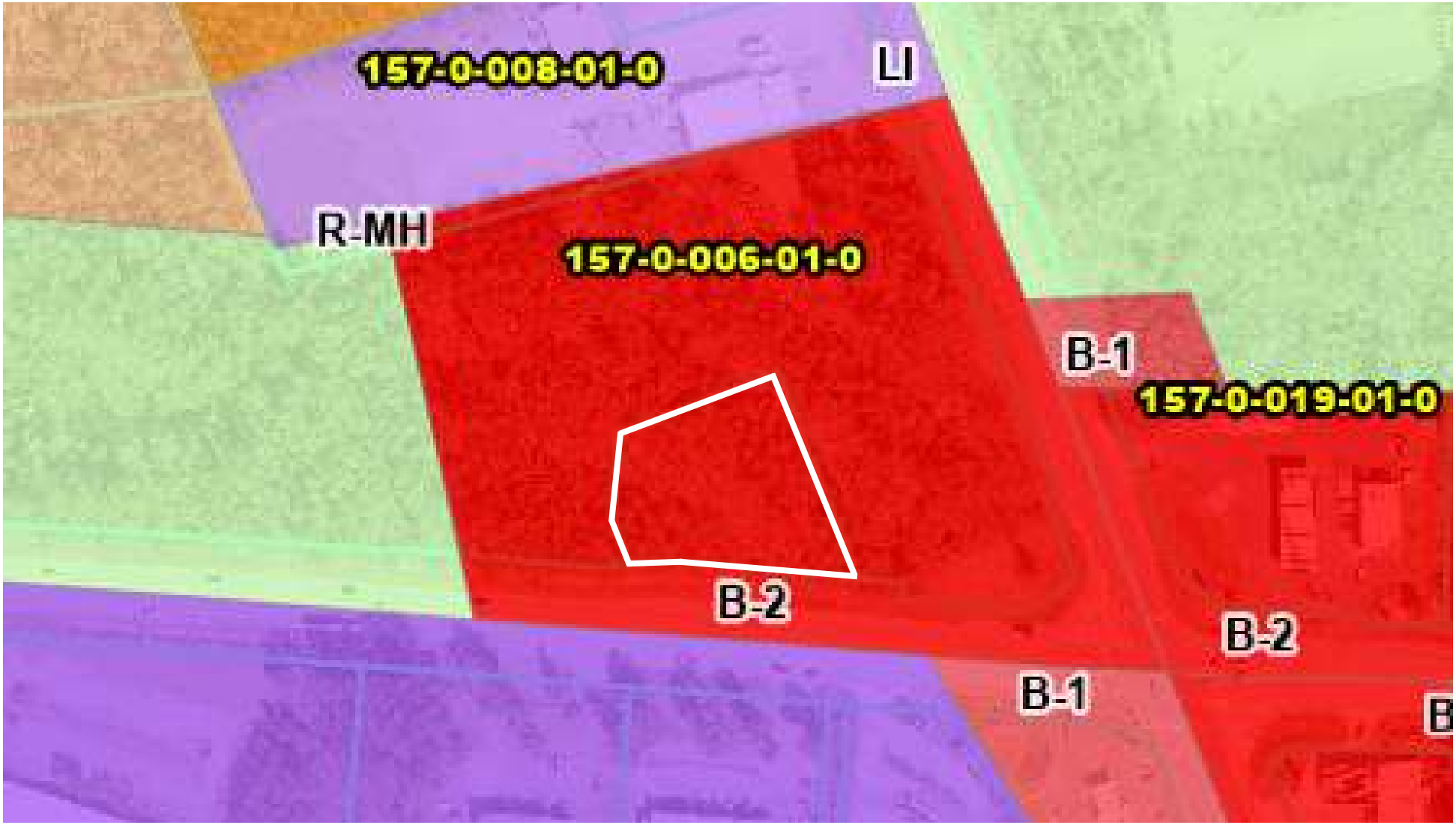
PAD READY RETAIL SITE
PLAT



PAD READY RETAIL SITE
ACCESS MAP



PAD READY RETAIL SITE
ZONING MAP



PAD READY RETAIL SITE
PROPERTY PHOTO



AREA OVERVIEW



WHY? AUGUSTA

OVERVIEW

The Central Savannah River Area (CSRA) which includes Augusta, GA, Aiken, SC and more, is in a perfect phase for business. Right-sized, ideally strategically located, with a backbone of education, medical, and military pumping out a solid labor force, the city has become a beacon for companies to set up shop. **Infrastructure, labor force, cost of living, location, education, industry- they are all leading companies large and small to the CSRA.**





HOME OF THE AUGUSTA NATIONAL

Year after year during the first full week of April, golf fans descend on Augusta by the thousands. The annual event marks a boom for the local economy with over 200,000 average attendees. Augusta is known as the golf capital of the universe for good reason, and the love of golf extends well beyond the confines of Augusta National. It attracts politicians, athletes, musicians, Corporate CEOs, and many more which brings some of the world's most powerful people all in the same week to Augusta, GA.

MASTERS

A WELL CONNECTED CITY

Few places are as ideally located as The CSRA. It sits on I-20 between Atlanta (westbound) and Columbia (eastbound), with every major artery of Southeastern Interstate within easy reach, especially I-95 and I-77.

Augusta is less than 150 miles from the Ports of Savannah and Charleston.

Augusta's regional airport has direct flights to Atlanta, Charlotte, Washington DC, and Dallas.

GEORGIA CYBER CENTER

CYBER CITY

The CSRA has long been a hotbed for the tech- and cyber-related companies such as Unisys, ADP, and Raytheon. Now, Augusta is home to the US Cyber Command at Fort Gordon and the Georgia Cyber Center, a $100 million investment and the largest government cybersecurity facility in the United States.

U.S. Army Cyber Command (ARCYBER) is the Army headquarters beneath United States Cyber Command.

HEALTHCARE

Augusta University is Georgia's health sciences university, offering resources and services for those throughout the state and beyond. It features the Medical College of Georgia, the Dental College of Georgia, and a highly sought-after nursing program.

There are 12 total Hospitals in the area with a brand new one being constructed.

Doctors Hospital in Augusta is the largest burn center in the United States and the third largest in the world.

LOW HOUSING COSTS

One of the biggest jewels in the CSRA is our low housing cost. Here, a broad variety of options are available, encompassing everything from new TND neighborhoods to established communities of antebellum and craftsman style homes.

Our market is more than 50% less than the national average, complementing the low cost of living and doing business in Augusta.

2nd
Most Populated MSA in GA

611K
CSRA Population

270K
CSRA Labor Force

5.7%
Percentage Unemployed

13K
Projected Job Growth in Next 5 Years

27K
Projected Population Growth in the Next 5 Years

WHY? GEORGIA

KEY DRIVERS

By 2050 Georgia's Population is projected to increase by nearly 2.5 Million people and Georgia's workforce is expected to grow by 3.1 million jobs. This incredible growth puts increased demands on Georgia's freight and logistics infrastructure which transports personal goods for families, raw materials to Georgia businesses, and moves products across the state and nation

Annual Georgia Freight Tonnage will increase 91% by 2050

Congestion costs for Georgia based traffic are projected to increase more than 100% by 2050

Manufacturing is expected to grow by 77% by 2050

Agriculture is expected to grow by 43% by 2050

Distribution freight flows are expected to more than triple from 2019 to 2050

TOP 10 STATES

1. **Georgia**
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

Per Site Selection

Site Selection Magazine's annual Site Selectors Survey is out as of this past January, and the prospects for GA and the greater Southeast continue to shine!

Key stats for GA as follows:
- Top State Business Climate: GA#3
- Best Manufacturing Workforce States: GA#4
- Best States for Manufacturing: GA#3

Other items of interest:
- Atlanta ranked as #2 city for HQ Projects behind Dallas
- U.S. #1 for International Investment
- Most important factors for location (in order): Tax Policy, Workforce, Incentives and Quality of Life

ECONOMIC OVERVIEW

Georgia's Population is robust, making it the 8th most populous state with the majority of Georgians in prime working ages, 25-44 Years Old.

By 2050, the State is projected to Grow to 13,390,283, an increase of nearly 2.5 Million.

The state has experienced strong economic growth evidenced by being ranked 11th for GDP growth and Georgia continues to be ranked 8th nationally for its tax burden keeping the state competitive.

ECONOMIC COMPETITIVENESS

Georgia ranks highly on various metrics related to the creation of new businesses in the state, which is a strong indicator of a dynamic economy.

The state ranks 6th nationally for net new businesses created and 3rd in the percentage of adults becoming entrepreneurs each month.

Georgia ranks 8th for change in capital invested over the last 5 years indicating the attraction of investment.

FUTURE OF TALENT

The state ranks 7th in terms of job growth of non-agriculture employment, ahead of most southern states.

Georgia continues to be a leader in job growth.

Georgia ranks 14th in the growth of high-tech employment and ranks 11th for the number of STEM doctorates. These are important indicators of a strong talent base

INFRASTRUCTURE OF THE FUTURE

The State's Logistics infrastructure continues to be a significant strength. Monthly TEU throughput in the port of Savannah has increased by 90% over the last decade.

Georgia ranks 4th in terms of growth in jobs in the warehouse sector over the last 5 years.

11M Total State Population

61% Labor Force Participation

268K Jobs Created Last 5 Years

134B Invested in GA in Last 5 Years

13M 2050 Projected State Pop.

90% Growth in Trade at Port of Savannah Over the Last Decade

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