



FOR SALE | OFFICE SPACE

MLK GROCERY & CONVENIENCE STORE

 PRESLEY

 Meybohm
COMMERCIAL

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803.279.2060

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2117 MLK Blvd, Augusta, GA 30901



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SECTION 1

PROPERTY INFORMATION

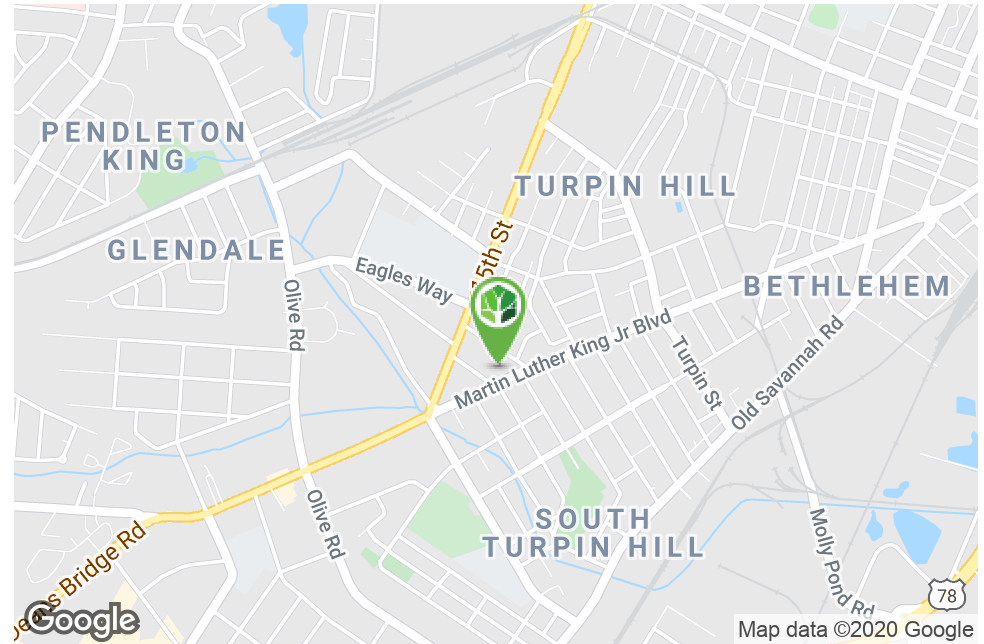
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PROPERTY INFORMATION | EXECUTIVE SUMMARY

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OFFERING SUMMARY

Sale Price: \$111,900

Lot Size: 0.43 Acres

Building Size: 4,600

Price / SF: \$24.33

PROPERTY OVERVIEW

Presley Realty is proud to exclusively present Augusta's Supermarket, a 4600 SF turn-key grocery & convenience store for sale in Augusta, GA. This property is perfect for the operator that is looking for a fixer-upper at a great value. The property features a large sales floor, lots of shelving and cooler space, a commercial kitchen, lots and lots of storage, and a wig counter. Ready for operation, this property represents a great opportunity to break into the convenience store business.

LOCATION OVERVIEW

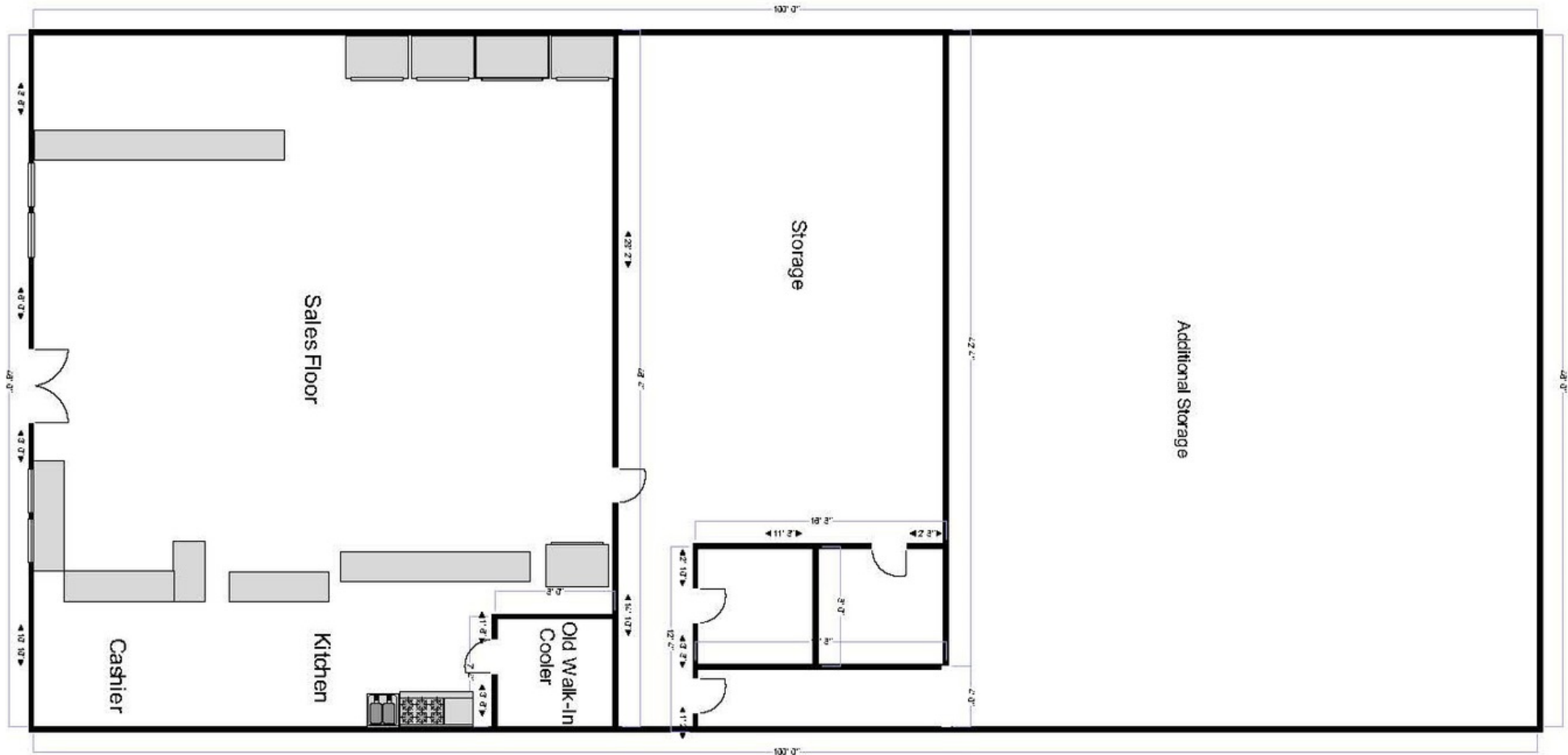
Located on MLK, near the intersection with Koger Street, in Augusta, GA, just minutes from Downtown Augusta.

PROPERTY HIGHLIGHTS

- Turnkey Grocery and Convenience Business
- Great visibility and access
- Great Value-Add, "Fixer Upper"

PROPERTY INFORMATION | FLOOR PLANS

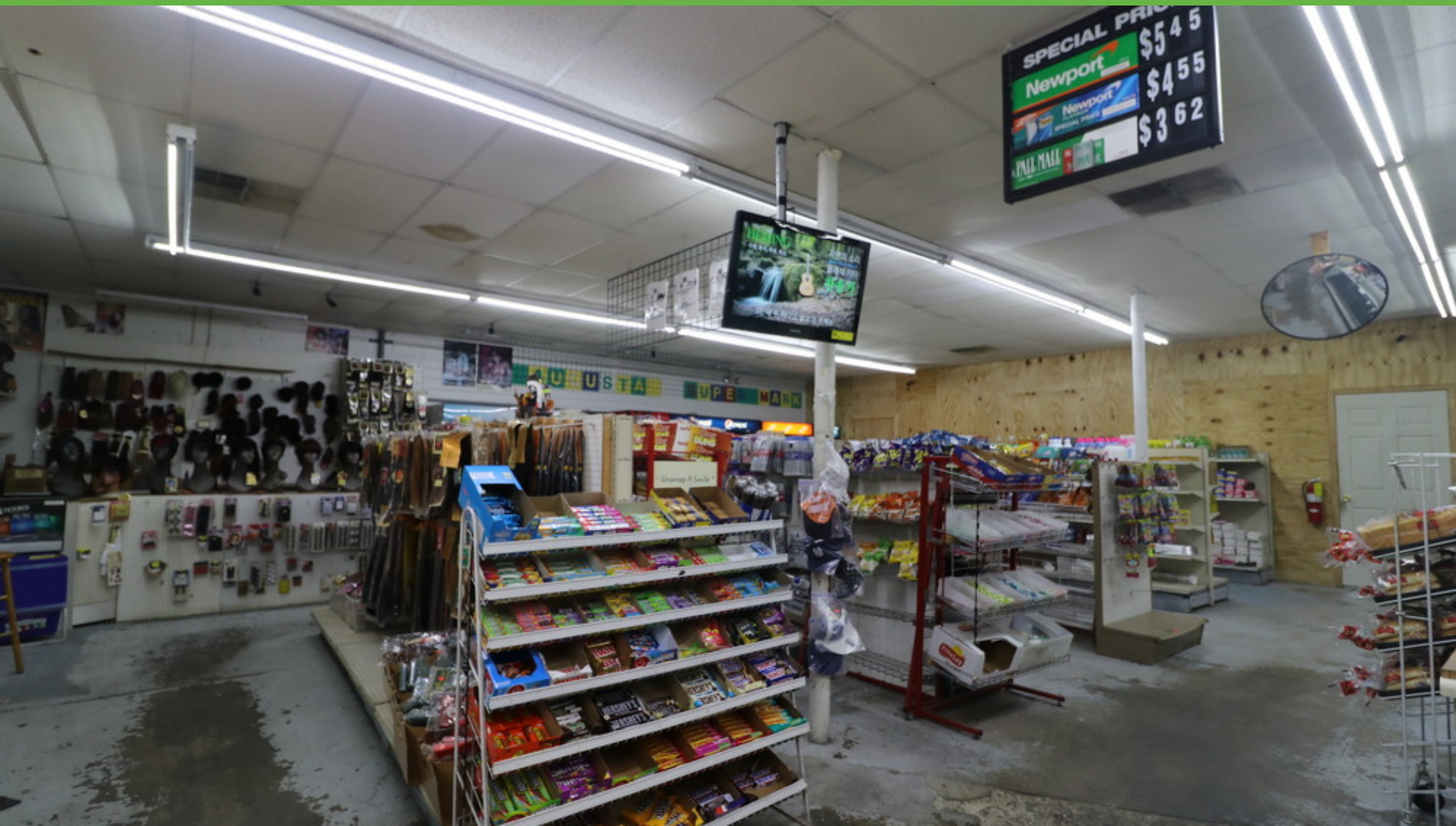
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PROPERTY INFORMATION | ADDITIONAL PHOTOS

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SECTION 2

LOCATION INFORMATION

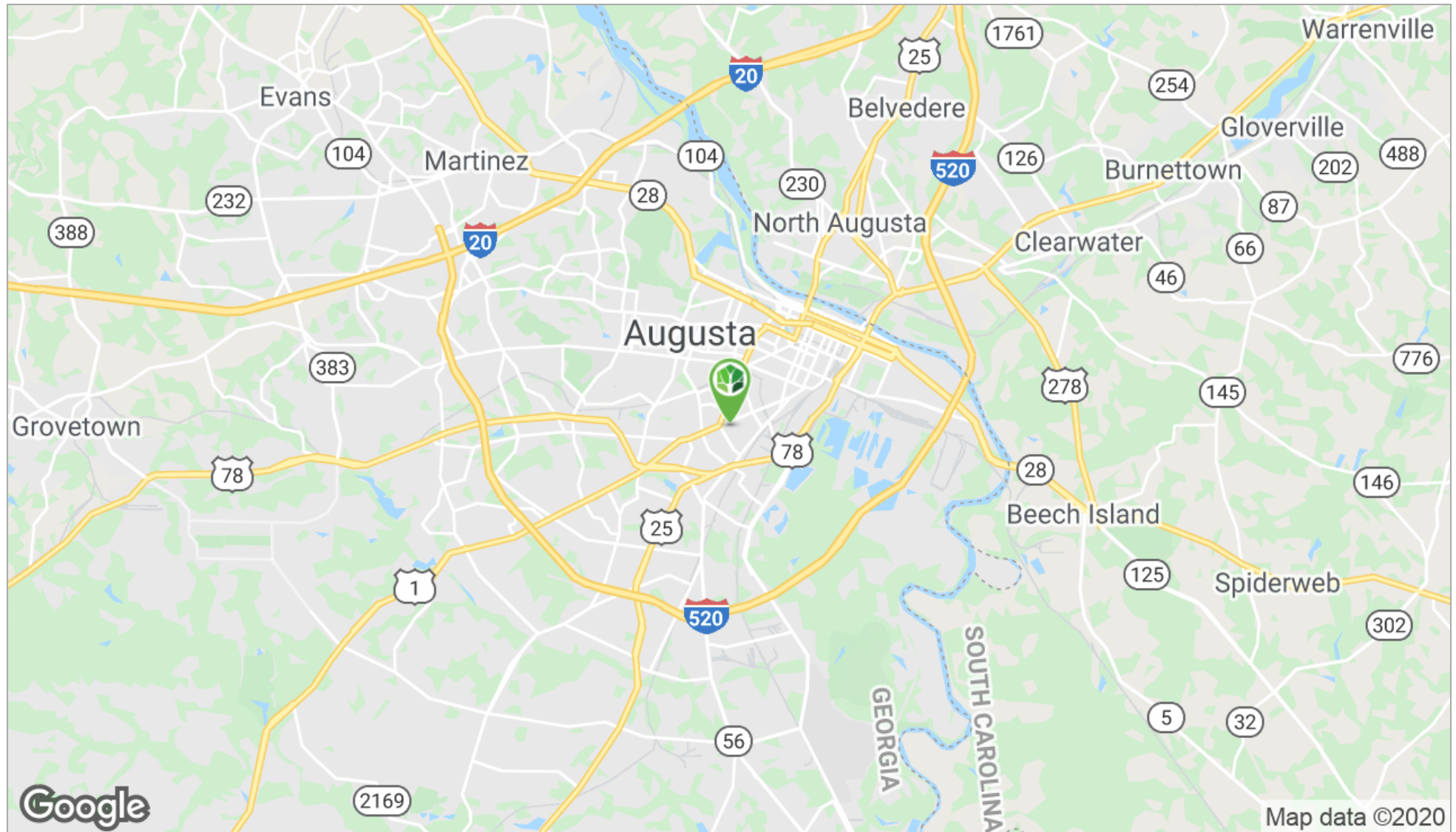
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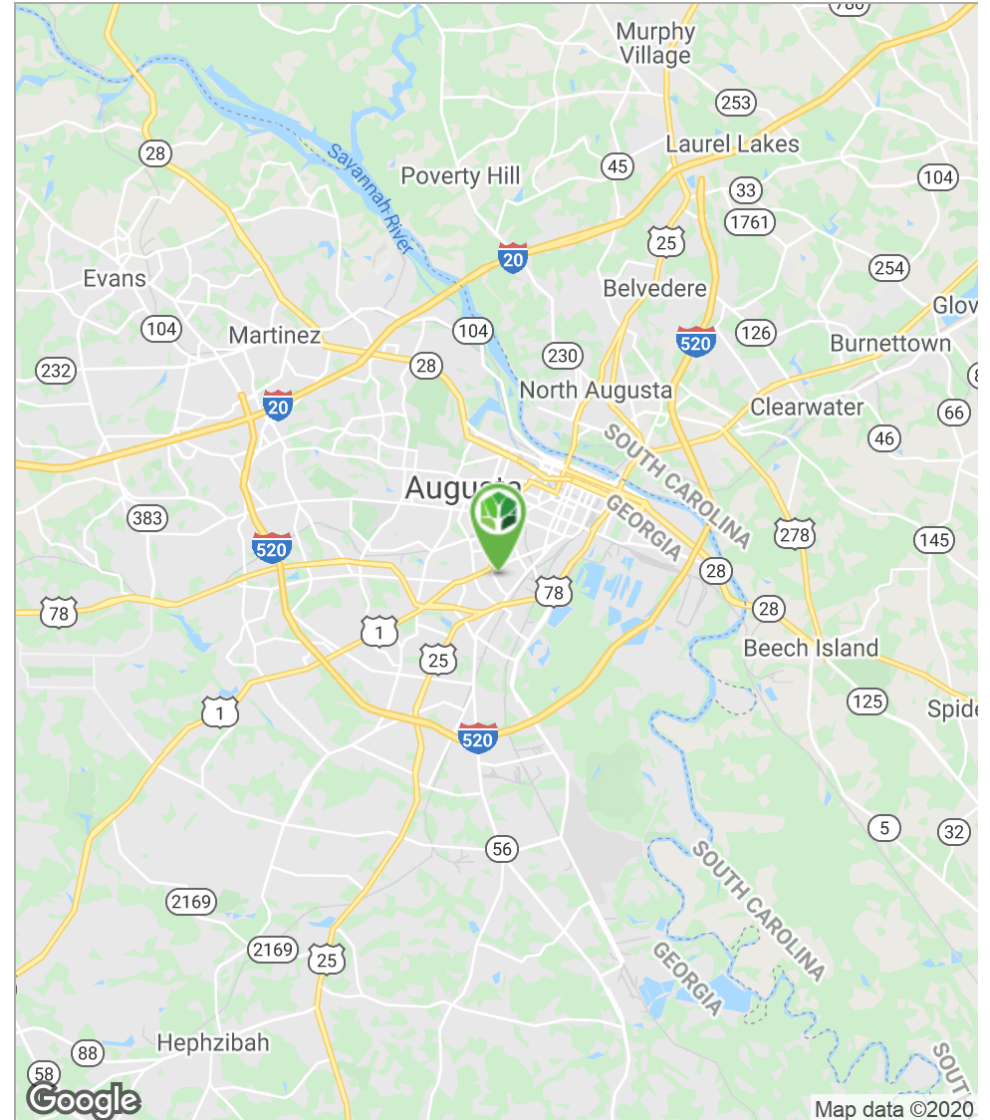
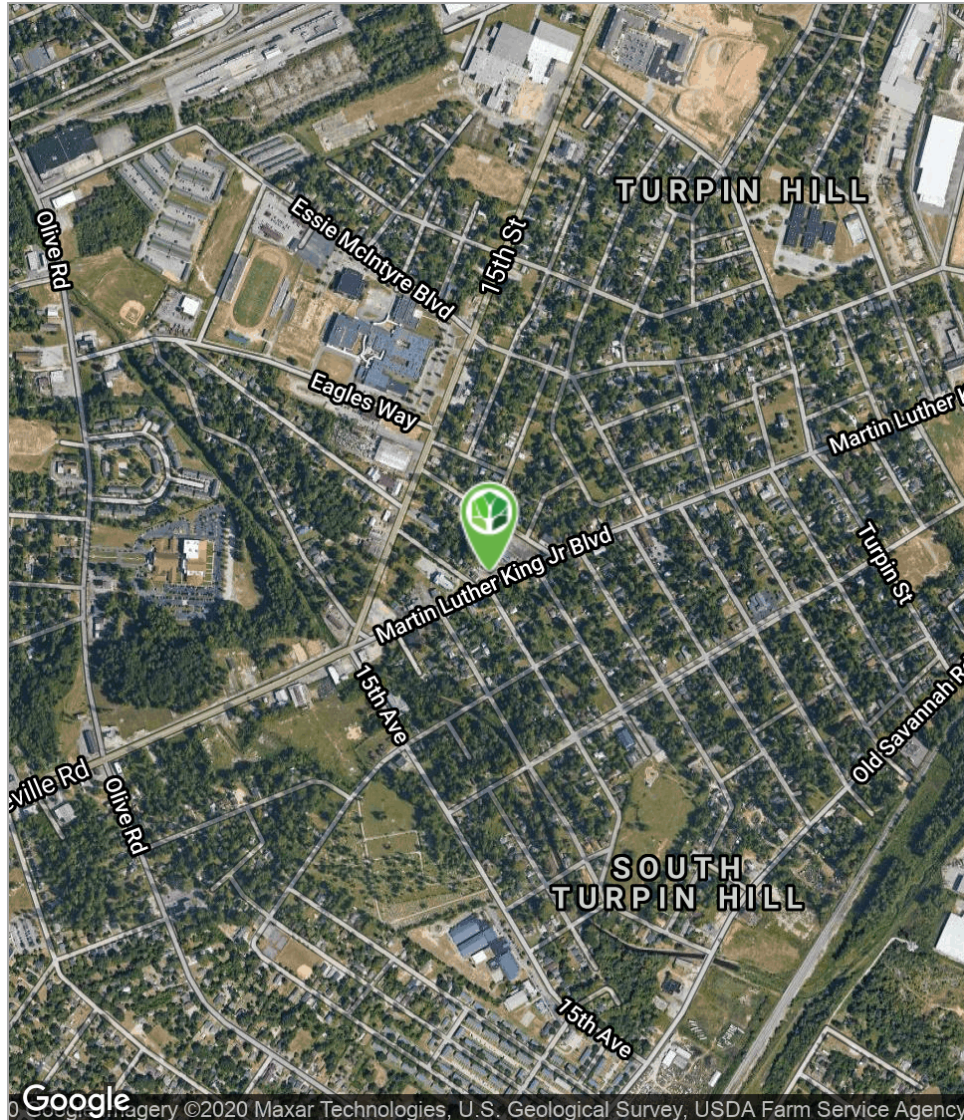
LOCATION INFORMATION | REGIONAL MAP

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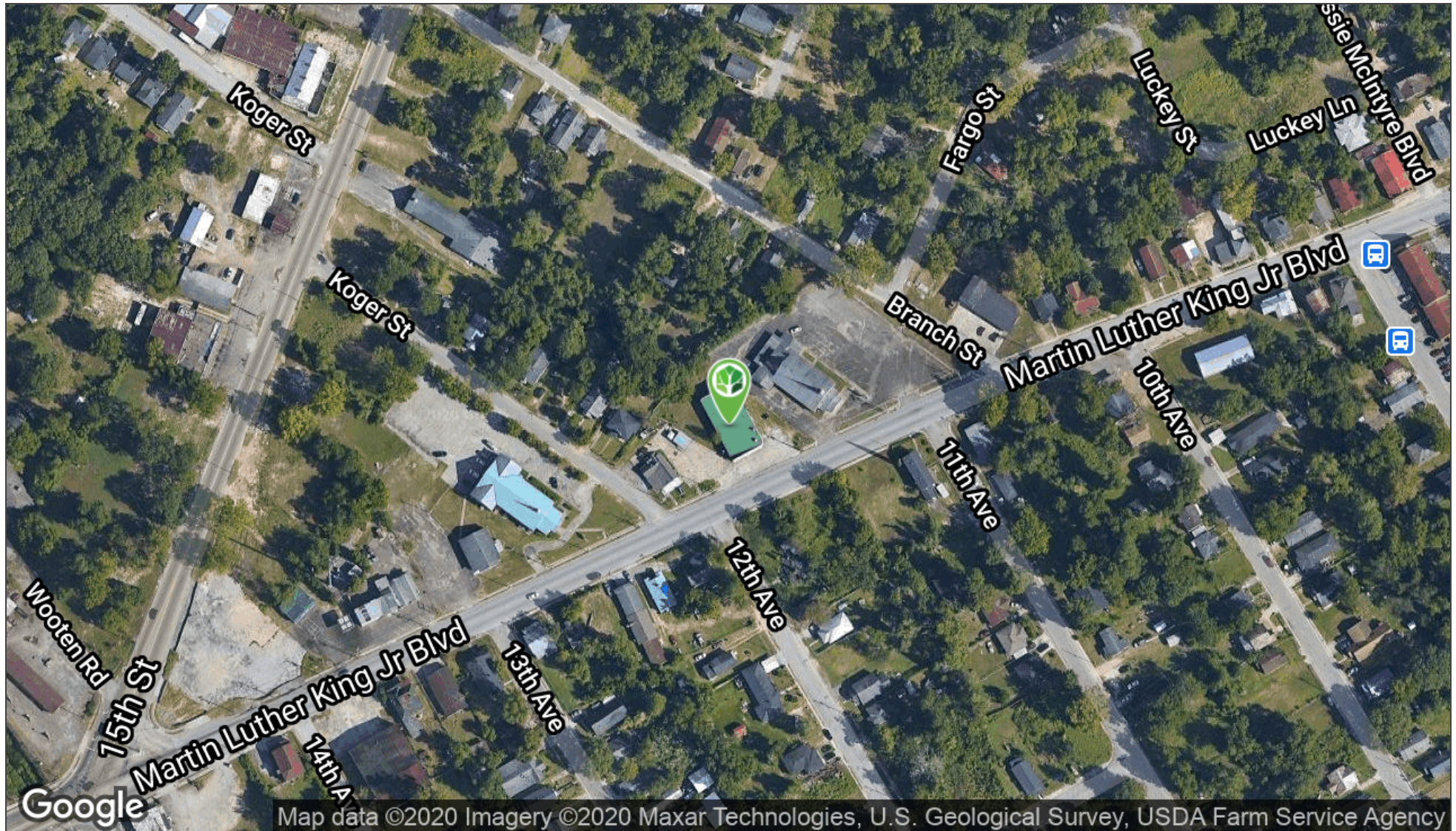
LOCATION INFORMATION | LOCATION MAPS

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LOCATION INFORMATION | AERIAL MAP

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SECTION 3

DEMOGRAPHICS

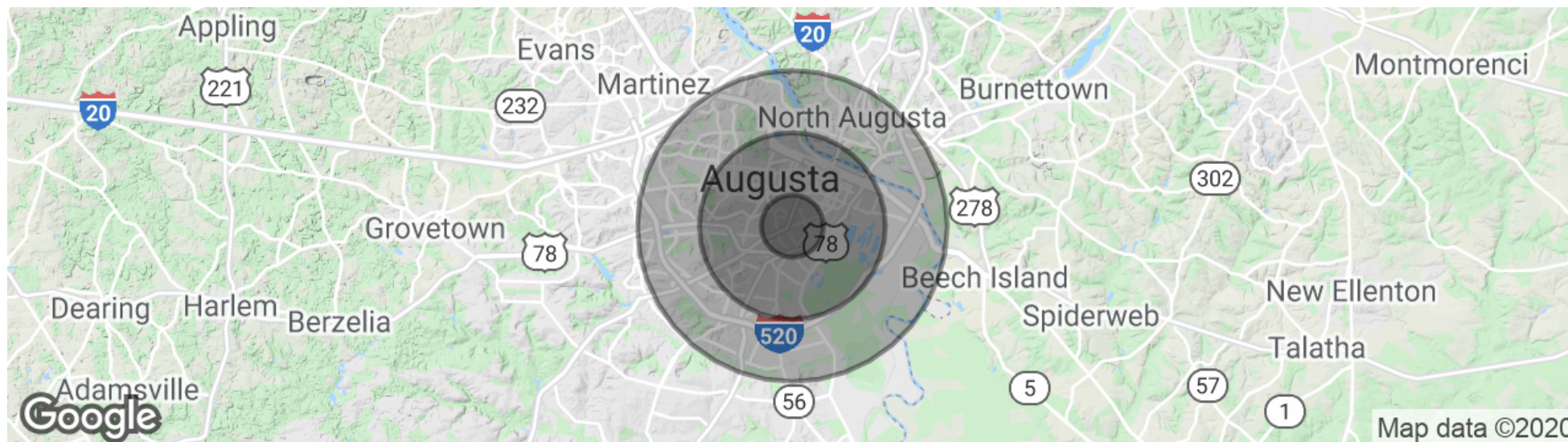


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DEMOGRAPHICS | DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,962	50,989	119,027
Median age	35.6	35.3	35.7
Median age (Male)	32.9	34.0	34.3
Median age (Female)	36.7	36.6	37.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,904	21,120	49,671
# of persons per HH	2.4	2.4	2.4
Average HH income	\$27,012	\$39,578	\$45,992
Average house value	\$64,843	\$105,836	\$126,264

* Demographic data derived from 2010 US Census



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SECTION 4

COMPANY OVERVIEW AND ADVISOR BIOS



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LOCATION INFORMATION | BROKER BIOS

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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 BIOS

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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.