



FOR LEASE

RETAIL PROPERTY

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PRATHER
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NOTE: ALL PLANS AND ELEVATIONS ARE CONCEPTUAL.

GREENPOINT COMMERCIAL RETAIL BUILDING 2

1350 Appling Harlem Road US 221, Harlem, GA 30814

LIONEL PRATHER

706.407.4648
lprather@prathercompany.com

THE PRATHER COMPANY

4002 Enterprise Court, Martinez, GA 30907
706.407.4648 | prathercompany.com

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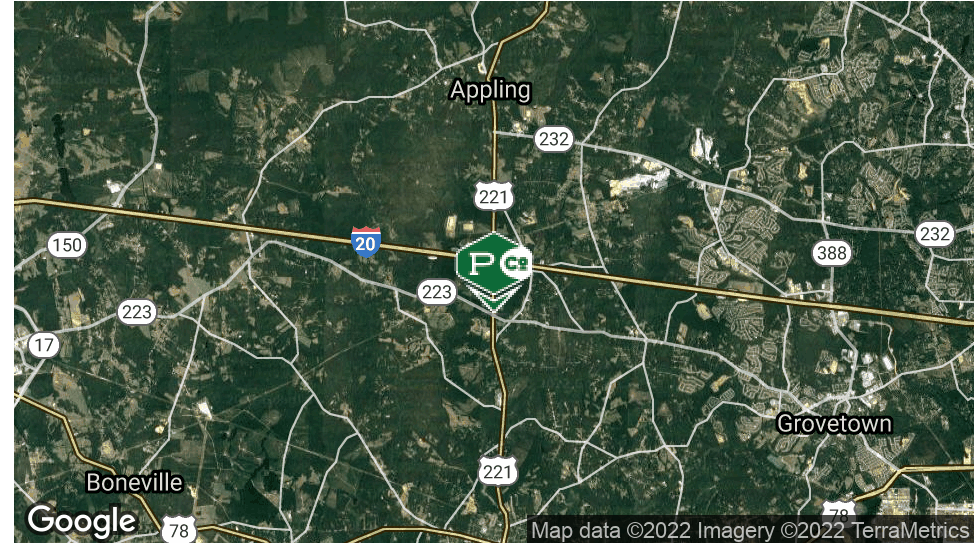
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RETAIL BUILDING 2 - FRONT VIEW
GREENPOINT
HARLEM, GEORGIA

12/28/21
B4



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	7,085 SF
Available SF:	1,208 - 7,085 SF
Lot Size:	3 Acres
Year Built:	2022
Zoning:	PUD
Market:	Augusta
Submarket:	Harlem

PROPERTY OVERVIEW

The Prather Company will be developing two retail buildings in 2022 in the Greenpoint Commercial District. Each building will have over 7,000sf. Size units will range from 1,200-1800sf. Four Restaurants sites are planned in the two buildings. Grease Traps will be provided. Two Restaurant units will have out side seating and Patio areas. This proposed construction will be available in Winter of 2022. Greenpoint Commercial will be the only for rent property planned at the I-20 Exit 183 Interchange.

PROPERTY HIGHLIGHTS

- Located in the Massive Greenpoint PUD.
- 1/2 Mile South of I-20.
- Over 10,000 cars per day.
- Greenpoint is a 1,000 acre development with 2,000 homes planned.
- Amazon Fulfillment Center was opened in 2021 located adjacent to I-20 and Greenpoint
- Amazon was fully operational in January of 2022 with over 3,000 employees

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Lease Rate	\$20.00 SF/YR
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LOCATION INFORMATION

Building Name	Greenpoint Commercial Retail Building 2
Street Address	1350 Appling Harlem Road US 221
City, State, Zip	Harlem, GA 30814
County	Columbia
Market	Augusta
Sub-market	Harlem
Cross-Streets	I-20 and US 221

BUILDING INFORMATION

Building Size	7,085 SF
Occupancy %	0.0%
Tenancy	Multiple
Ceiling Height	15 ft
Minimum Ceiling Height	10 ft
Number of Floors	1
Average Floor Size	7,200 SF
Year Built	2022

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	PUD
Lot Size	3 Acres
APN #	29-37B

PARKING & TRANSPORTATION

UTILITIES & AMENITIES



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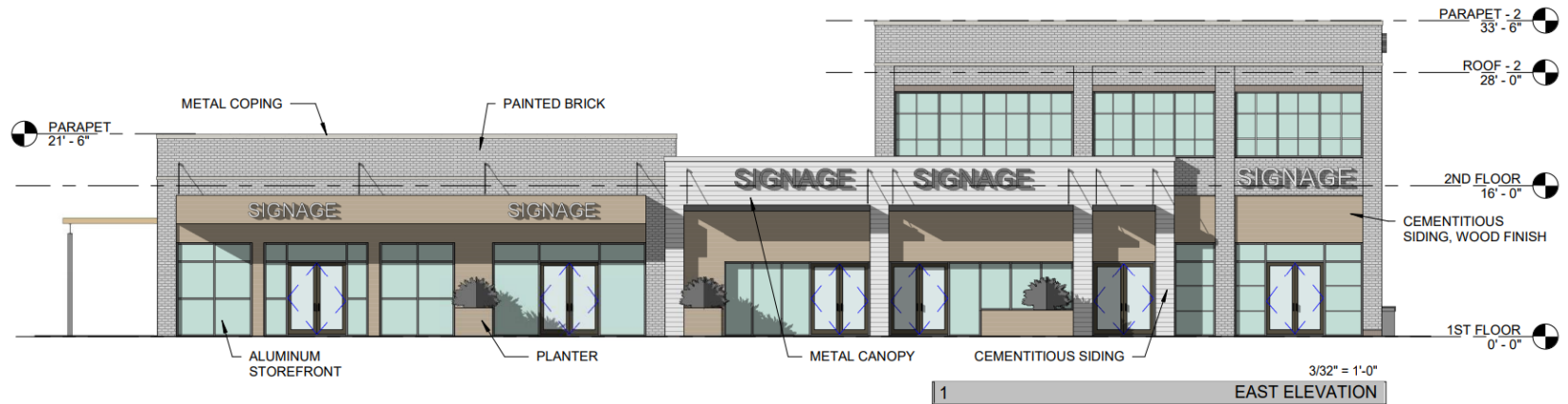
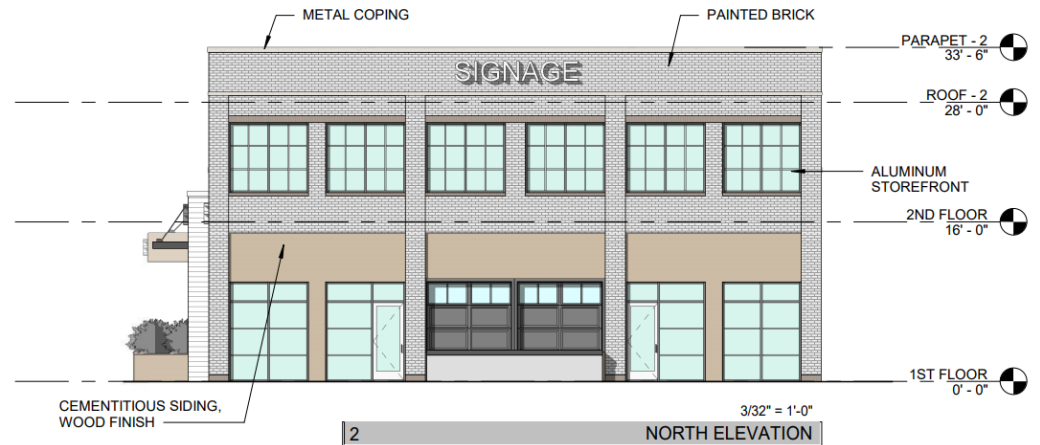


RETAIL BUILDING 2 - SIDE VIEW
GREENPOINT
HARLEM, GEORGIA

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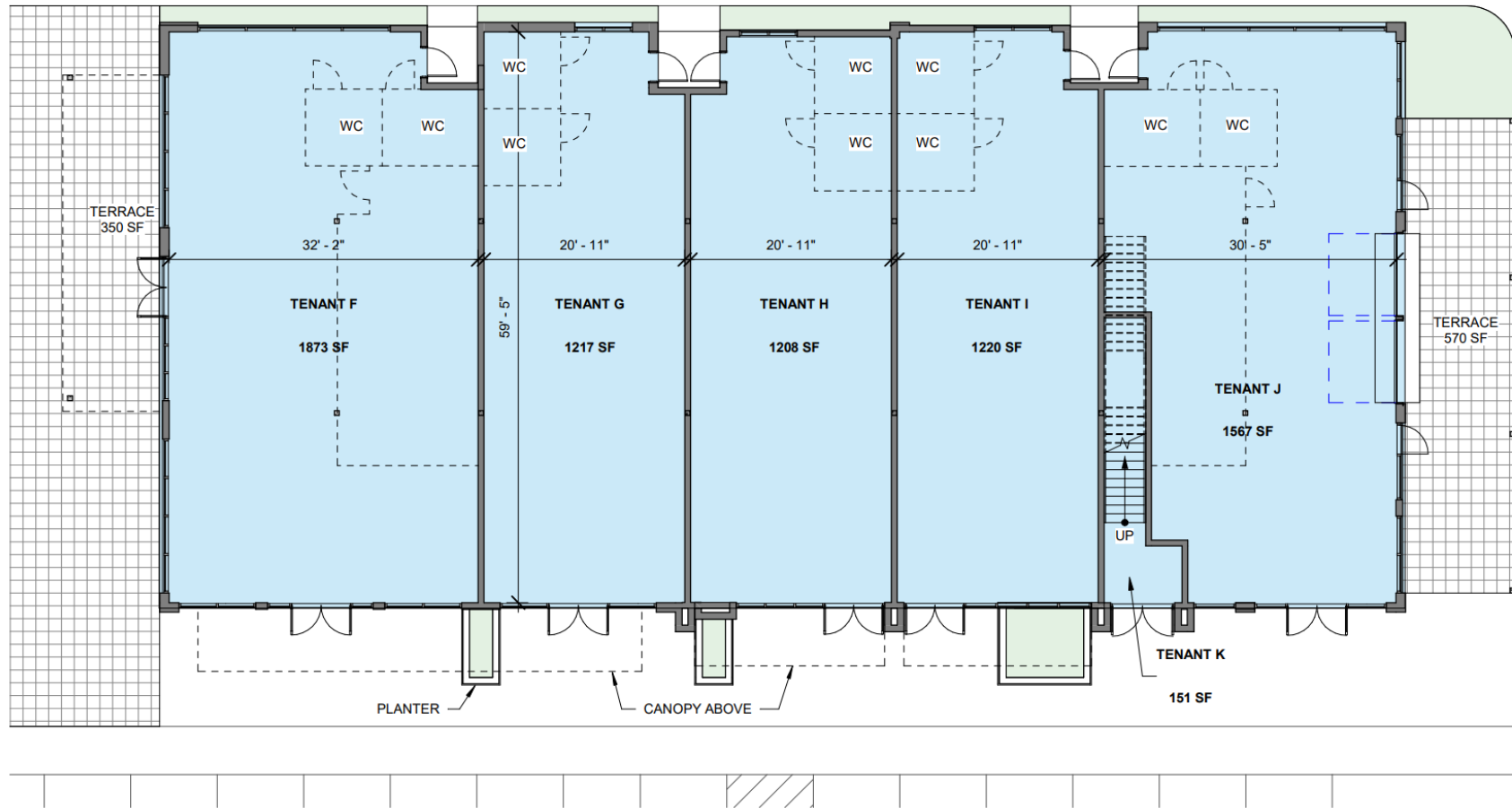
RETAIL BUILDING 2 - ELEVATIONS
GREENPOINT

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RETAIL BUILDING 2 - LEVEL 1 PLAN
GREENPOINT
HARLEM, GEORGIA

12/28/21

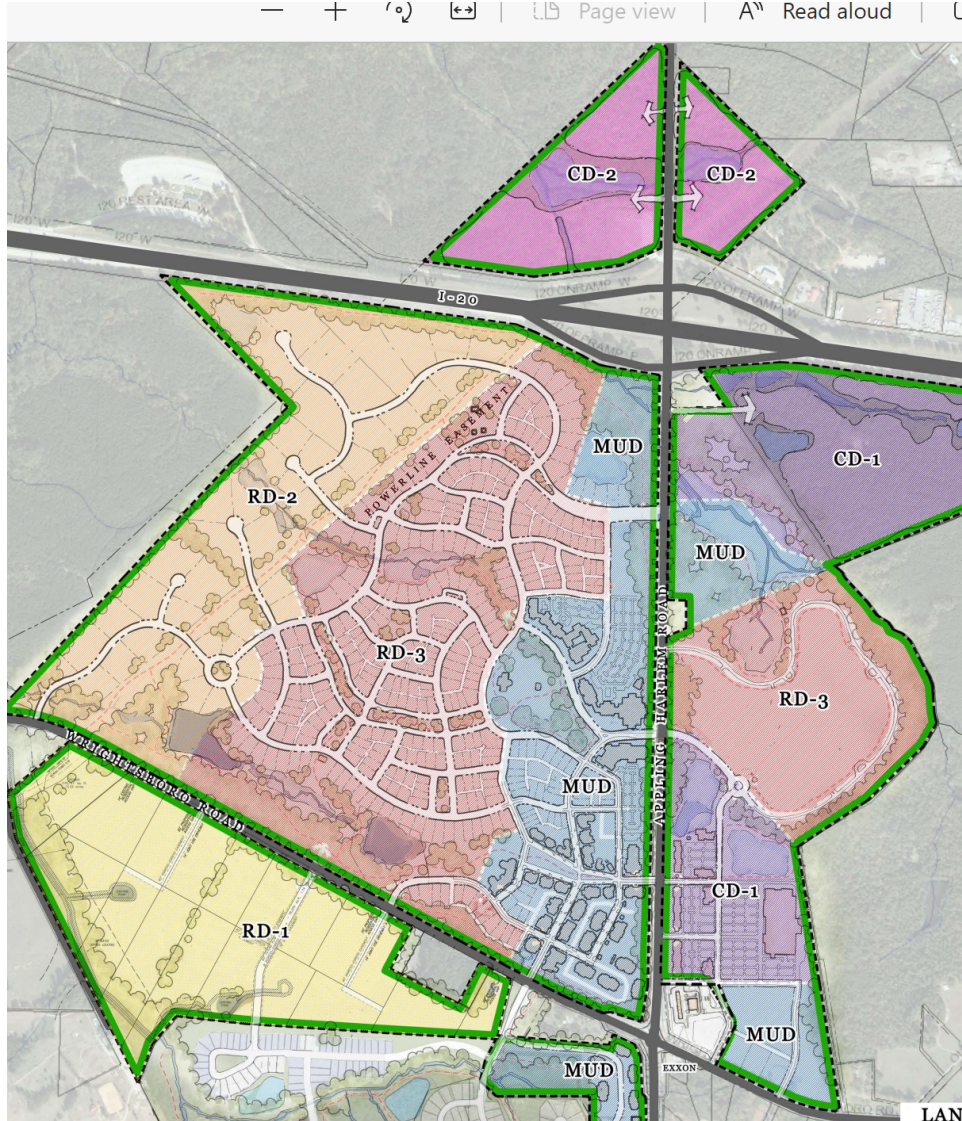
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PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Greenpoint Retail Center is located off I-20 at US 221 Exit 183 14 Miles East of Augusta's I-520 Bypass. The Site is an outparcel of the Greenpoint Shopping District located 1/2 Mile South of I-20 in the 1,000 Acre Greenpoint Development.