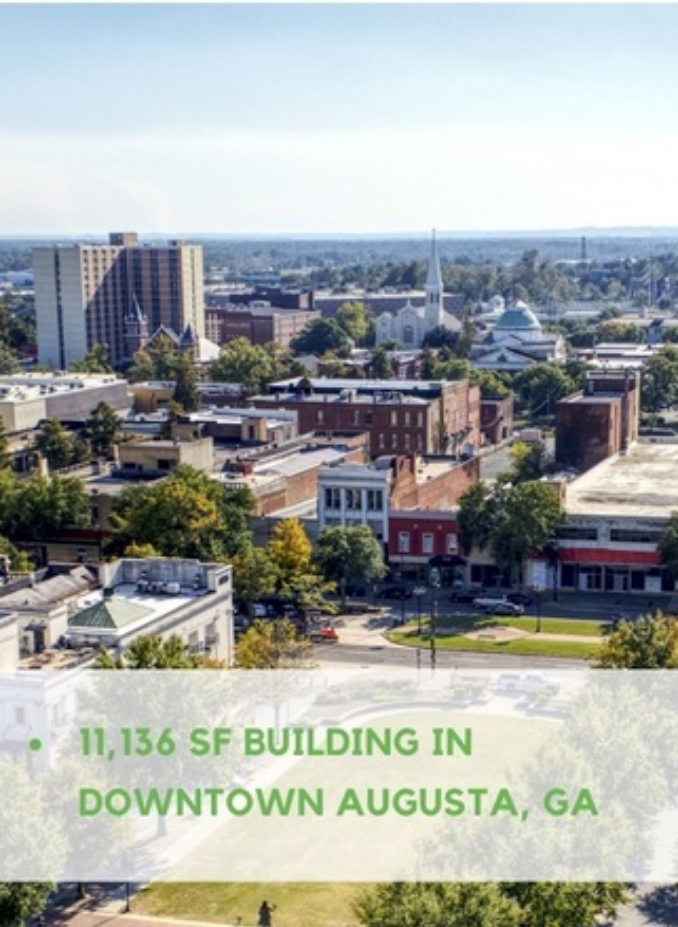




# 11,136 SF DOWNTOWN AUGUSTA, GA BUILDING



- 11,136 SF BUILDING IN DOWNTOWN AUGUSTA, GA



- LOCATED IN AN OPPORTUNITY ZONE
- LOCATED ACROSS FROM THE AUGUSTA COMMONS
- ELIGIBLE FOR STATE AND FEDERAL HISTORIC TAX CREDITS

FOR SALE | OFFICE SPACE

PYRAMID MUSIC - 11,136 SF  
DOWNTOWN COMMERCIAL



Meybohm  
COMMERCIAL

info@presleyrealty.com

803.279.2060

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822 Broad Street, Augusta, GA 30901



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Presley in compliance with all applicable fair housing and equal opportunity laws.

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# SECTION 1

## PROPERTY INFORMATION



Meybohm  
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# PROPERTY INFORMATION | EXECUTIVE SUMMARY

822 Broad Street, Augusta, GA 30901



## OFFERING SUMMARY

Sale Price:	\$629,100
Lot Size:	0.12 Acres
Building Size:	11,136
Market:	Augusta
Submarket:	Downtown
Price / SF:	\$56.49

## PROPERTY OVERVIEW

Presley Realty is proud to exclusively present this 11,136 SF building in Historic Downtown Augusta. Known as the Pyramid Music building, this represents an amazing redevelopment opportunity. Consisting of three stories, with a mezzanine in the rear of the first floor, and ideal offices on the second and third, this would be ideal for retail or office redevelopment. The ground floor is currently used as record store, and the top two floors are not occupied. The building is located in a historic district and a renovation of this building would qualify for state and federal historic tax credits.

## PROPERTY HIGHLIGHTS

- Located in an Opportunity Zone
- Located across from the Augusta Commons
- Eligible for State and Federal Historic Tax Credits



## PROPERTY INFORMATION | PROPERTY DESCRIPTION

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### PROPERTY OVERVIEW

Presley Realty is proud to exclusively present this 11,136 SF building in Historic Downtown Augusta. Known as the Pyramid Music building, this represents an amazing redevelopment opportunity. Consisting of three stories, with a mezzanine in the rear of the first floor, and ideal offices on the second and third, this would be ideal for retail or office redevelopment. The ground floor is currently used as record store, and the top two floors are not occupied. The building is located in a historic district and a renovation of this building would qualify for state and federal historic tax credits.

### LOCATION OVERVIEW

Located in the epicenter of growth at 822 Broad Street across from the Augusta Commons. The Augusta Commons are one of Augusta's main locales for festivals and events such as Arts in the Heart, Westoubou Art Festival, and the Hispanic Festival. The 800 block of Broad is located directly between major new developments including the \$94 million dollar redevelopment of the Augusta Railroad Depot, and the \$111 Million development of the Georgia Cyber Center. This property is located in an Opportunity Zone and eligible for special tax incentives.



# PROPERTY INFORMATION | ADDITIONAL PHOTOS

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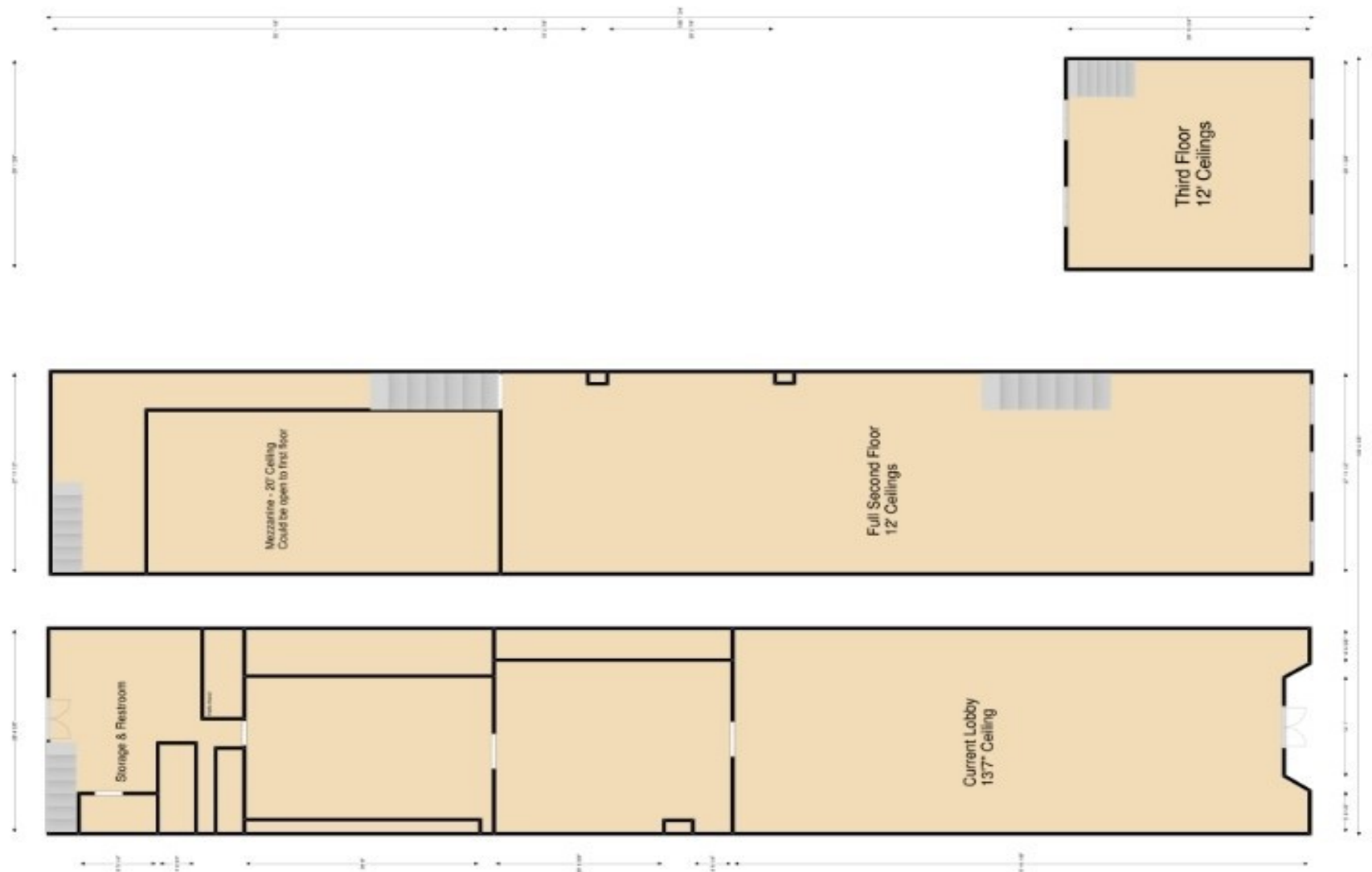
## PROPERTY INFORMATION | ADDITIONAL PHOTOS

822 Broad Street, Augusta, GA 30901



# PROPERTY INFORMATION | FLOOR PLANS

822 Broad Street, Augusta, GA 30901







# SECTION 2

## LOCATION INFORMATION

 PRESLEY

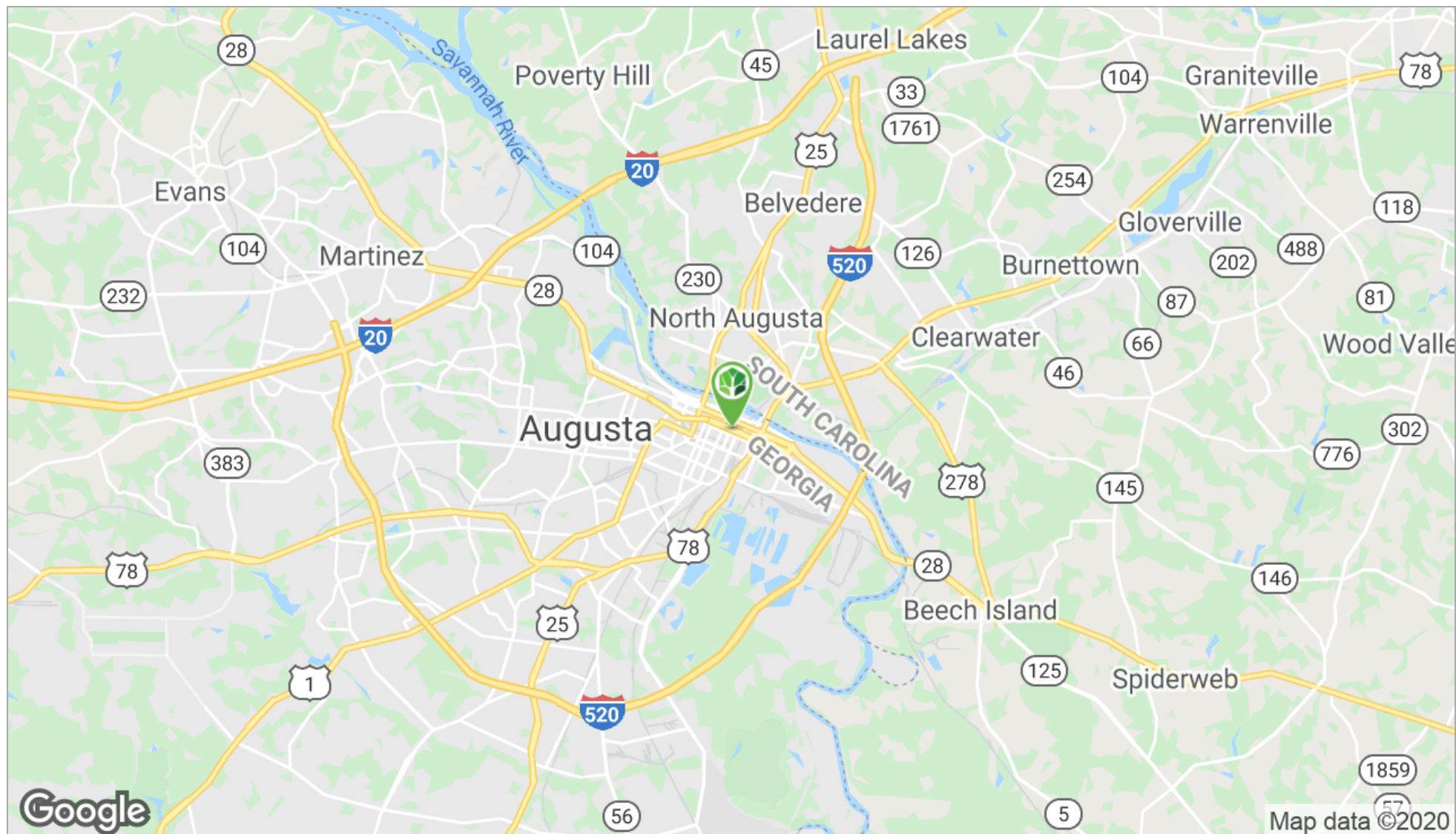
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## LOCATION INFORMATION | REGIONAL MAP

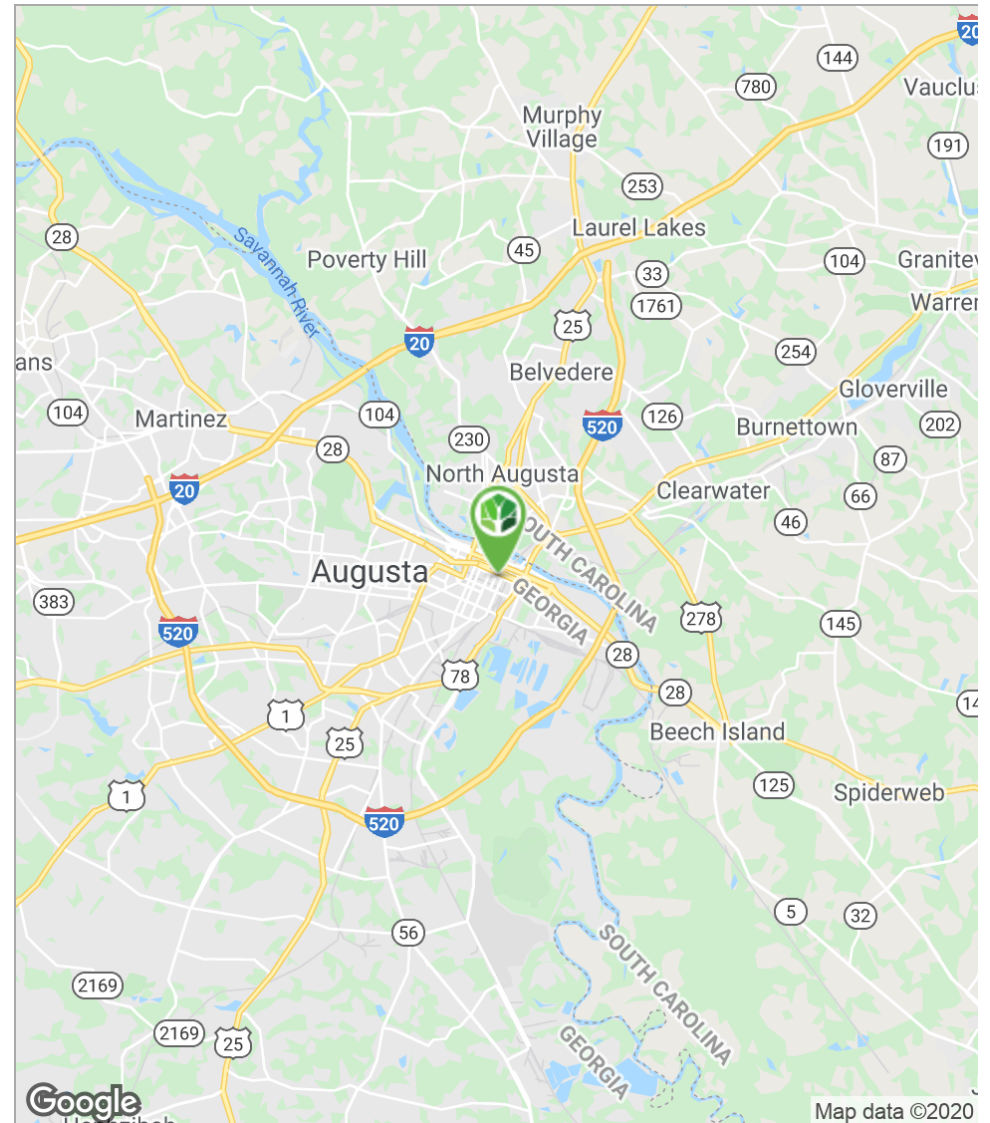
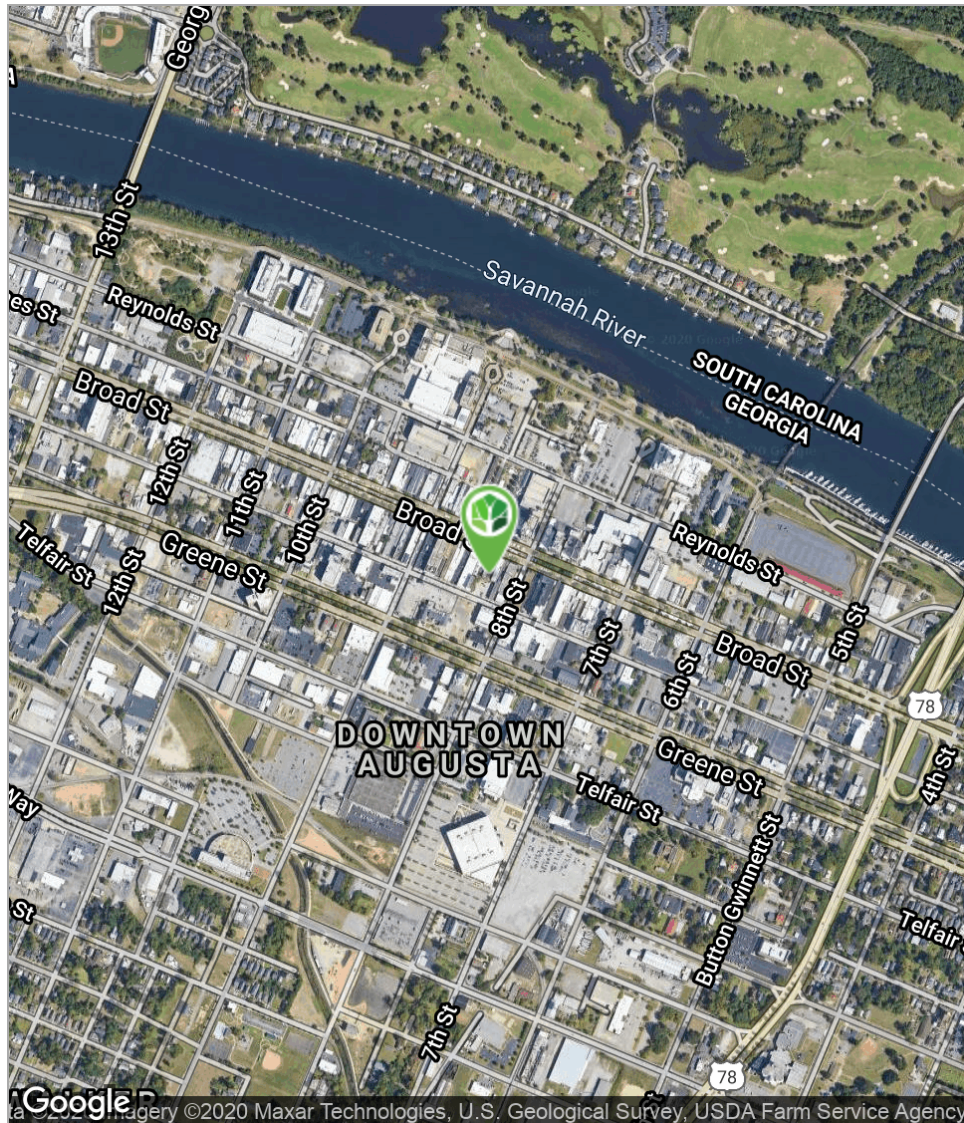
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# LOCATION INFORMATION | LOCATION MAPS

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## LOCATION INFORMATION | AERIAL MAP

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# SECTION 3

## DEMOGRAPHICS



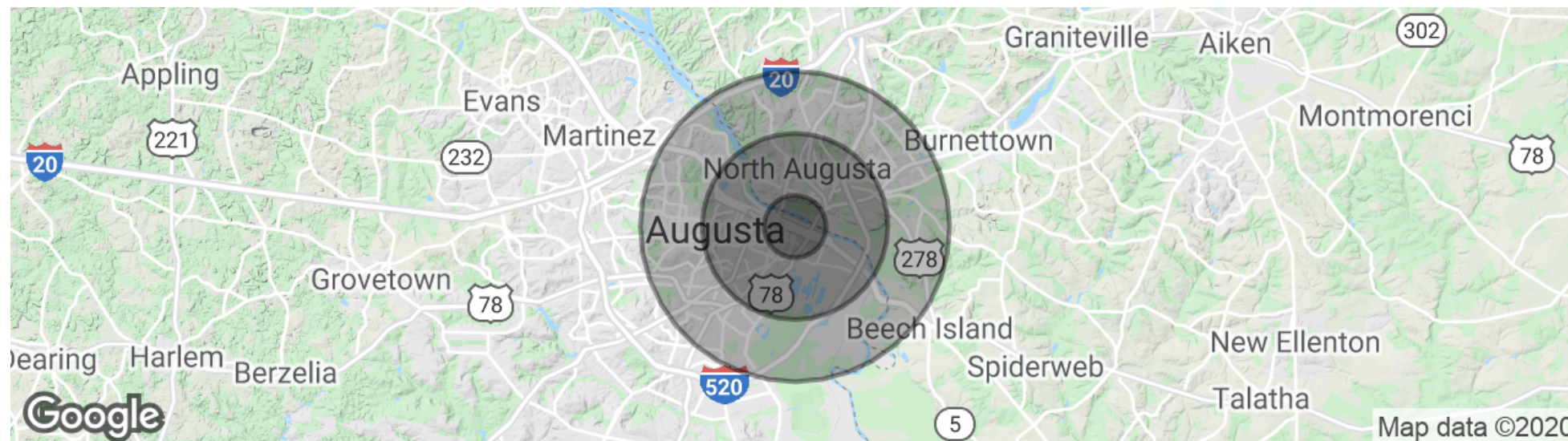
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# DEMOGRAPHICS | DEMOGRAPHICS MAP & REPORT

822 Broad Street, Augusta, GA 30901



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,151	38,856	90,990
Median age	35.8	35.4	37.0
Median age (Male)	33.6	33.9	35.1
Median age (Female)	38.0	37.1	38.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,574	16,256	38,643
# of persons per HH	2.4	2.4	2.4
Average HH income	\$39,353	\$38,669	\$46,523
Average house value	\$186,574	\$156,660	\$136,204

\* Demographic data derived from 2010 US Census





# PRESLEY

## SECTION 4

### COMPANY OVERVIEW AND ADVISOR BIOS



**Meybohm**  
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## LOCATION INFORMATION | BROKER BIOSCUSTOM PAGE

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### JOEL PRESLEY

Joel is the owner of Presley Realty, working in development, construction, and brokerage of land and commercial properties. He is a native of North Augusta, South Carolina and lives there with his wife, Tracy, and four children. Joel was graduated from Liberty University in Lynchburg, Virginia with a B.S. in Journalism. After college, he worked in communications for Samaritan's Purse; and then served for six years as an officer in the United States Air Force. He enjoys music, good stories, beautiful land, traveling and adventures with his family. He is an active leader of Church of the Good Shepherd in North Augusta and supports causes like 40 Days for Life and Central Savannah River Land Trust.



### TRAVIS REED, CCIM

Travis is an associate broker specializing in commercial properties, forestry, development and construction. A native of Lincolnton, Georgia, Travis earned a Bachelor of Science degree in Forest Resources from the University of Georgia and served as president of Reed Logging, Inc. for 25 years. Before joining the family logging business in the mid-1980s, Travis worked for Barco International, an international agricultural construction company, as head of its Middle Eastern/North African division, spending six years in Iraq and Egypt. After Barco, he spent time in England working with Middle East Econometrics Limited researching and writing feasibility studies for Middle Eastern clients of the World Bank. Travis has two daughters, Shelli and Whitney, and five grandchildren and lives with his wife, Gail, in Evans, Georgia. As a graduate forester and a lifetime spent in the forest industry, Travis is committed to land and timber conservation. He enjoys shooting trap and sporting clays and serves on the board of directors of Pinetucky Gun Club.



## LOCATION INFORMATION | BROKER BIOSBROKER BIOS

822 Broad Street, Augusta, GA 30901



### JONATHAN ACEVES

Jonathan serves as a commercial sales and leasing agent with Presley. Originally licensed in 2005, Jonathan specializes in downtown development, multifamily brokerage, land site selection and development, and business analysis. Jonathan served as the Administrator of Christ Community Health Services years, overseeing finance and operations for a community health center employing 60 staff and serving over 20,000 patients annually. He is also a General Partner in Equity Venture Partners, focusing on downtown real estate development, and RAM Construction Group LLC, a construction firm. He earned his BBA and MBA from Augusta University. Jonathan lives downtown in the Olde Town neighborhood with his wife and two children. He has lived in Augusta for over 20 years, serves as a deacon at First Presbyterian Church, and is an active part of the Olde Town Neighborhood Association.



### JOHN ECKLEY

John serves as a commercial sales and leasing agent with Presley, and specializes in commercial sales and leasing, land sales, and business analysis. John earned both his BS in Civil Engineering and his MBA from Clemson University. He is a former water and wastewater engineer with Jordan, Jones, and Goulding (now Jacobs), where he participated in the design and construction of multiple treatment plants and pipeline systems. More recently, he has worked in roles providing marketing services, small business consultation, and outside sales services, and loves using this acquired mix of expertise to serve the commercial real estate industry in the CSRA. John is a member of First Presbyterian Church and lives downtown in the Olde Town neighborhood with his wife and son, where they have resided for the past three years. He serves as treasurer of the Olde Town Neighborhood Association, is a member of the Heritage Academy Junior Board, and serves on the board of directors for Saving Grace in Uganda, a street children's ministry in East Africa.



## COMPANY OVERVIEW AND ADVISOR BIOS | DANIEL HUANG

822 Broad Street, Augusta, GA 30901



### DANIEL HUANG

As a native of Rockville, Maryland, Daniel serves as Asset Manager and Financial Analyst with Presley Realty, working in sourcing, underwriting, cash flow analysis, and asset valuation for potential commercial real estate acquisitions. He started out his career as a financial analyst working private equity deals. He obtained his Masters of Healthcare Administration from the University of North Carolina before working at Deloitte Consulting in their healthcare practice as a senior consultant. Since moving to Augusta, he has worked as a manager of Health System Analytics for Augusta University Health. Daniel and his wife are active members of First Presbyterian church and he is a board member of Keep Augusta Beautiful, a non-profit focused on maintaining the natural beauty of Augusta.