

FOR LEASE

2601 DEANS BRIDGE
ROAD

Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
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Property Summary

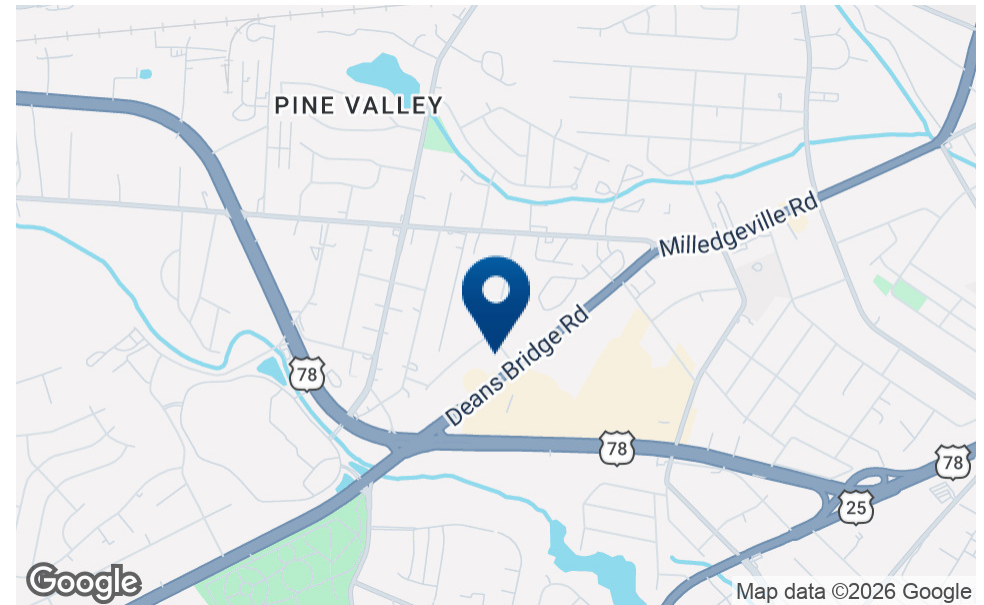


PROPERTY DESCRIPTION

This neighborhood shopping center features five units of various sizes. Currently 3 units are available. Center has large parking lot and excellent signage. Daily traffic counts are over 16,000 vehicles per day. All leases are modified gross with Landlord responsible for property taxes, insurance, grounds, exterior of building, and roof.

PROPERTY HIGHLIGHTS

- High Traffic Count
- Restaurant Space
- Plenty of Parking
- Excellent Signage Opportunity
- Flexible Lease Terms



LOCATION DESCRIPTION

Site is 1/4 mile from a major intersection of Deans Bridge Rd and Gordon Highway across from the side entrance to the 100k square foot U-Haul storage center. Shopping Center is next door to Dollar General.

OFFERING SUMMARY

Lease Rate:	\$10 - 15 SF/yr (MG)
Number of Units:	5
Available SF:	2,800 - 3,000 SF
Lot Size:	1.39 Acres
Building Size:	14,800 SF

Lease Spaces



LEASE INFORMATION

Lease Type:	MG
Total Space:	2,800 - 3,000 SF

Lease Term:	Negotiable
Lease Rate:	\$10 - \$15 SF/yr

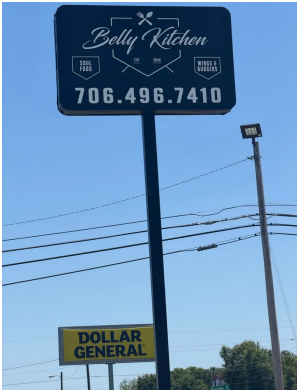
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	-	3,000 SF	Modified Gross	LEASED	Tax Office
Suite B	-	3,000 SF	Modified Gross	LEASED	Restaurant
Suite C	Available	2,800 SF	Modified Gross	\$10.00 SF/yr	Formerly used as a cosmetology/barber school.
Suite D	Available	3,000 SF	Modified Gross	\$15.00 SF/yr	Space was previously a convenience store and has built in coolers.
Suite E	Available	3,000 SF	Modified Gross	\$12.00 SF/yr	Space was previously used as a restaurant. Space is built out with kitchen and vent hood.

Retailer Map



Restaurant Space



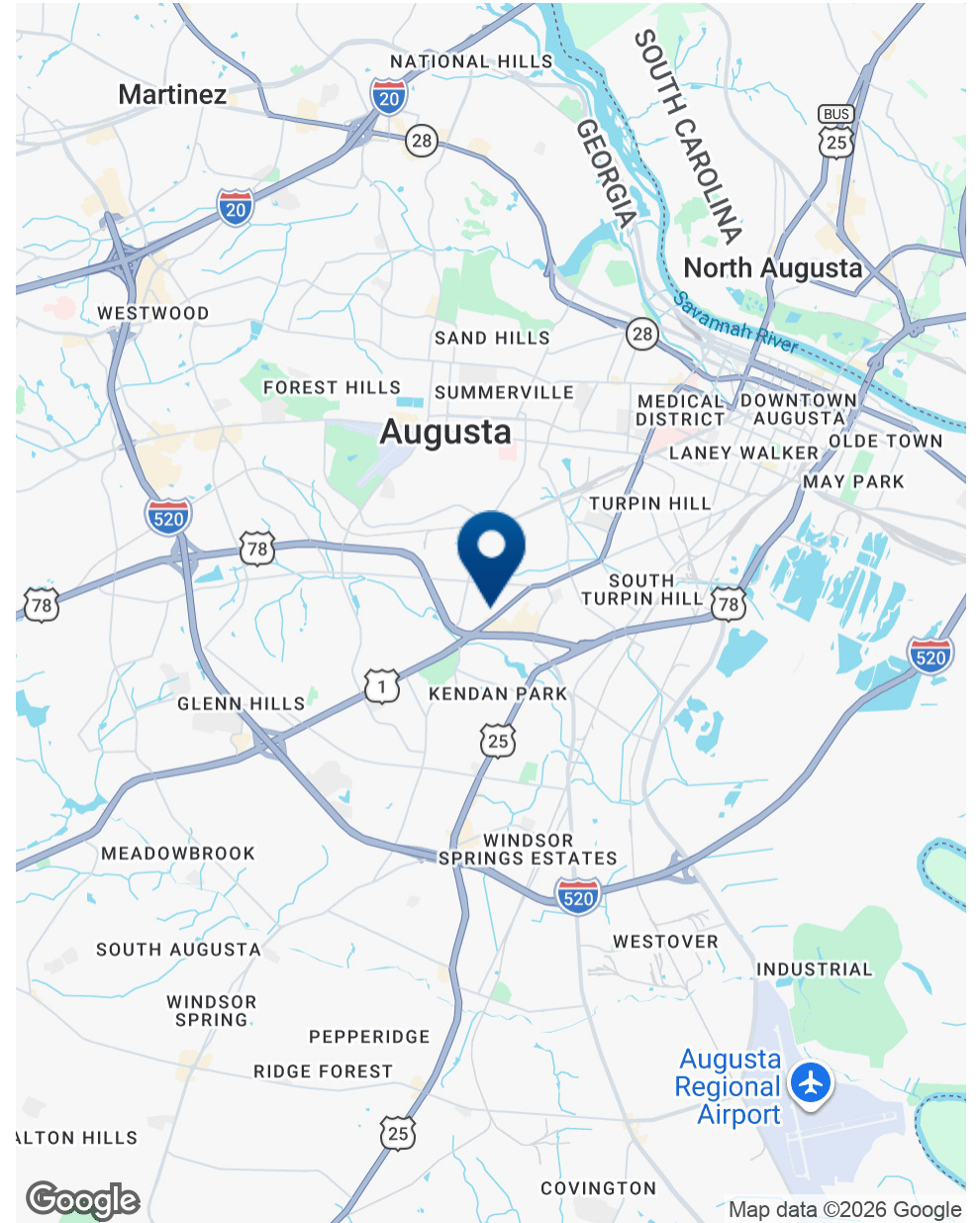
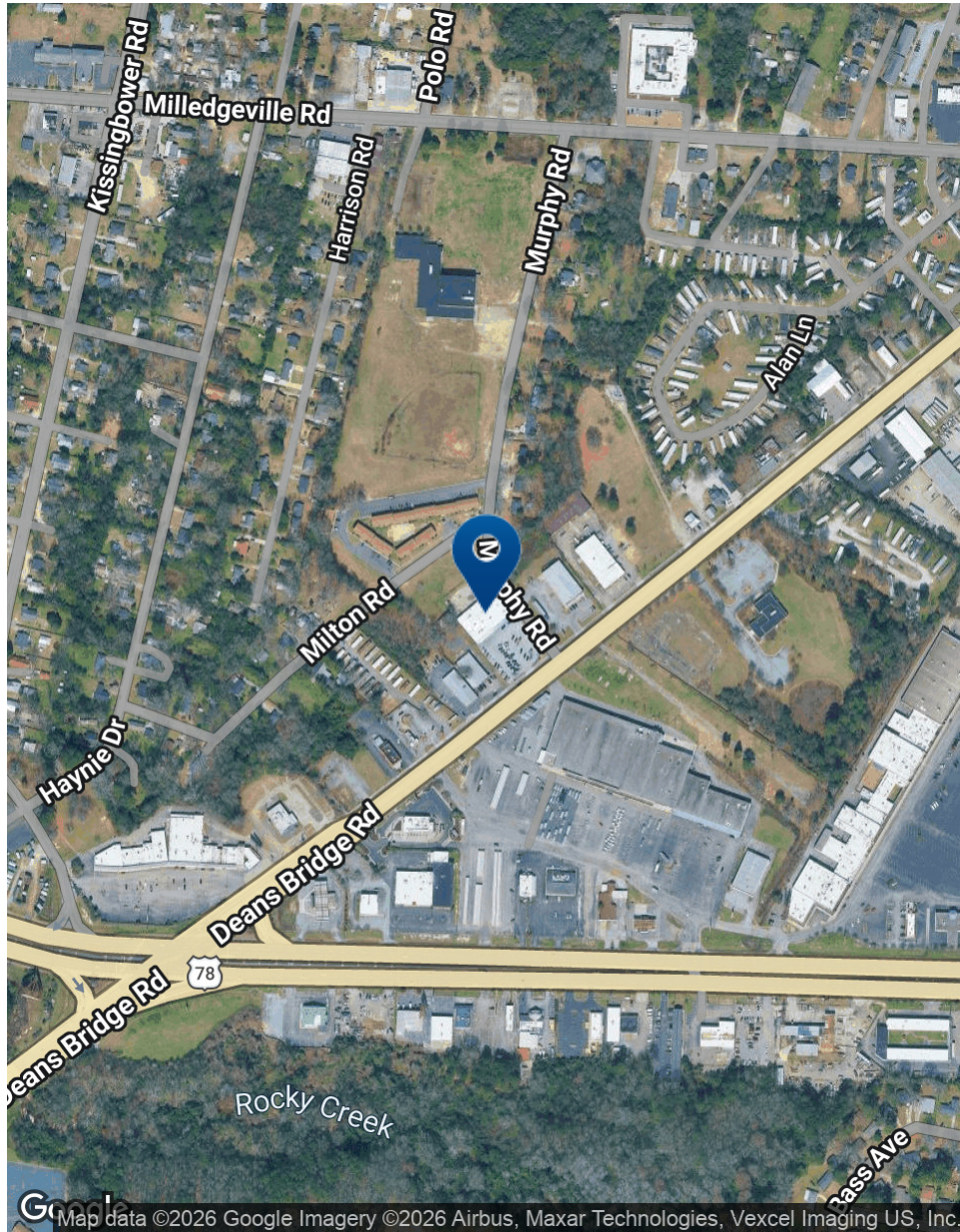
Cosmetology School



Convenience Store



Location Map



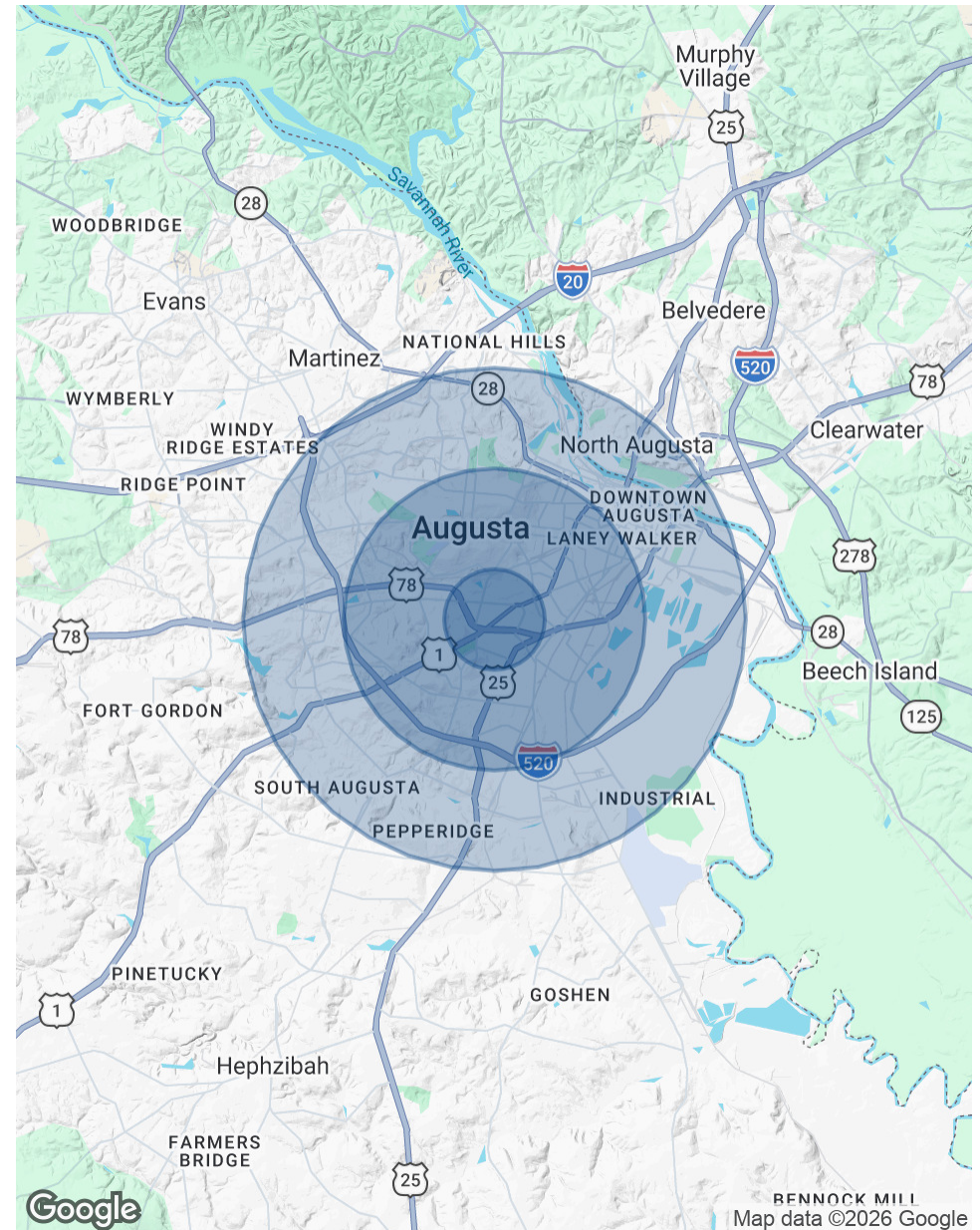
Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,021	54,862	127,964
Average Age	34.5	36.0	37.6
Average Age (Male)	28.9	32.7	34.9
Average Age (Female)	36.8	37.9	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,667	21,260	50,496
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$36,162	\$62,128	\$70,702
Average House Value	\$63,816	\$149,534	\$182,819

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	3.8%	4.6%	5.0%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,009	16,351	41,873
Total Population - Black	5,609	34,402	73,918
Total Population - Asian	0	410	1,887
Total Population - Hawaiian	0	66	277
Total Population - American Indian	8	54	131
Total Population - Other	205	969	2,472



Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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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)

Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

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