



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



## OFFERING MEMORANDUM

Former Church's Chicken

2319 Milledgeville Rd | Augusta, GA 30904



Exclusively Marketed By: Sands Investment Group

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



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PROPERTY SUMMARY	
PRICE	\$175,000
ADDRESS	2319 Milledgeville Road
	Augusta, GA 30904
COUNTY	Augusta-Richmond
BUILDING AREA	1,444 SF
LAND AREA	0.42 Acres
BUILT	1981



Actual Property Image

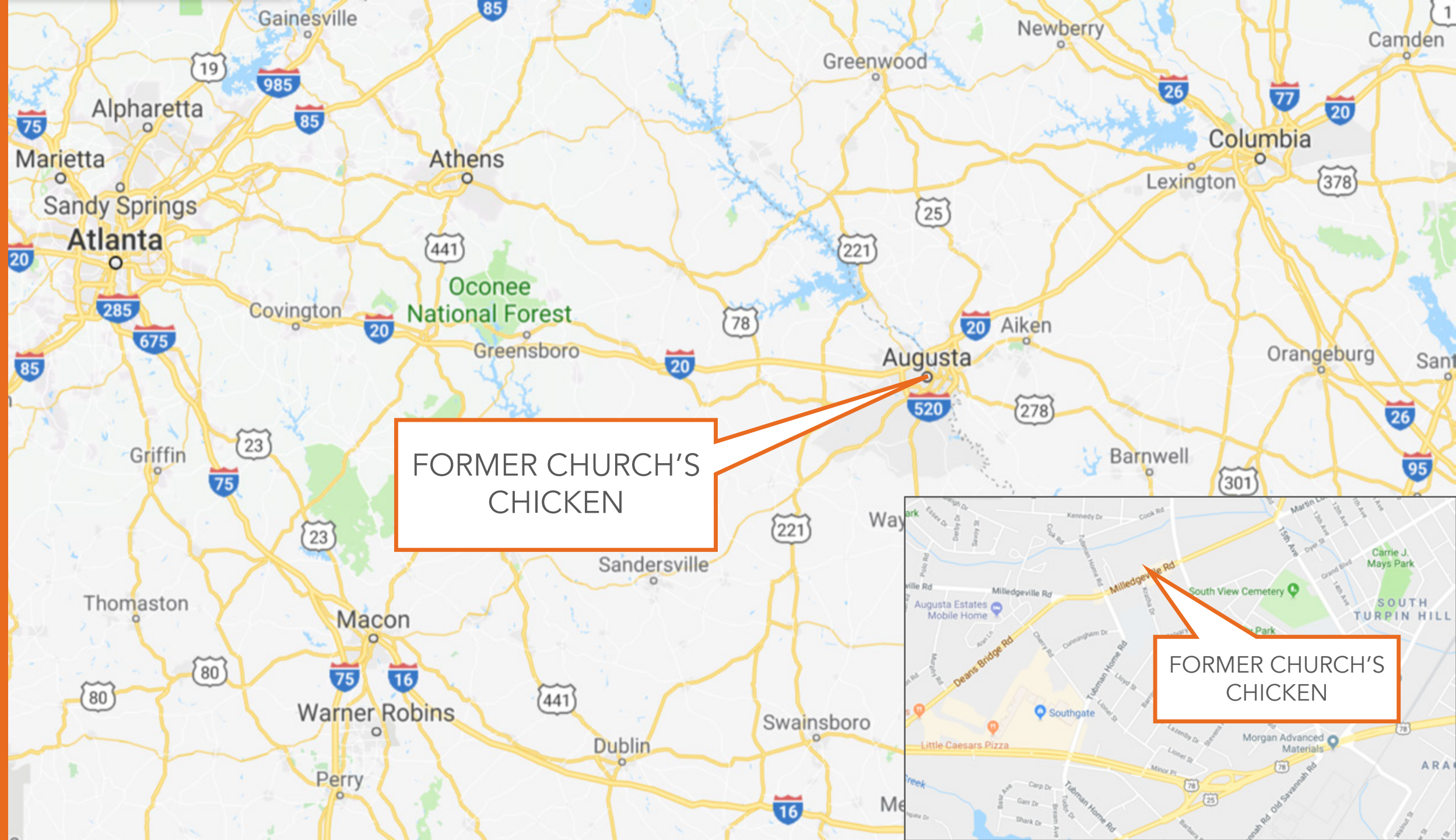




## INVESTMENT SUMMARY

- 1,444 SF Former Free-Standing Restaurant Building with Drive-Thru
- Unique Infill Opportunity in High Barriers to Entry in Urban Area of Downtown Augusta
- Excellent Visibility from Milledgeville Road with 24,700 Vehicles Per Day
- Population Counts of Over 123,000 Within a 5-Mile Radius
- Located Within Walking Distance of High Residential Area
- Daytime Population of Over 61,000 Within a 3-Mile Radius
- Surrounded by National and Local Retailers Including Kmart, McDonald's, Checkers, Dollar General and AutoZone





FORMER CHURCH'S  
CHICKEN

FORMER CHURCH'S  
CHICKEN





FORMER CHURCH'S CHICKEN

King's Wine & Spirits

Global Detail

U-HAUL

Milledgeville Rd

Tubman Home Rd

the Y

Auto Zone

FAMILY DOLLAR

Kratha Dr

Olive Rd

Wilkinson Gardens Elementary School





FORMER CHURCH'S  
CHICKEN

BLIMPIE

SecurCare Self Storage

White Rd

Arby's

Gordon Hwy

AutoZone the  
FAMILY DOLLAR

Milledgeville Rd

Deans Bridge Rd

Chevron

25

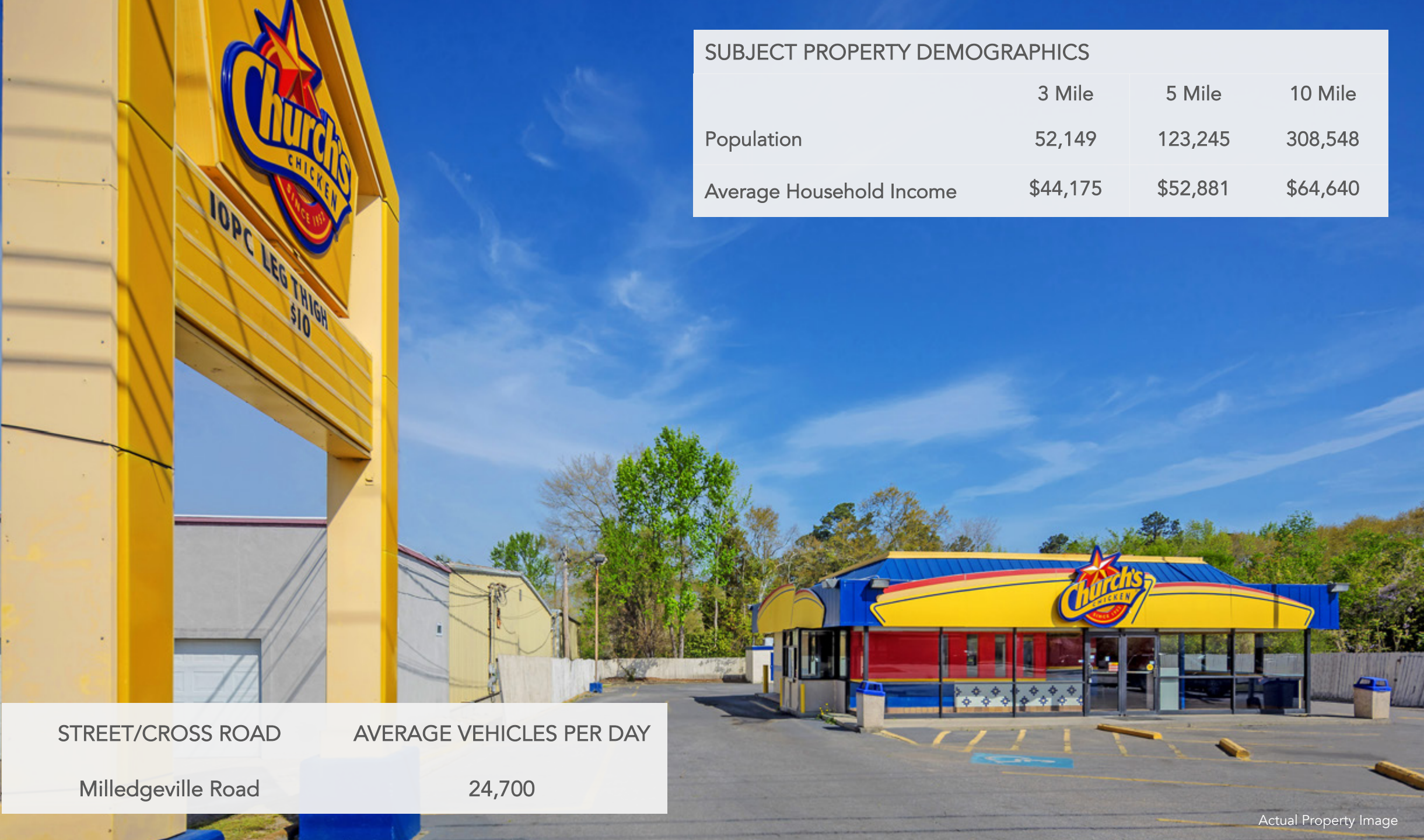
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Pep Boys  
WELLS FARGO  
CAPTAIN D'S  
Checkers  
Payless  
SHOE SHOW  
DOLLAR GENERAL  
FAMILY DOLLAR

AutoZone  
bp  
CIRCLE K  
FAMILY DOLLAR  
SUBWAY

HARVEYS  
Waffle House  
BURGER KING  
Little Caesars Pizza  
HIBBETT SPORTS  
CITITRENDS  
Rainbow  
DOLLAR TREE  
CVS pharmacy





SUBJECT PROPERTY DEMOGRAPHICS			
	3 Mile	5 Mile	10 Mile
Population	52,149	123,245	308,548
Average Household Income	\$44,175	\$52,881	\$64,640

STREET/CROSS ROAD	AVERAGE VEHICLES PER DAY
Milledgeville Road	24,700



# 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.



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Actual Property Image