

 **Nations** AUTO GLASS

**EXPRESS**

**FOR SALE**

**NNN INVESTMENT -  
NEW 10 YEAR LEASE**

3059 Deans Bridge Road, Augusta, GA 30906

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**

President & Broker

[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)

706.288.1077

# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$822,857
Building Size:	3,240 SF
Lot Size:	0.67 Acres
Price / SF:	\$253.97
Cap Rate:	7.0%
NOI:	\$57,600
Renovated:	2024
Market:	South Augusta

## PROPERTY OVERVIEW

This NNN investment property has a new 10 year lease with a regional auto glass company. Landlord has zero responsibilities under the lease. Lease contains both personal and corporate guarantees. Rent is fixed for first 5 years and has a 12% bump for years 6-10. Lease has two 5 year options to renew with the same 12% bump structure. This high-visibility 0.67-acre corner property has been extensively upgraded, including a new roof (2025) and HVAC system (2024) as part of over \$300,000+ in renovations. The site features a well-maintained auto shop and a large parking lot, making it a safe investment opportunity. The site is ideal for an investor looking for long-term stability and income potential. Title, phase I and other due diligence items are available.

## LOCATION OVERVIEW

This property is located at a signaled corner at Deans Bridge Road and Golden Camp Road. It is a very visible location with it being a corner lot and has a high traffic count along Deans Bridge Road with very good frontage on the site. It also has nearby easy access to I-520 and Highway 78. Site has future redevelopment potential for single tenant fast food or other retail uses.



**JOE EDGE, SIOR, CCIM**  
President & Broker  
jedge@shermanandhemstreet.com  
706.288.1077



# Retailer Map



**SHERMAN & HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**  
President & Broker  
jedge@shermanandhemstreet.com  
706.288.1077

# Additional Photos



**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**  
President & Broker  
jedge@shermanandhemstreet.com  
706.288.1077

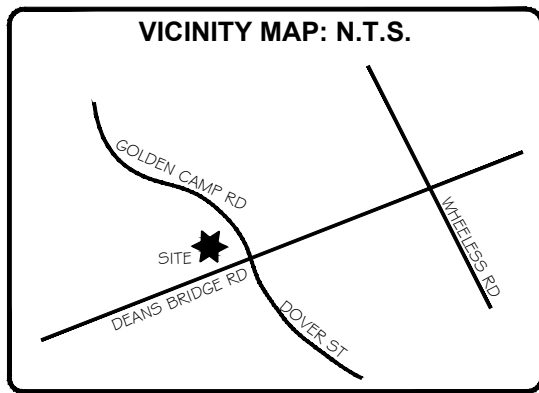
# SITEMAP



**SHERMAN & HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**  
President & Broker  
jedge@shermanandhemstreet.com  
706.288.1077

**SURVEY DATA:**  
 INSTRUMENT USED: LEICA T5 I 2 ROBOTICS  
 ANGULAR ERROR: 5" PER POINT  
 TRAVERSE CLOSURE: 1/10,000'±  
 PLAT CLOSURE: 1/199,302'  
 ADJUSTMENT BY NO RULE  
 DATUM: EAST GEORGIA COORDINATES

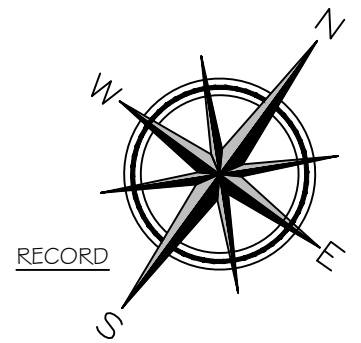
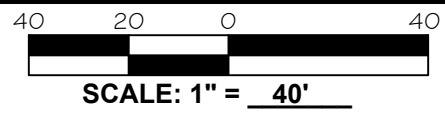


**REFERENCES:**  
 I. PC A SLIDE I 60 PLAT J

**FLOOD NOTE:**  
 ACCORDING TO THE FEMA FLOOD MAP 132450120G DATED 11/15/2019, THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD ZONE.

PID:096-2-076-01-0  
 ~ N/F BELLE TERRACE UNITED  
 PRESBYTERIAN CHURCH ~  
 DB: 1079 PG: 2195

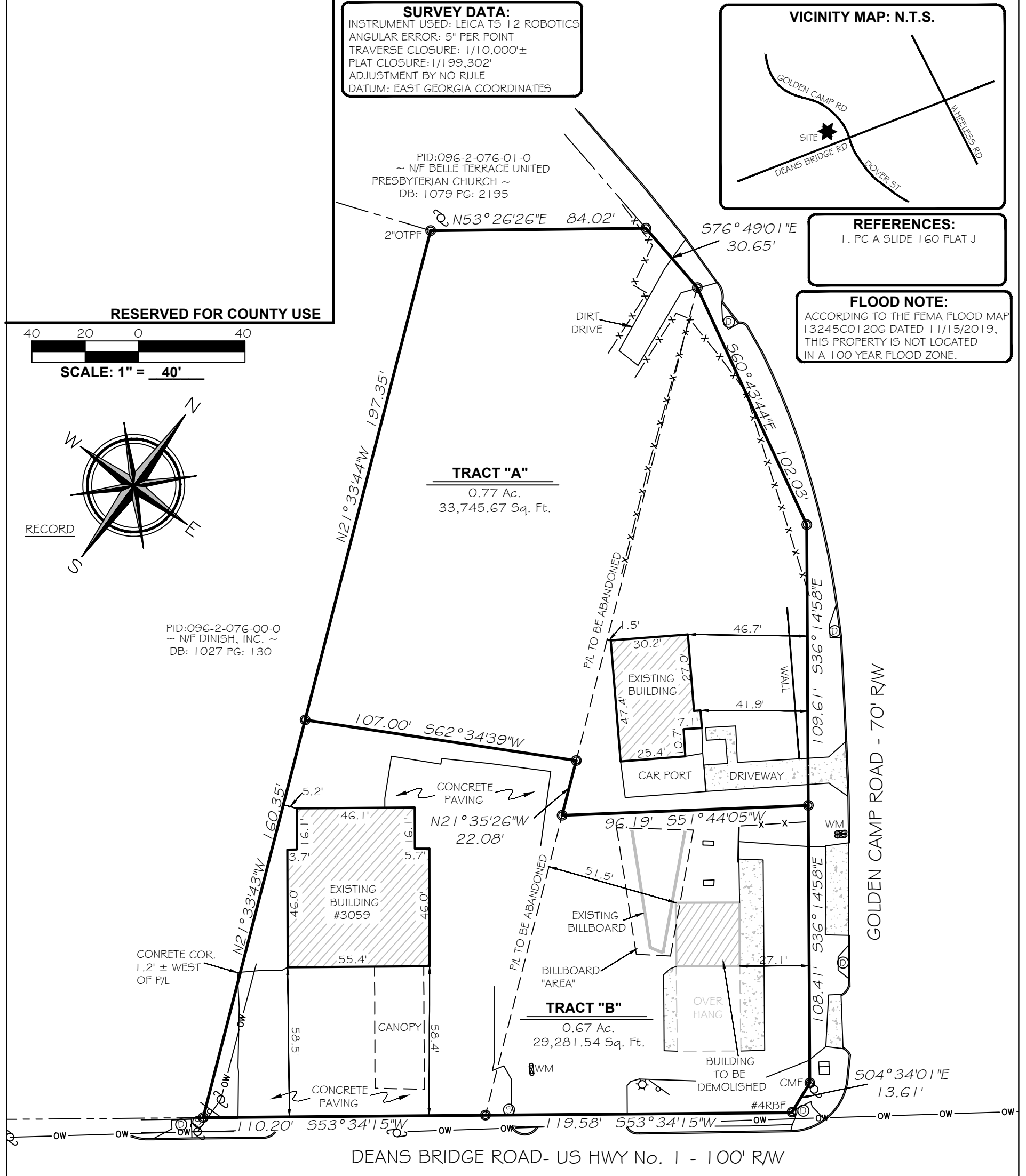
RESERVED FOR COUNTY USE



PID:096-2-076-00-0  
 ~ N/F DINISH, INC. ~  
 DB: 1027 PG: 130

**TRACT "A"**  
 0.77 Ac.  
 33,745.67 Sq. Ft.

**TRACT "B"**  
 0.67 Ac.  
 29,281.54 Sq. Ft.



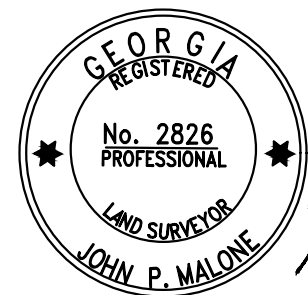
**COMBINATION PLAT FOR:**  
**DEANS BRIDGE ROAD/GOLDEN CAMP ROAD SITE**

**DESCRIPTION:**  
 PLAT SHOWING TRACTS "A" & "B" TO BE CARVED FROM TAX PARCELS 096-2-081-00-0, 097-1-041-00-0 & 096-2-080-00-0, LOCATED AT 304 GOLDEN CAMP RD & 3057 & 3059 DEANS BRIDGE ROAD, SHOWN OF PLAT OF SURVEY RECORDED IN PC A SLIDE I 60 PLAT J.

**LIMITS OF BILLBOARD AREA**  
 THE BILLBOARD AREA IS DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWEST CORNER OF SAID AREA, THENCE RUNNING NORTH 55 DEGREES 45 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 30.00', THENCE RUNNING SOUTH 25 DEGREES 38 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 50.00', THENCE RUNNING SOUTH 56 DEGREES 57 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 13.37'. THENCE RUNNING NORTH 44 DEGREES 46 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 50.00'.

- LEGEND**
- RBF = REBAR FOUND
  - RBS = REBAR SET
  - RW = RIGHT OF WAY
  - CP = CALCULATED POINT
  - MNS = MAG NAIL SET
  - OTPF = OPEN TOP PIPE FOUND
  - CO = CLEAN OUT
  - WM = WATER METER
  - HBT = HOOD BACK TRAP
  - DI = DRAIN INLET
  - U = UTILITY POLE
  - P.O.B. = POINT OF BEGINNING
  - SSMH = SANITARY SEWER MANHOLE
  - STMH = STORM SEWER MANHOLE
  - EOP = EDGE OF PAVEMENT
  - BOC = BACK OF CURB
  - CMF = CONCRETE MONUMENT FOUND
  - GV = GAS VALVE
  - ☆ = LIGHT POLE
  - CONC. = CONCRETE
  - SAN = SANITARY SEWER PIPE
  - MBL = MINIMUM BUILDING LINE
  - ⊙ = SANITARY SEWER MANHOLE
  - NTS = NOT TO SCALE

LOCATION: DEANS BRIDGE/GOLDEN CAMP RD	
DATE OF FIELD WORK: 11/29/2021	
DATE OF PLAT OR MAP: 09/26/2022	
FIELD: RMT & JPM	CHECKED BY: JPM
DRAWN: HAS	COUNTY: RICHMOND
G.M.D.: 89th	ORDERED BY: DAVID
JOB No: 522182	SCALE: 1"=40'



AS REQUIRED BY SUBSECTION (c) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Surveyor's Signature: *John P. Malone*  
 Registered Surveyor: John P. Malone  
 Registration Number: LS 2826  
 In the State of: Georgia

**S&A**  
 LAND SURVEYING

Stencel & Associates, LLC  
 229 Greenway Street - Thomson, Georgia 30824  
 C.O.A. - LSF#001350  
 Email: stencelandassociates@gmail.com  
 www.snalandsurveying.com Phone: 706.690.5023

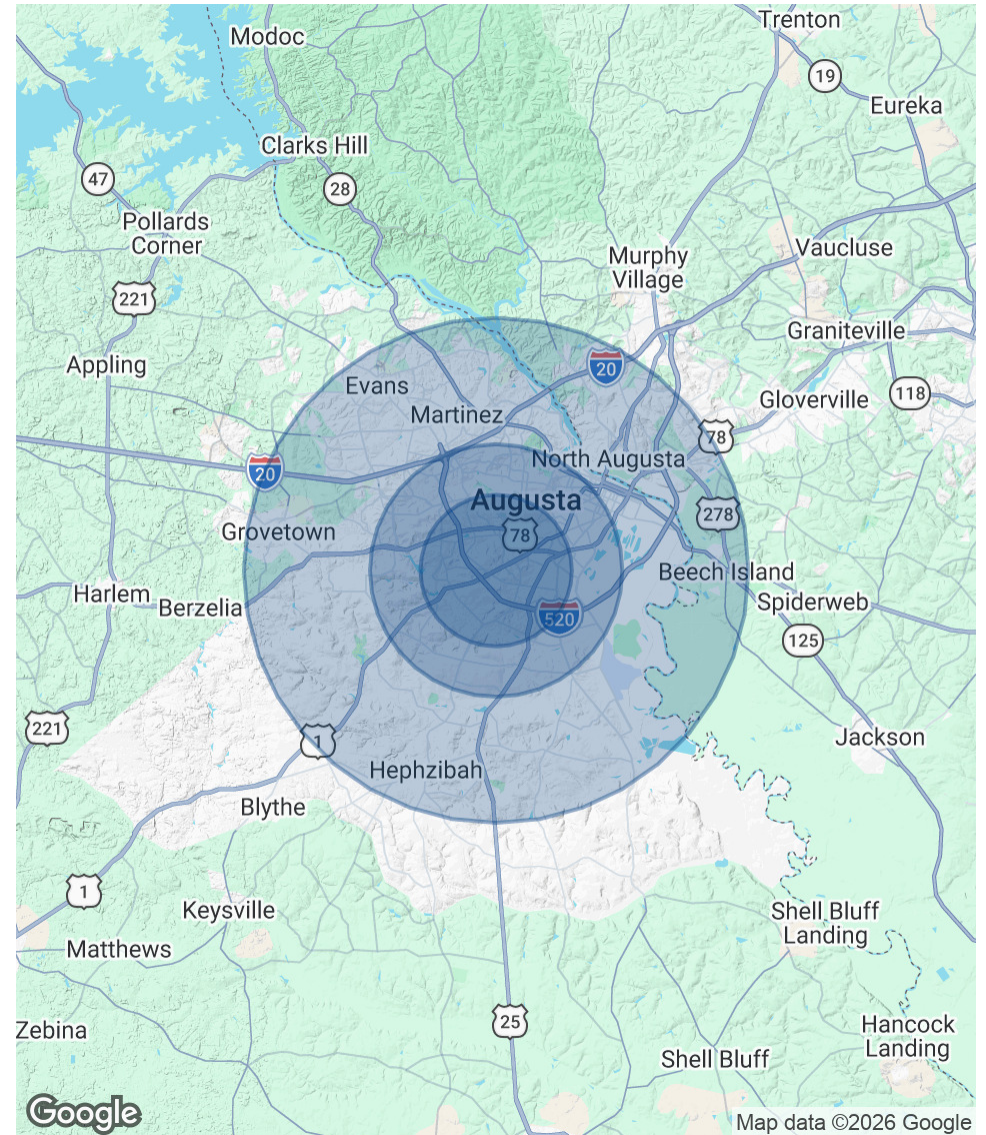
# Demographics Map & Report

<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	55,862	132,245	331,924
Average Age	39	39	39
Average Age (Male)	37	37	38
Average Age (Female)	40	40	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	22,096	53,320	130,676
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$55,734	\$72,898	\$89,215
Average House Value	\$147,984	\$207,968	\$238,965

Demographics data derived from AlphaMap



**JOE EDGE, SIOR, CCIM**  
 President & Broker  
 jedge@shermanandhemstreet.com  
 706.288.1077

# Advisor Bio 1



**JOE EDGE, SIOR, CCIM**

President & Broker

[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)

Direct: **706.288.1077** | Cell: **706.627.2789**

## PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

## MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

### Sherman & Hemstreet Real Estate Company

4316 Washington Road  
Evans, GA 30809  
706.722.8334



**JOE EDGE, SIOR, CCIM**

President & Broker

[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)

706.288.1077