

**OWNER/USER VALUE-ADD OR REDEVELOPMENT OPPORTUNITY**



**BUILT IN 2024 | ±1.17 ACRES | DOUBLE-DRIVE THROUGH**

**VACANT QSR (FOR SALE/LEASE)**  
**2104 MEMORIAL DR, WAYCROSS, GA 31501**  
**INTERACTIVE OFFERING MEMORANDUM**

## OFFERING MEMORANDUM

# FORMER RESTAURANT SPACE (FOR SALE/LEASE)

2104 Memorial Dr | Waycross, GA 31501

EXCLUSIVELY LISTED BY



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**±2,493 SF**

GLA



**2024**

Year Built



**±11,100**

Vehicles Per Day  
(Hwy 82)



**±1.17 AC**

Lot Size

# PROPERTY OVERVIEW

## INVESTMENT HIGHLIGHTS

- **High Profile Restaurant:** ±2,493 SF high-profile brand-new construction restaurant space on the highly sought after Memorial Dr thoroughfare.
- **Drive Thru-Equipped:** Fully equipped, turn-key drive-thru with dual-lane capability, allowing for increased capacity and the ability to serve multiple customers.
- **Zoning:** Zoned commercial, this property offers a wide range of adaptable uses, making it suitable for various businesses, including restaurants, medical facilities, retail outlets, and more.
- **Adequate Parking Capacity:** The property provides access to 36 parking spaces.
- **All Equipment Included:** The sale or lease comes with all equipment which includes the following: compartment sink, hand wash sink, stainless steel prep tables, refrigerated prep table, 2-door upright refrigerator, walk-in refrigerator, microwave, commercial hood system, flat top grill, deep fryer, wire storage shelving, and miscellaneous smallware.

## LOCATION HIGHLIGHTS

- **Prime Retail Corridor:** Situated on Memorial Drive (U.S. Hwy 1), one of Waycross's most heavily traveled commercial thoroughfares, offering high visibility and easy access.
- **Established Retail Trade Area:** Located just minutes from Waycross's only enclosed shopping mall, drawing consistent foot traffic and retail synergy from anchor tenants and regional shoppers.
- **Strong Retail Synergy:** Adjacent to established businesses such as Popeyes, Checkers, and Taco Bell. Other strong national tenants in close vicinity include Chipotle, Chick-Fil-A, McDonald's, Burger King, Advance Auto Parts, Walmart, Lowe's, and more.



# FINANCIAL SUMMARY



## CONTACT BROKER

LIST PRICE or LEASE RATE

### TENANT SUMMARY

|                |                                |
|----------------|--------------------------------|
| GLA            | ±2,493 SF                      |
| Year Built     | 2024                           |
| Lot Size       | ±1.17 AC                       |
| Parking Spaces | 36                             |
| Zoning         | Commercial                     |
| Drive-Through  | Dual Lane Double Drive Through |

### EQUIPMENT INCLUDED

|                         |                             |
|-------------------------|-----------------------------|
| Microwave               | Compartment Sink            |
| Commercial Hood System  | Hand Wash Sink              |
| Flat Top Grill          | Stainless Steel Prep Tables |
| Deep Fryers             | Refrigerated Prep Table     |
| Wire Storage Shelving   | 2-Door Upright Refrigerator |
| Miscellaneous Smallware | Walk-in Refrigerator        |





Walmart  
Supercenter

HOBBY LOBBY  
DOLLAR TREE  
petsense  
BEALLS  
five BELOW  
ROSS  
SHOE DEPT. ENCORE  
DRESS FOR LESS  
Arby's  
Olive Garden  
Cracker Barrel

CHEVROLET  
GMC

NISSAN

LOWE'S

ZAXBY'S

Rural King  
America's Farm and Home Store  
T.J. MAXX  
belk  
planet fitness  
Dunham's SPORTS

GTC

Fairfield  
BY MARRIOTT

Super  
8

Advance  
Auto Parts

AMERIS BANK

Chick-fil-A  
verizon

OLLIE'S OUTLET  
Bargain  
"GOOD STUFF CHEAP"

SONIC

TSC  
TRACTOR  
SUPPLY CO

goodwill

POPEYES

SUBJECT  
PROPERTY

TACO BELL  
BURGER KING  
CHIPOTLE  
MEXICAN GRILL  
Checkers  
Starbucks





# MARKET OVERVIEW

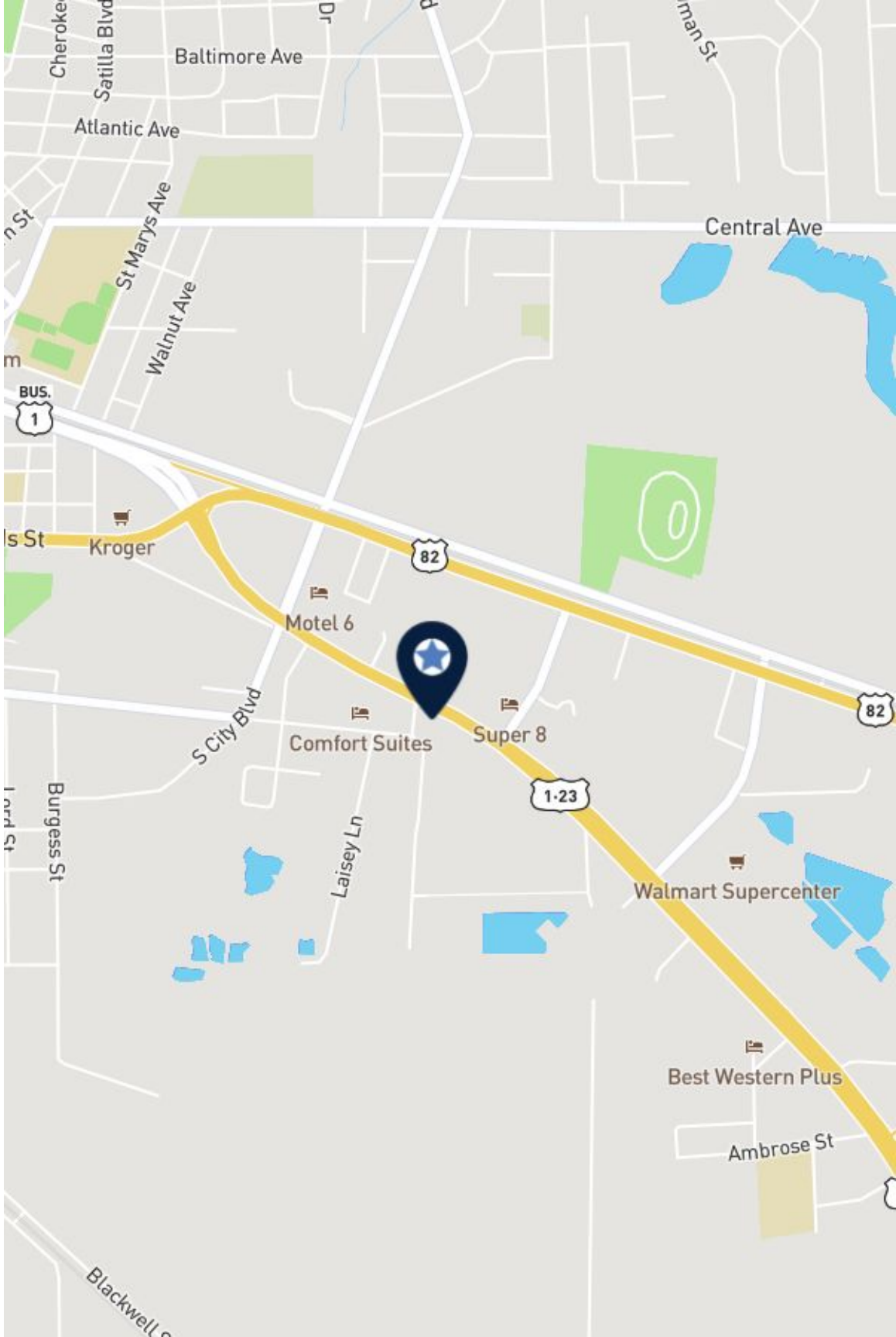
Waycross, Georgia is a Southeast Georgia municipality with strong regional connectivity via U.S. Highways 1 and 82. CSX's Rice Yard, a major rail classification facility, contributes to daily traffic and regional freight movement. The Waycross-Ware County Airport supports general aviation, while the Port of Brunswick (±70 miles east) and airports in Jacksonville and Savannah provide additional access.

Visitor activity is driven by the Okefenokee Swamp Park, Laura S. Walker State Park, and annual events like Swampfest, drawing consistent regional traffic. The property sits within a commercial corridor of national restaurant and convenience brands. Nearby housing developments are in progress, adding to local consumer volume.

## ECONOMY:

Waycross's economy is anchored by healthcare, education, transportation, and government services, with Memorial Satilla Health and Ware County School System among the largest employers. CSX Transportation maintains a significant presence through its Rice Yard facility, which supports both employment and freight movement across the Southeast. Retail and service businesses are concentrated along Memorial Drive and U.S. Highway 1, where national brands operate alongside local establishments. The area has also seen new investment activity, including housing developments and retail buildouts. South Georgia State College and nearby technical schools contribute to workforce development and help sustain demand for goods and services in the area.

| DEMOGRAPHICS             |          |          |          |
|--------------------------|----------|----------|----------|
| POPULATION               | 3-MILE   | 5-MILE   | 10-MILE  |
| Current Year Estimate    | 18,990   | 29,032   | 48,602   |
| HOUSEHOLDS               | 3-MILE   | 5-MILE   | 10-MILE  |
| Current Year Estimate    | 7,420    | 11,308   | 18,117   |
| INCOME                   | 3-MILE   | 5-MILE   | 10-MILE  |
| Average Household Income | \$62,772 | \$62,801 | \$68,482 |



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2104 Memorial Dr, Waycross, GA, 31501** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer** – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

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