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0.42 AC FOR SALE OR LEASE

2519 Deans Bridge Road | Augusta, GA 30906

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ZONE | B-2

PRICE | \$150,000

LEASE | \$1,000/MONTH



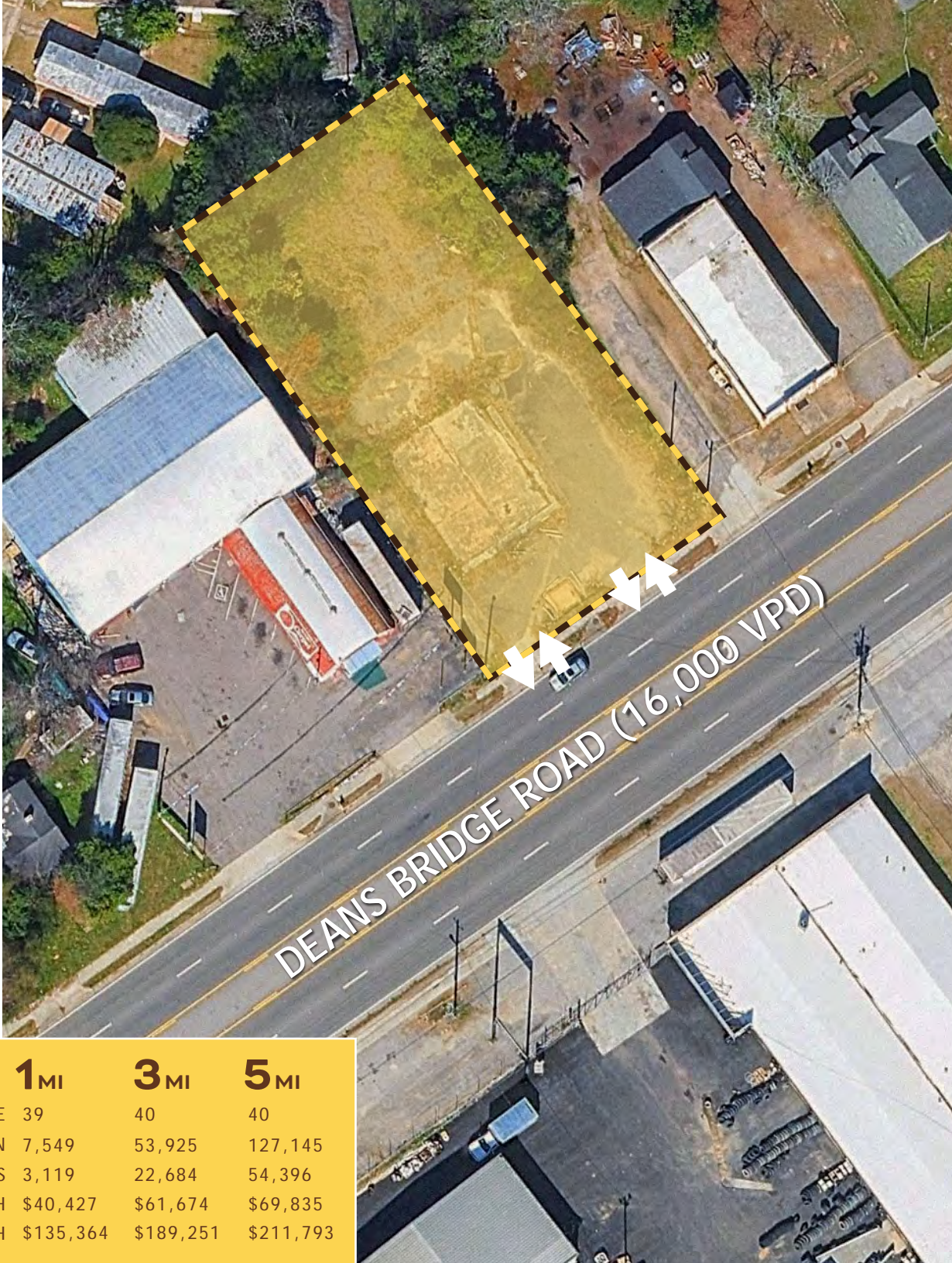
JORDAN TROTTER
COMMERCIAL REAL ESTATE

0.42 acres of commercially zoned property located less than 5 miles from I-520 Bobby Jones Expressway, downtown Augusta, Fort Eisenhower, and the Medical District.

2519 Deans Bridge Road is a commercially zoned property situated in Augusta, Georgia, offering excellent visibility and accessibility. The site features 100 feet of road frontage on Deans Bridge Road, a high-traffic corridor with over 16,000 vehicles passing daily. Its B-2 zoning and two curb cuts make it suitable for various commercial uses, such as a car lot, service business, or delivery hub.



	1MI	3MI	5MI
AVERAGE AGE	39	40	40
TOTAL POPULATION	7,549	53,925	127,145
TOTAL HOUSEHOLDS	3,119	22,684	54,396
AVG. INCOME/HH	\$40,427	\$61,674	\$69,835
AVG. VALUE/HH	\$135,364	\$189,251	\$211,793



WRIGHTSBORO ROAD
DANIEL FIELD

CHARLIE NORWOOD
VA MEDICAL CENTER

T.W. JOSEY
HIGH SCHOOL

 SITE

MEDICAL DISTRICT (3 MI)

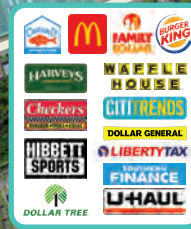
DOWNTOWN AUGUSTA (3.5 MI)

GORDON HIGHWAY

(7 MI) FORT EISENHOWER
(3 MI) 1-520

HIGHLAND AVENUE

DEANS BRIDGE ROAD



RIVER REGION STATISTICS



River Region Population:
767,478



Annual Growth Rate:
0.89%



Average Commute:
23.5 mins



Trade Area Population:
767,478



Medium Income:
\$55,049



Unemployment Rate:
3.6%

Augusta includes 3 higher educational institutes and a major military installation:

Augusta University | Augusta Technical College | U.S. Army Cyber Center of Excellence | Fort Eisenhower

Job Growth: Augusta-Richmond County has seen the job market increase by 3.5% over the last year. Future job growth over the next ten years is predicted to be 38.5%, which is higher than the US average of 33.5%.

Cyber & Innovation: Georgia Cyber & Innovation Training Center

Major Industry: Fort Eisenhower, SRNS, Augusta University, Piedmont Augusta, Wellstar Health System, Doctor's Hospital, VA Medical Centers, Bridgestone, E-Z-Go Textron, Club Car, Starbucks, Amazon, NSA Augusta, ADP, FPL Food

