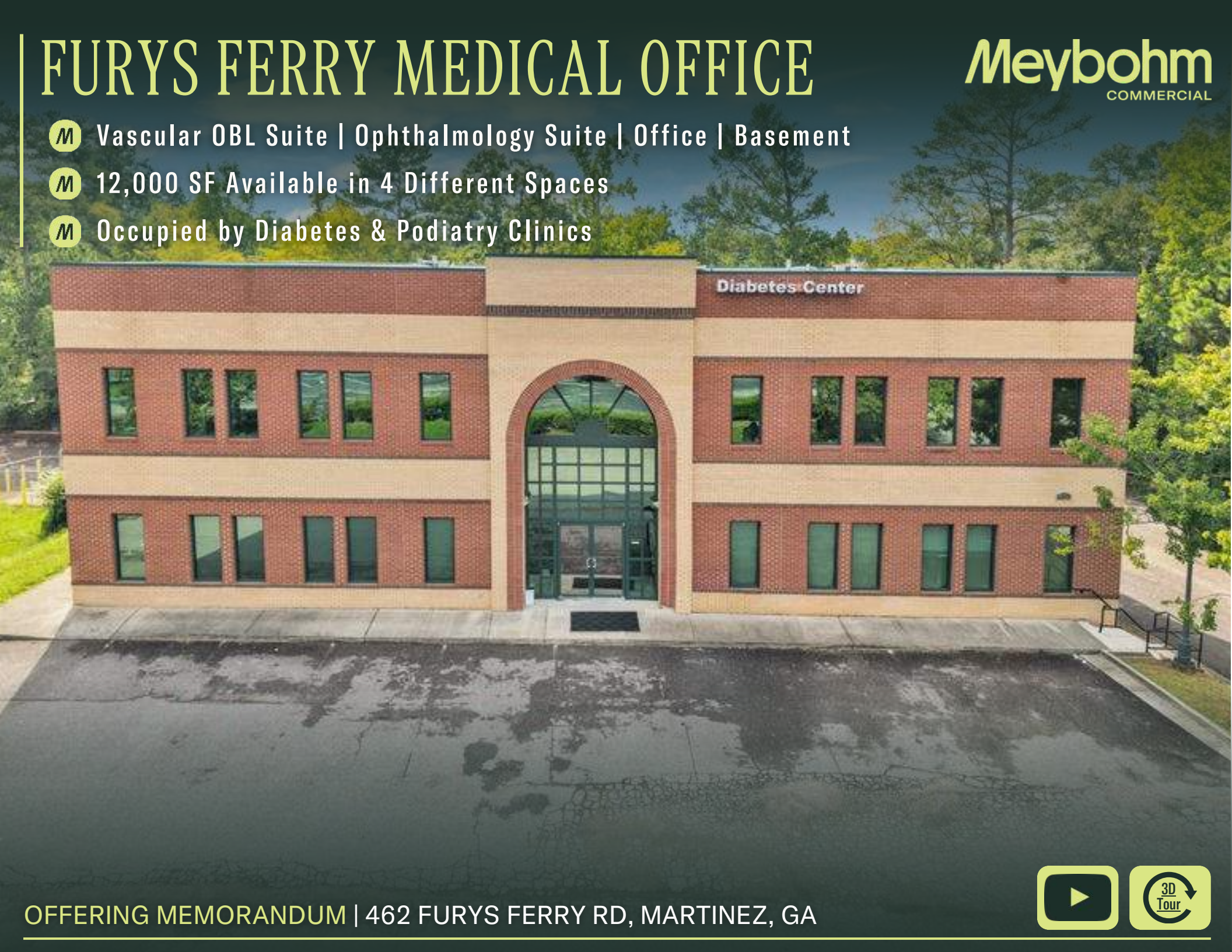
FURYS FERRY MEDICAL OFFICE

Meybohm COMMERCIAL

- Vascular OBL Suite | Ophthalmology Suite | Office | Basement
- 12,000 SF Available in 4 Different Spaces
- Occupied by Diabetes & Podiatry Clinics



OFFERING MEMORANDUM | 462 FURYS FERRY RD, MARTINEZ, GA

3D Tour

OFFERING MEMORANDUM

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

- Lease Rate
- Lease Period
- Lease Guarantor
- Intended Use

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SECTION 01
PROPERTY OVERVIEW

OFFERING MEMORANDUM

DEAL HIGHLIGHTS

PRICING
Call for Lease Rates

BUILDING SIZE
16,200 SF

ZONING
PDD, Columbia County

FEATURES
Elevator and Two stairwells;
Ground-level Entrance

TRAFFIC COUNT
23,100 VPD on Furys Ferry Rd

ANCHORS
Publix, McDonald's, Dunkin', Jiffy Lube

LAND SIZE
±1.89 Acres

OFFERING OVERVIEW

462 Furys Ferry Road is a three-level, ±16,200 SF brick medical office building on ±1.89 acres in Columbia County, with suites available for lease. Built in 2008, it has an elevator and two stairwells, and Aiyan Diabetes Center and Center for Podiatry Care are in place as tenants. Several of the open suites are already equipped for specialty care, so the right practice can move in without a full build-out.

Suite 3D is a ±2,200 SF retina and ophthalmology clinic with seven exam rooms, a nurses' station, a physician office, a shared foyer, a restroom, a break room and a lab room with refrigeration and sterilization. Installed equipment includes a Topcon DRI OCT Triton swept-source OCT with angiography, a Haag-Streit Octopus 600 perimeter, a LightMed ophthalmic laser, Marco Deluxe refracting lanes with a Marco Ultra M3, and two rooms with exam tables and Mindray monitoring.

The ±2,200 SF vascular suite is set up as an office-based lab with a front desk, four exam rooms, three recovery bays and a procedure room. It has a Ziehm Vision RFD Hybrid flat-panel C-arm, excimer laser atherectomy, a Volcano CORE Mobile IVUS and an Ilex 55 display, plus a full in-office lab with a Beckman Coulter AU480 chemistry analyzer, an Access 2 immunoassay system and a DxH 500 hematology analyzer.

Suite 3C is ±2,200 SF of general office with LVP flooring, a grid ceiling and windows, good for billing, back office or professional use, or as expansion space next to 3D. The ±5,400 SF ground level has its own exterior entrance off the rear parking lot and two hyperbaric chambers currently in place.

A lease or ownership of the installed equipment can be negotiated alongside leasing space or buying the building.

Martinez is the core of Columbia County on the suburban side of the Augusta metro. Furys Ferry Road is one of the main routes linking Evans and Martinez to Riverwatch Parkway, Washington Road and I-20, and the corridor already carries a mix of medical, service and neighborhood retail users, including Augusta University Health. The metro's employment base leans heavily on healthcare and Fort Gordon, with Augusta University, Piedmont Augusta, Wellstar and Doctors Hospital among the largest employers.

The building sits just off Furys Ferry near the signalized Baston Road intersection, steps from a Publix-anchored center with McDonald's, Papa John's and Mi Rancho, and next to Augusta Christian Schools. Within 3 miles there are 57,085 residents in 23,962 households, with a median household income of $85,664 and a daytime population of 61,000. Inside 1 mile the median household income climbs to $99,790.

OFFERING MEMORANDUM

PROPERTY DETAILS

KEY DETAILS

Property Type	Medical office
Building Size	±16,200 SF, three levels of about 5,400 SF each, built 2008
Lot Size	±1.89 acres
Zoning	PDD, Columbia County
In-place tenants	Aiyan Diabetes Center, Center for Podiatry Care
Available Space	12,000 SF Available
Traffic	23,100 VPD on Furys Ferry Rd
Access	Right in Right out and Shared Rear ¾ Access

INTERIOR PHOTOS





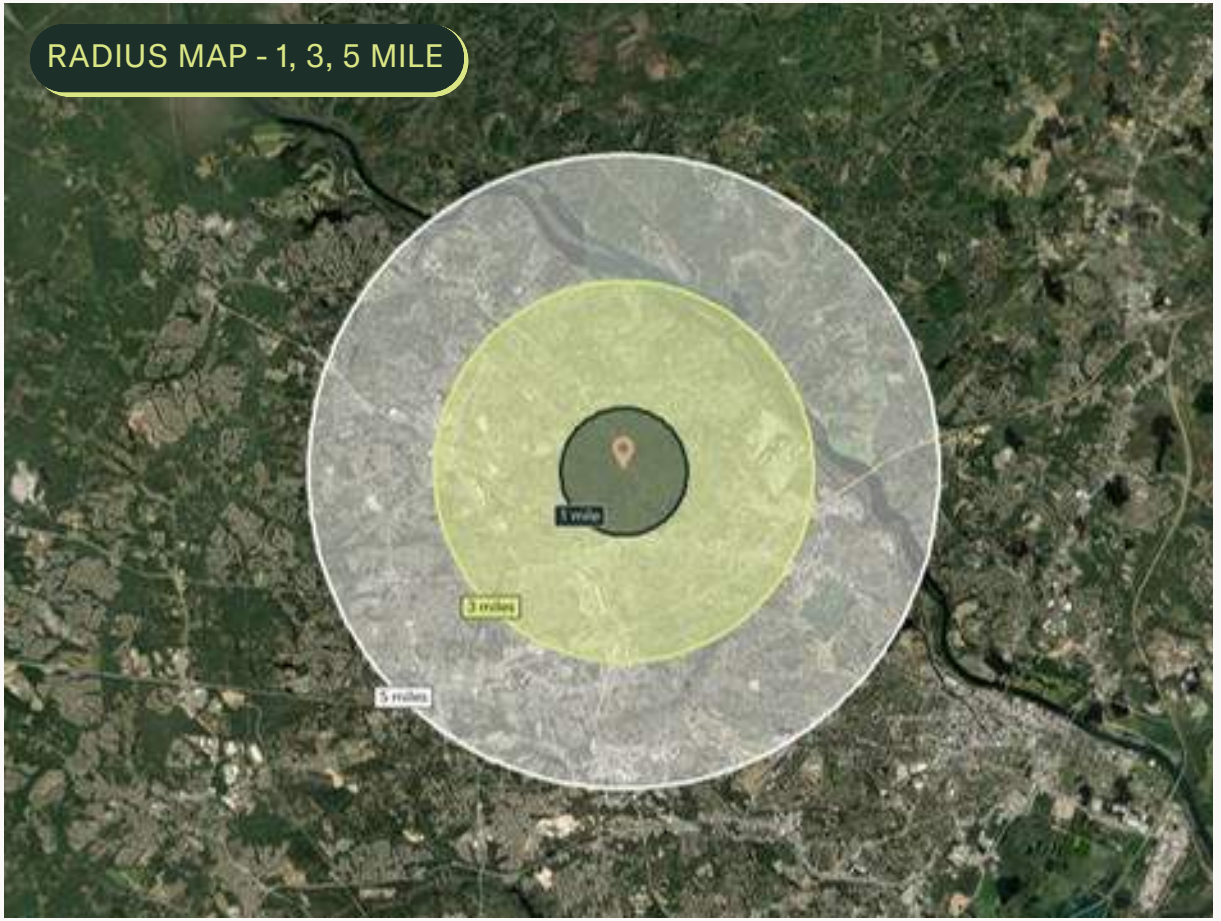
OFFERING MEMORANDUM

LOCATION OVERVIEW

NOTABLE FEATURES

Population	57K People
Median Household Income	$85,664
Doctor's Hospital	6.3 Miles
Downtown Medical District	8.5 Miles
Wellstar Grovetown	12.3 Miles
Eisenhower Army Medical Center	12.3 Miles

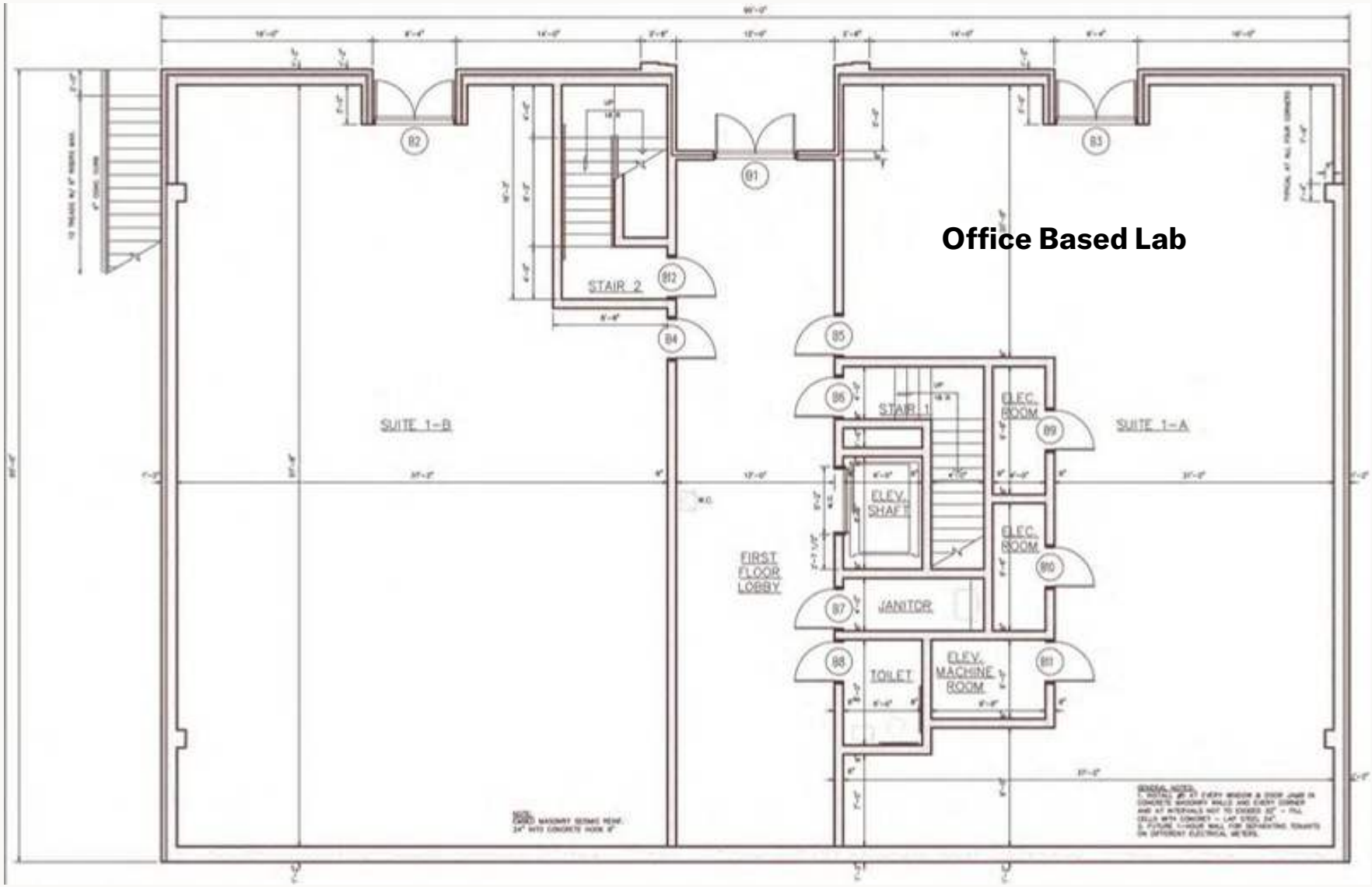




Demographics	1 Mile	3 Mile	5 Mile
Population	8,697	57,085	123,661
Median Household Income	$99,790	$85,664	$83,945
Households	3,179	23,962	52,458
Median Age	40.4	39.9	39.4
Population Growth %	0.80%	0.80%	0.80%

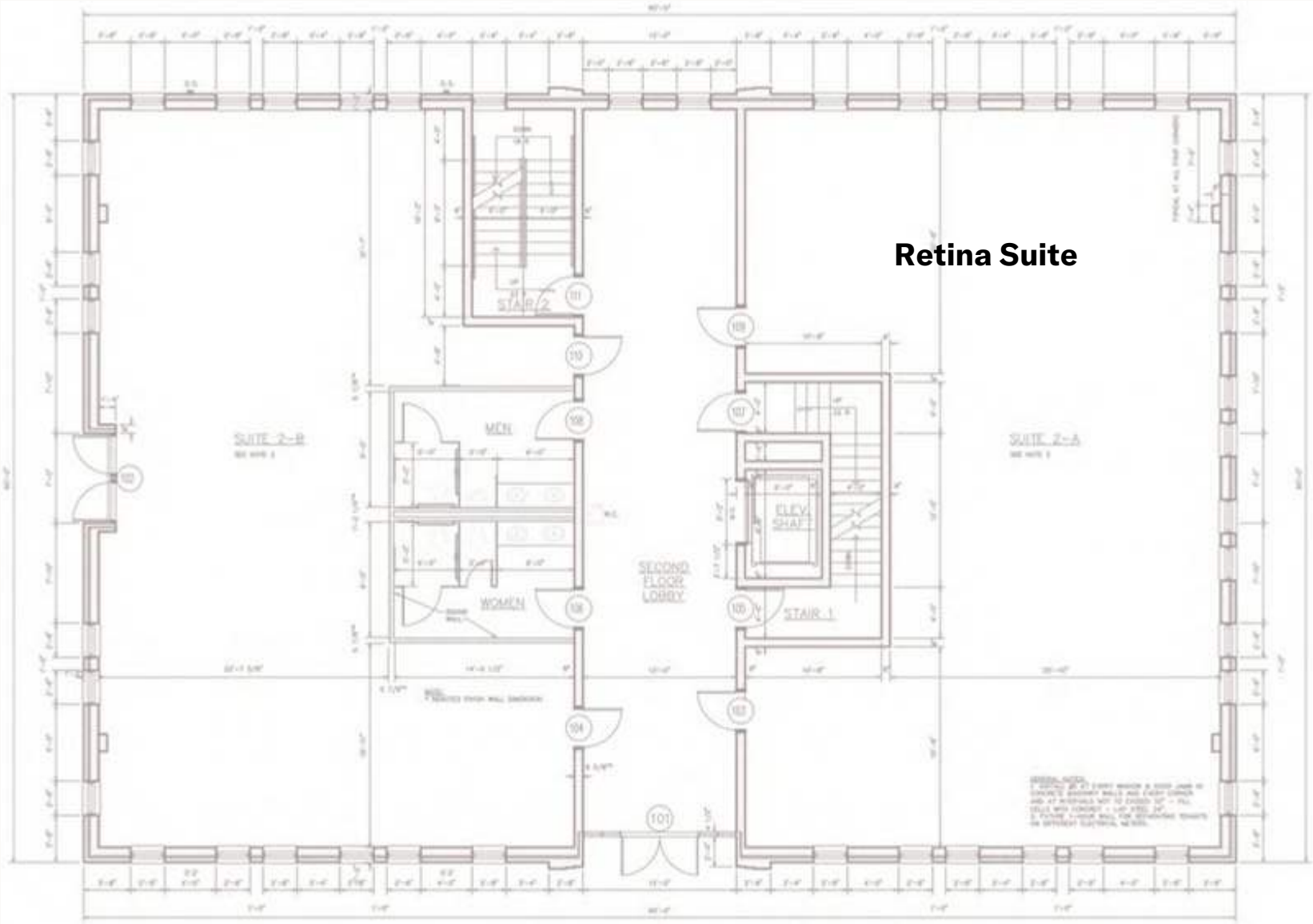
OFFERING MEMORANDUM

FLOOR PLAN | 1ST FLOOR



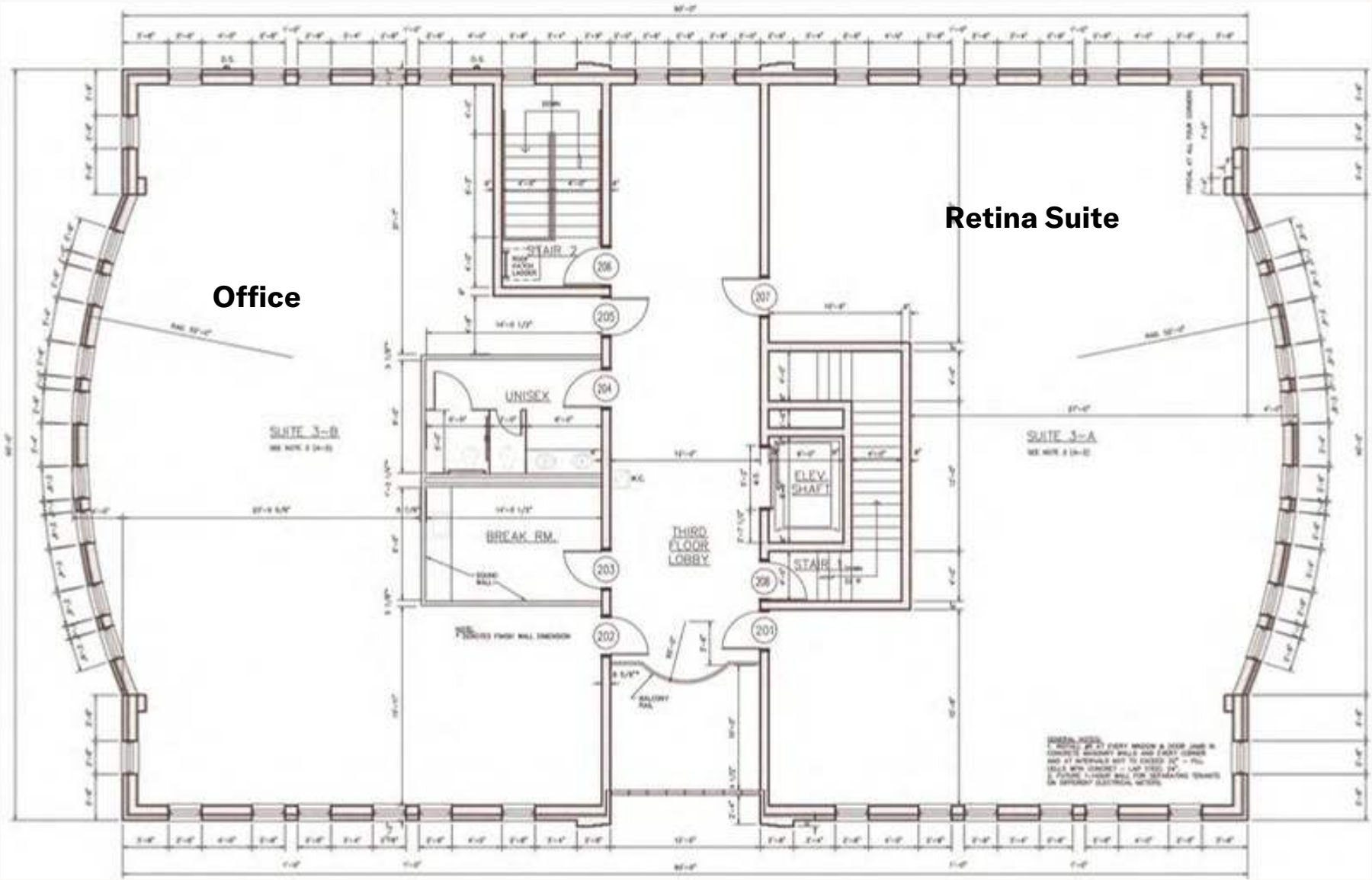
OFFERING MEMORANDUM

FLOOR PLAN | 2ND FLOOR



OFFERING MEMORANDUM

FLOOR PLAN | 3RD FLOOR



SECTION 02
AERIAL IMAGES




PEDIATRIC DENTAL SPECIALISTS
DINK'D PICKLEBALL
DUNKIN'
FURYS FERRY RD
PAPA JOHNS
Publix
SITE
23,100 VPD
ups
WHITEWATER EXPRESS CAR WASH
Poblano's MEXICAN GRILL
ESCAPE OUTDOORS
jiffy lube
ANYTIME FITNESS
AUGUSTA CHRISTIAN SCHOOLS
BASTON RD
TOKI Japanese Steakhouse
First Citizens Bank


THE COMMONS
AT WEST LAKE
DINK'D
PICKLEBALL
DUNKIN'
FURYS FERRY RD
23,100 VPD
AppleTREE
Academy
An Early Childhood Development Program


CHURCH OF THE HOLY COMFORTER
HILDA AVILA
THE BEAUTY CANVAS
QUEENSBOROUGH
ATHLEICO
PAPA JOHNS
SOUTH STATE BANK
Publix
FURYS FERRY RD
23,100 VPD


ESCAPE OUTDOORS
WHITEWATER EXPRESS CAR WASH
岐 TOKI
Japanese Steakhouse
First Citizens Bank
FURYS FERRY RD
23,100 VPD
AUGUSTA CHRISTIAN SCHOOLS



SECTION 03
PROPERTY PHOTOS

OFFERING MEMORANDUM

PROPERTY PHOTOS









OFFERING MEMORANDUM

PROPERTY PHOTOS









OFFERING MEMORANDUM

BASEMENT PHOTOS









OFFERING MEMORANDUM

OFFICE BASED LAB PHOTOS









OFFERING MEMORANDUM

OFFICE BASED LAB PHOTOS









OFFERING MEMORANDUM

OFFICE PHOTOS









OFFICE PHOTOS









OFFERING MEMORANDUM

RETINA SUITE PHOTOS









OFFERING MEMORANDUM

RETINA SUITE PHOTOS









OFFERING MEMORANDUM

RETINA SUITE PHOTOS









OFFERING MEMORANDUM

RETINA SUITE PHOTOS











SECTION 04
AREA OVERIVEW

Meybohm COMMERCIAL

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 (eastbound) and Columbia (westbound), 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 newly completed 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.

Doctor's 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	611K	270K	5.7%	13K	27K
Most Populated MSA in GA	CSRA Population	CSRA Labor Force	Percentage Unemployed	Projected Job Growth in Next 5 Years	Projected Population Growth in Next 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 infrastrucutre 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 most 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 indication the attraction of investment and innovation.

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	61%	268K	134B	13M	90%
Total State Population	Labor Force Participation	Jobs Created Last 5 Years	Invested in GA in Last 5 Years	2050 Projected State Pop.	Growth in Trade at Port of Savannah Over the Last Decade

FOR INQUIRIES, CONTACT US.

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