



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Former Church's Chicken

901 Laney Walker Blvd | Augusta, GA 30901

Exclusively Marketed By: Sands Investment Group

Doug Roland
Lic. # 70364

Chris Sands
Lic. # 93103

706.814.2217 | DIRECT
doug@SIGnnn.com

310.870.3282 | DIRECT
chris@SIGnnn.com

Amanda Reeves
Lic. # 84221

Andrew Ackerman
Lic. # 311619

843.608.9585 | DIRECT
amanda@SIGnnn.com

770.626.0445 | DIRECT
andrew@SIGnnn.com



Sands Investment Group
1501 Johnson Ferry Road, Suite 200
Marietta, GA 30062
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation with Sands Investment Group Atlanta, LLC - Lic # 67374



Actual Property Image

- 03** INVESTMENT SUMMARY
- Investment Summary
 - Investment Highlights

- 08** DEMOGRAPHICS
- Population
 - Traffic Counts

- 05** AREA OVERVIEW
- Location Map
 - Aerial and Retail Maps

- 09** CITY OVERVIEW
- Augusta, GA

© 2018 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum,' has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy, however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

PROPERTY SUMMARY	
PRICE	\$175,000
ADDRESS	901 Laney Walker Blvd Augusta, GA 30901
COUNTY	Augusta-Richmond
BUILDING AREA	1,212 SF
LAND AREA	0.41 Acres
BUILT	1978



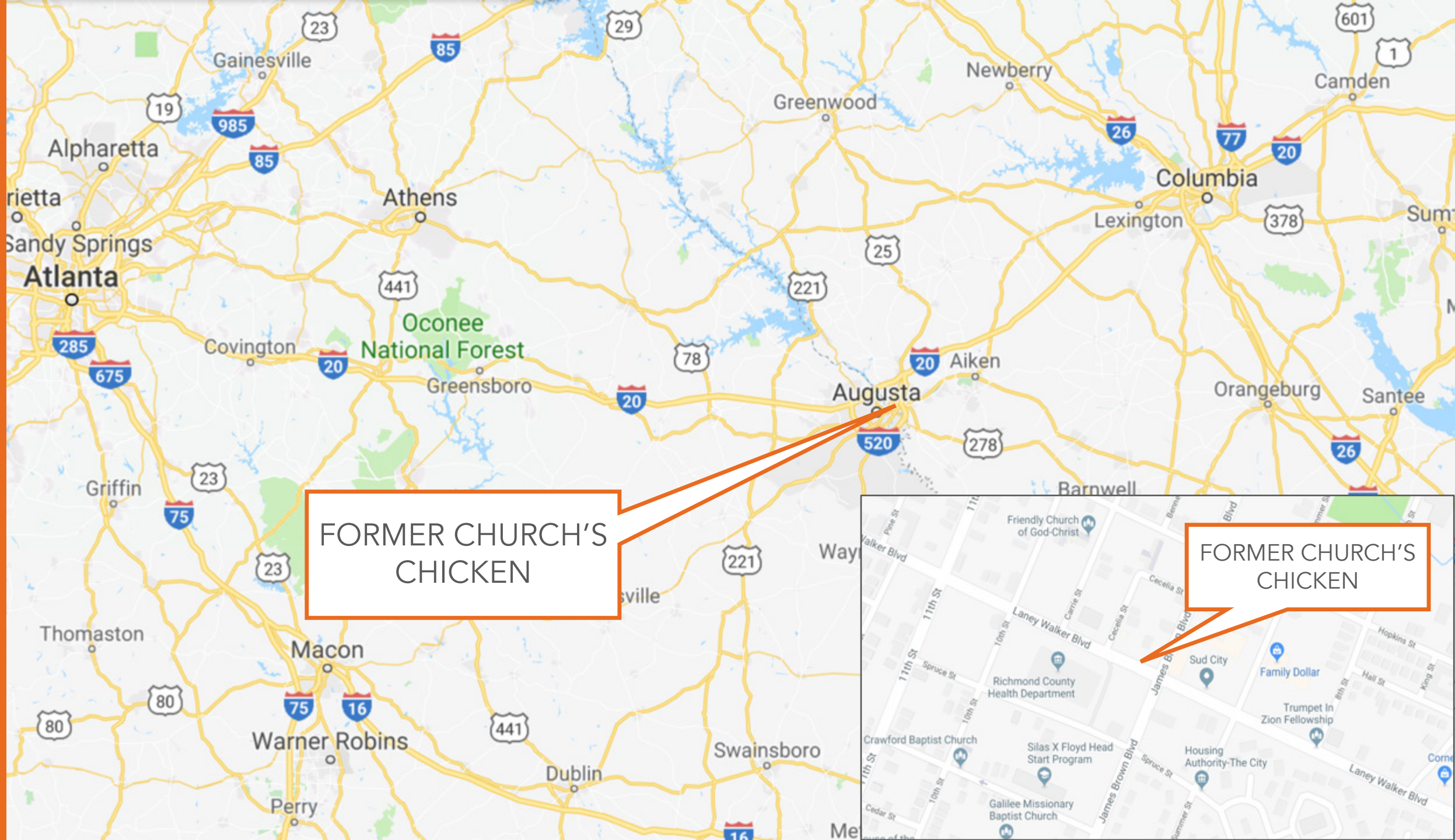
Actual Property Image



Actual Property Image

INVESTMENT SUMMARY

- 1,212 SF Free-Standing Former Restaurant Building with Drive-Thru
- 0.41 Acre Lot
- Unique Infill Opportunity in High Barriers to Entry Urban Location Near Downtown Augusta
- Hard Corner and Signalized Intersection with Visibility from Laney Walker Blvd and James Brown Blvd
- 2 Access Points from Laney Walker Blvd and 1 Access Point from James Brown Blvd
- Augusta Public Transportation Bus Stop (Brown Line/Gordon Highway) Located Directly in Front of Property
- Population Counts of Over 103,000 Within a 5-Mile Radius
- Daytime Population of 64,583 Within a 3-Mile Radius
- 2-Miles from Augusta Medical Corridor and Augusta University Medical Center Which Employees Over 20,000 People
- Located Less Than 1-Mile from Augusta Entertainment Complex (James Brown Arena)
- Surrounded by National and Local Retailers Including Family Dollar, Dollar Tree, Wendy's, Popeyes and Red Lobster



FORMER CHURCH'S
CHICKEN



Augusta Judicial Center



Walton Way

Dyess Park

James Brown Blvd

City of Augusta
Housing and
Development



Evan's
Outlet



Laney Walker Blvd



28

CIRCLE K
SHELL
FAMILY DOLLAR

Advance
Auto Parts
SUNOCO

SOUTH STATE BANK
Krystal
SUBWAY
SUNTRUST

CVS pharmacy
Rite AID
FIREHOUSE
SUBS

bp
CIRCLE K
SHELL
BLIMPİE

Firestone
NAPA
mellow
MUSHROOM

SOUTH STATE BANK
SUNTRUST
the Y
QUIZNOS

Greene St

Downtown
Augusta

25

Bank of America
WELLS FARGO
McDonald's
Chick-fil-A

CIRCLE K
BLIMPİE

FAMILY DOLLAR

CIRCLE K
SHELL

ZAXBY'S
DUNKIN' DONUTS
Arby's
Kentucky Fried Chicken
Wendy's
Checkers
PAPA JOHN'S
WHICH Wich

McDonald's
CIRCLE K
SUBWAY
SHELL

R.A. Dent Blvd

Laney Walker Blvd

Wendy's
POPEYES
RED LOBSTER

FORMER CHURCH'S
CHICKEN

SUBJECT PROPERTY DEMOGRAPHICS			
	3 Mile	5 Mile	10 Mile
Population	41,635	103,474	290,024
Average Household Income	\$43,969	\$51,050	\$63,139



STREET/CROSS ROAD	AVERAGE VEHICLES PER DAY
U.S. Highway 25	21,630
Laney Walker Blvd	9,920

AUGUSTA, GA



DOWNTOWN AUGUSTA

ABOUT THE CITY

Nestled along the banks of the Savannah River, Augusta is the second largest and oldest city in Georgia. Located in the east central section of the state, Augusta is approximately 150 miles east of Atlanta on Interstate 20. Augusta is also centrally located just two and a half hours from the beach and the mountains. The city was named after Princess Augusta of Saxe-Gotha (1719-1772). According to 2016 US Census estimates, the Augusta-Richmond County population was 201,647 in 2016 not counting the unconsolidated cities of Hephzibah and Blythe. Augusta is the principal city of the Augusta-Richmond County Metropolitan Statistical Area and is the third-largest city and the second-largest metro area in the state after Atlanta. It is the 116th-largest city in the United States.

ECONOMY

Augusta is home to Fort Gordon, an Army base that supports over 30,000 active Military personnel and an off-post population of 77,680. Augusta is the Silicon Valley of Army Cyber security and is the new National Army Cyber Command Headquarters, which creates strategies to fight Cyber Terrorism. This has created nearly 4,000 new jobs and will indirectly create an additional 16,000 more civilian jobs and have an annual economic impact of \$1.1 billion on the Augusta-Richmond county economy. Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion.



AUGUSTA UNIVERSITY

CULTURE & CONTEMPORARY LIFE

Augusta, Georgia is considered the Garden City of the South and home of the globally-recognized Masters Tournament, birthplace of Soul Icon James Brown, and the headquarters of the US Army's Cyber Center of Excellence at Fort Gordon. Augusta is the site of the Head of the South Regatta. The youth rowing regatta is held on the Savannah River and is usually scheduled for early November. Augusta is also the host of the World's Richest Drag Boat Race, held on the Savannah River, Augusta Southern Nationals. The Riverwalk Augusta offers pedestrian access to the Savannah River from a public plaza and focuses attention on one of Augusta's most beautiful and unique assets.



THE MASTERS

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

Exclusively Marketed By: Sands Investment Group



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

Doug Roland
Lic. # 70364

Chris Sands
Lic. # 93103

706.814.2217 | DIRECT
doug@SIGnnn.com

310.870.3282 | DIRECT
chris@SIGnnn.com

Amanda Reeves
Lic. # 84221

Andrew Ackerman
Lic. # 311619

843.608.9585 | DIRECT
amanda@SIGnnn.com

770.626.0445 | DIRECT
andrew@SIGnnn.com

Sands Investment Group
1501 Johnson Ferry Road, Suite 200
Marietta, GA 30062
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation with Sands Investment Group Atlanta, LLC - Lic # 67374



Actual Property Image