

# Timms Harley-Davidson

4200 Belair Frontage Road  
Augusta, GA 30909



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



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SANDS INVESTMENT GROUP

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale a Triple Net (NNN) Leased Harley-Davidson Motorcycle Dealership in Augusta, Georgia. The Dealership Consists of a State-of-the-Art 26,646 SF Building on a Large 6.05 Acre Parcel. The Location Features Exceptional Visibility From Interstate 20, Which is Accessible From Two Exits. The Deal Includes a Well-Established Franchisee With Over 60 Years of History With Harley-Davidson. This Investment Offering is For Real Estate Only. The Harley Davidson Franchisee is Not For Sale; Please Do Not Disturb Tenant.

## OFFERING SUMMARY

PRICE	\$4,700,000
CAP	7.66%
NOI	\$360,000
PRICE PER SF	\$176.39
GUARANTOR	Personal

## PROPERTY SUMMARY

ADDRESS	4200 Belair Frontage Road Augusta, GA 30909
COUNTY	Columbia
BUILDING AREA	26,646 SF
LAND AREA	6.05 AC
BUILT	2001



ACTUAL PROPERTY IMAGE



# HIGHLIGHTS

- Well Established Harley-Davidson Dealer Operator
- Built in 2001 Specifically For a Harley-Davidson Franchisee; The Building is Ideally Suited For Its Current Use
- Harley-Davidson is One of the Most Recognized and Revered American Brands in the World
- The Property Includes 470 Feet of Frontage
- Site is Located on a Large Parcel of 6.05 Acres
- The Property Also Has a Pylon Signage Situated on Belair Frontage Road
- Outstanding Visibility From Interstate 20 With Over 58,800 Vehicles Per Day; Interstate 20 Connects Augusta and Atlanta
- Exclusively Serves the Augusta, Georgia Market
- No Competition in the Area; the Nearest Harley-Davidson Dealership is Located Over 1 Hour Away
- Dealership is Situated 10 Minutes From Downtown Augusta, Which is Georgia's 2nd Largest City
- Nearby Tenants Include: Food Lion, ALDI, Walmart, Taco Bell, Lowe's, Home Depot, Family Dollar, Jiffy Lube, Burger King, Starbucks, Sam's Club and More





# LEASE SUMMARY

TENANT	Timm's Harley-Davidson
PREMISES	A Building of Approximately 26,646 SF
LEASE COMMENCEMENT	April 1, 2013
LEASE EXPIRATION	March 31, 2023
LEASE TERM	~3 Years Remaining
RENEWAL OPTIONS	None
RENT INCREASES	None
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Automotive
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

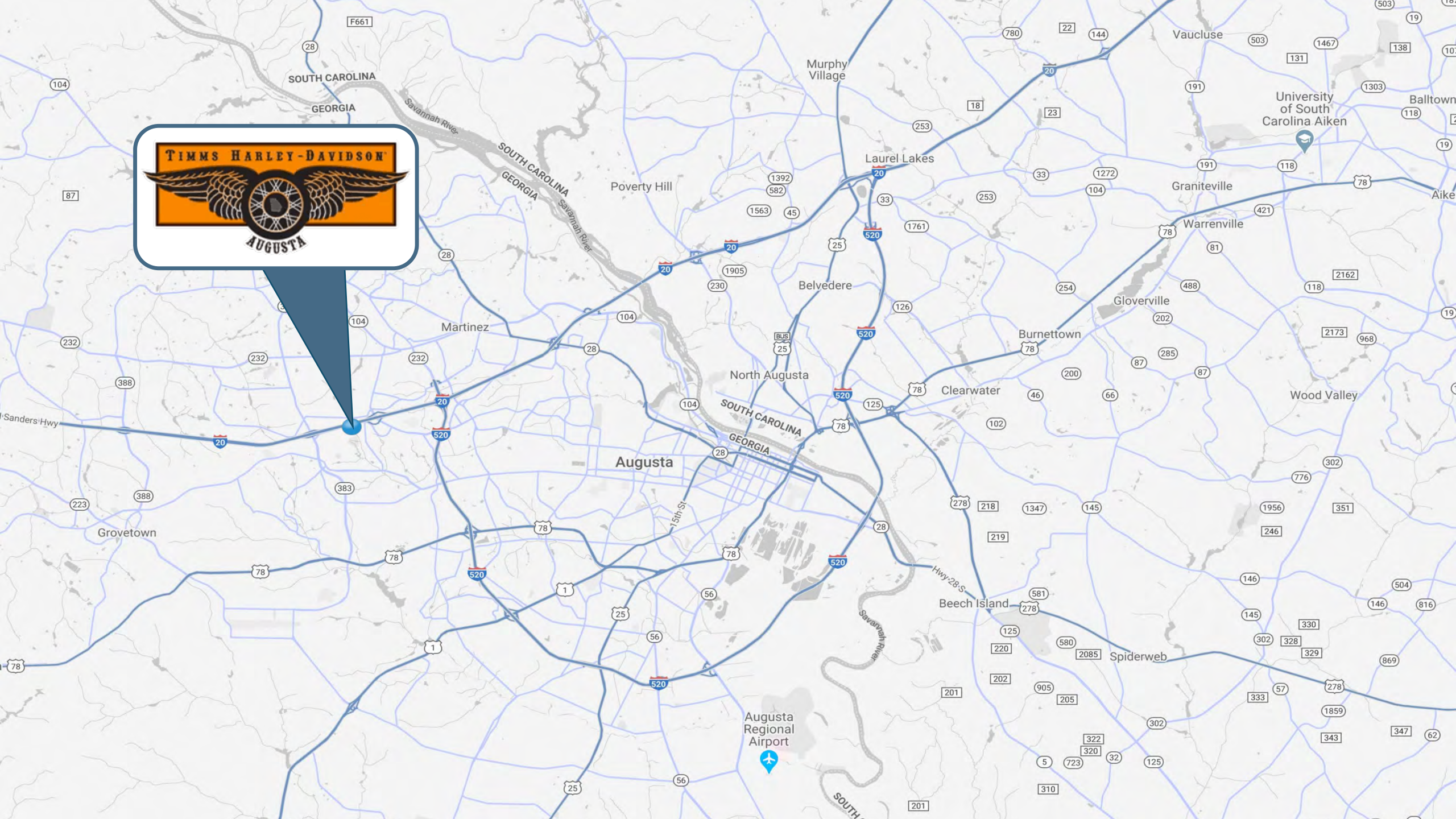
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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26,646 SF	\$360,000	\$13.51
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**GANDER**  
RV & OUTDOORS

**CARmax**

**DOCTORS**  
HOSPITAL  
*Live your healthy*

**Ray Diamond**  
CLASSIC JEWELRY

**Kendrick**  
PAINT & BODY

YRC  
Freight

INTERSTATE  
**20**

Belair Frontage Rd

Belair Building  
Supply

**FERGUSON**

**HARDY PLUMBING**  
CO., INC.

**ADP**

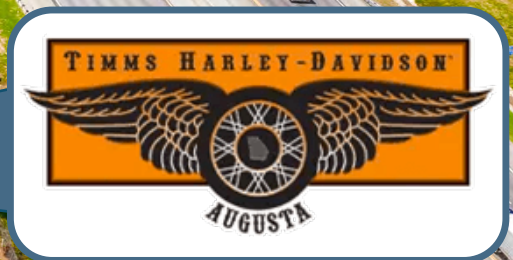
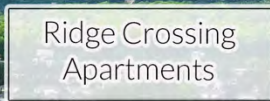
**MOTOR CITY**  
CLASSIC  
CARS

**Bonitz**

**TIMMS HARLEY-DAVIDSON**  
AUGUSTA







Belair Frontage Rd



Walmart  
Neighborhood Market

FOOD LION Hungry Howies  
FAMILY DOLLAR Bojangles  
TACO BELL FIFTH THIRD BANK  
BURGER KING BLIMPİE jiffy lube  
POPEYES Shell  
WAFFLE HOUSE CIRCLE K Great Clips

TIMMS HARLEY-DAVIDSON  
AUGUSTA

Jensen's  
HYATT PLACE  
GANDER OUTDOORS

THE HOME DEPOT Walmart Supercenter sam's club  
LOWE'S Conn's bealls  
ALDI TSC TRACTOR SUPPLY CO GOLD'S GYM planet fitness Starbucks  
WAFFLE HOUSE golden corral EDWIN WATTS GOLF  
ROOMS TO GO Checkers NTB  
BLIMPİE Shell GNC SALLY BEAUTY  
Krystal CATO jiffy lube CIRCLE K

Wheeler Rd

383

INTERSTATE  
20

INTERSTATE  
520

HAWTHORN SUITES BY WYNDHAM COOK-OUT DQ BAYMONT INN & SUITES  
Holiday Inn Comfort Inn Holiday Inn Express CRACKER BARREL GOODYEAR  
Steak 'n Shake Hampton by Hilton Days Inn & Suites Hardees Howard Johnson QUALITY  
Red Roof WAFFLE HOUSE RODEWAY INN  
Super 8 BW Best Western Hotels & Resorts McDonald's Exxon Pilot

target BEST BUY BED BATH & BEYOND Michaels Party City Ashley HOMESTORE Pier 1 imports  
Staples OLD NAVY Burlington HOBBY LOBBY  
Office DEPOT OfficeMax REGAL Bath & Body Works PET SMART COLD STONE WELLS FARGO  
TANERA Chick-fil-EL ULTA Starbucks SMOOTHIE KING tropical CAFE MOD marcos PIZZA HUT  
DAVID'S BRIDAL Cheddar's SHOE CARNIVAL KIRKLAND'S BRICKA EXPRESS LEGGINGS ROADHOUSE  
RACK ROOM SHOES Charley's TIRES PLUS buybuy BABY CADENCE Sprint Bank of America Chevron  
SOUTH STATE BANK MATTRESS FIRM  
First Citizens Bank CVS pharmacy HOME 2 BRU'STER'S Hallmark Pizza Hut  
MEN'S WEARHOUSE verizon Great Clips SUBWAY the Vitamin Shoppe



## AUGUSTA | RICHMOND COUNTY | GA

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 2017 US Census estimates, the Augusta population is about 197,166 residents and the Augusta-Richmond County population was 201,800 residents 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 U.S.

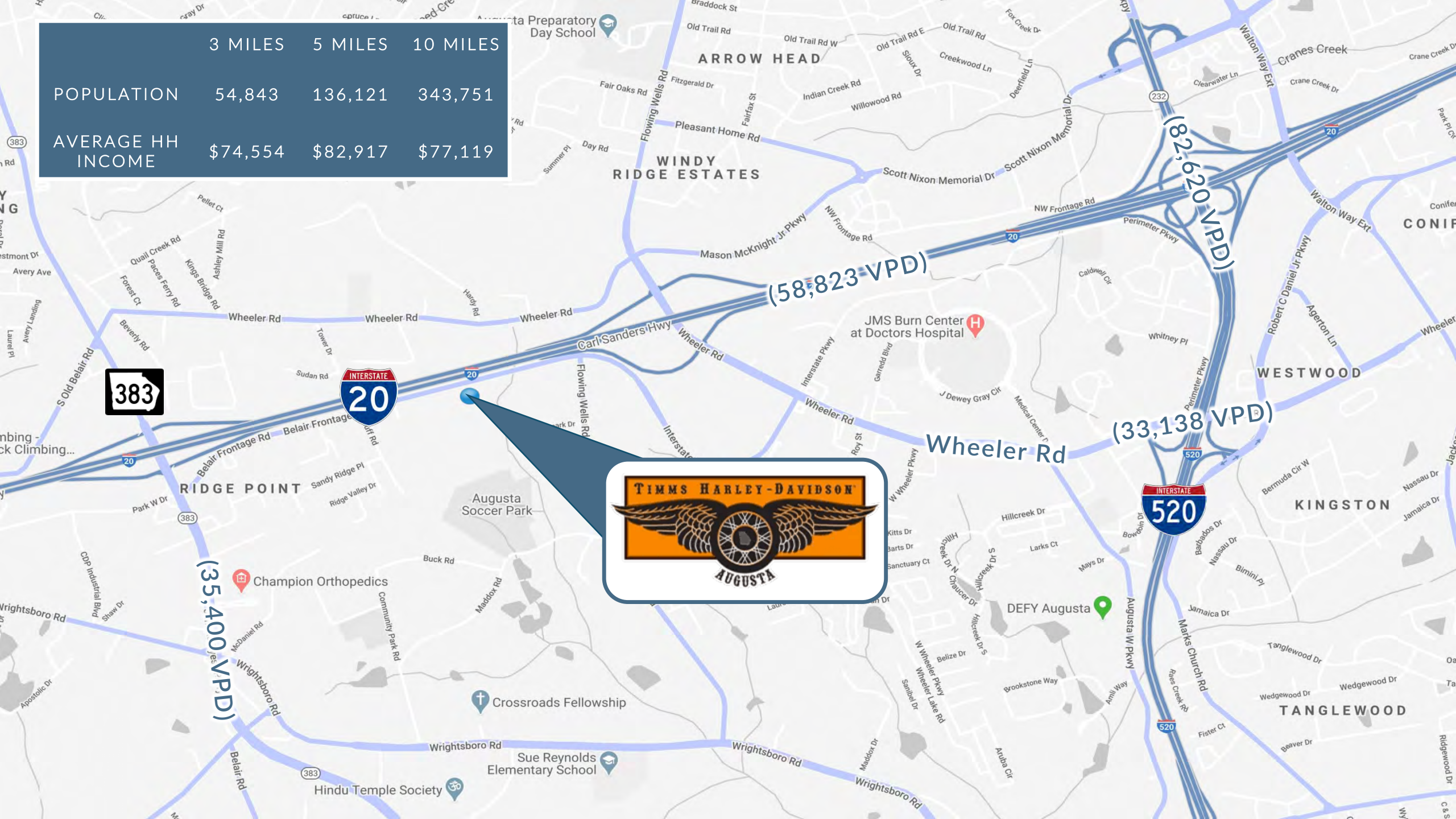
Augusta is home to Fort Gordon, an Army base that supports over 30,000 active Military personnel and an off-post population of 77,680 residents. Augusta is the Silicon Valley of Army Cyber security and is the new National Army Cyber Command Headquarters, which creates strategies to fight Cyber Terrorism. 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 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, the Augusta Southern Nationals. The Augusta Riverwalk 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 city is home to the Phinizy Swamp Nature Park, which is a forest & swampland featuring multiuse trails. The city is also home to the Augusta Museum of history, which is devoted to Augusta's heritage & culture, from Native American settlement to James Brown.





	3 MILES	5 MILES	10 MILES
POPULATION	54,843	136,121	343,751
AVERAGE HH INCOME	\$74,554	\$82,917	\$77,119





# TENANT PROFILE

In 1903, out of a small shed in Milwaukee, Wisconsin, four young men lit a cultural wildfire that would grow and spread across geographies and generations. Their innovation and imagination for what was possible on two wheels sparked a transportation revolution and a motorcycle culture that would make Harley-Davidson one of the most recognized and revered brands in the world.

Harley-Davidson, Inc. is the parent company of Harley-Davidson Motor Company and Harley-Davidson Financial Services. Since 1903, Harley-Davidson has fulfilled dreams of personal freedom by leading the innovation of two-wheeled mobility. The company offers an expanding range of leading-edge, distinctive motorcycles and brings the brand to life through Harley-Davidson riding experiences and exceptional motorcycle parts, accessories, riding gear and apparel.

Harley-Davidson manufactures and sells an expanding range of distinctive and customizable motorcycles that feature leading-edge styling, innovative design, distinctive sound, and superior quality with the ability to personalize. We have more than 1,400 independently owned Harley-Davidson® dealerships in nearly 100 countries. These are the people who show up every day to deliver unrivaled experiences for our amazing customers. Our dealers are ambassadors of the brand and create experiences and bonds that can last a lifetime.



COMPANY TYPE  
NYSE: HOG



FOUNDED  
1903



# OF LOCATIONS  
1,400+



HEADQUARTERS  
Milwaukee, WI



WEBSITE  
[Harley-davidson.com](https://www.harley-davidson.com)



# CONFIDENTIALITY AGREEMENT

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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