



FOR LEASE

DEANS BRIDGE ROAD  
RETAIL SHOP

3007 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



# Property Summary



## PROPERTY DESCRIPTION

This building consists of two spaces which can be leased individually or together. Suite A is a former restaurant space with a fully built out kitchen and walk in cooler. Suite B is ideal for a small retail user that needs a large volume of traffic. Deans Bridge Road sees over 22,000 cars per day at this location. The site has great visibility and excellent signage opportunities.

## LOCATION DESCRIPTION

This property is located on Deans Bridge Road between Bobby Jones Expressway and Gordon Highway near the intersection at Wheelless Road. The building is just under ten minutes away from Fort Gordon as well as Downtown Augusta.

## OFFERING SUMMARY

Lease Rate:	\$14.00 - 16.00 SF/yr (MG)
Number of Units:	2
Available SF:	1,239 - 3,018 SF
Lot Size:	0.31 Acres
Building Size:	3,018 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,613	22,709	53,131
Total Population	8,670	56,882	131,766
Average HH Income	\$56,680	\$55,241	\$72,915



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# Lease Spaces



## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,239 - 3,018 SF	Lease Rate:	\$14.00 - \$16.00 SF/yr

## AVAILABLE SPACES

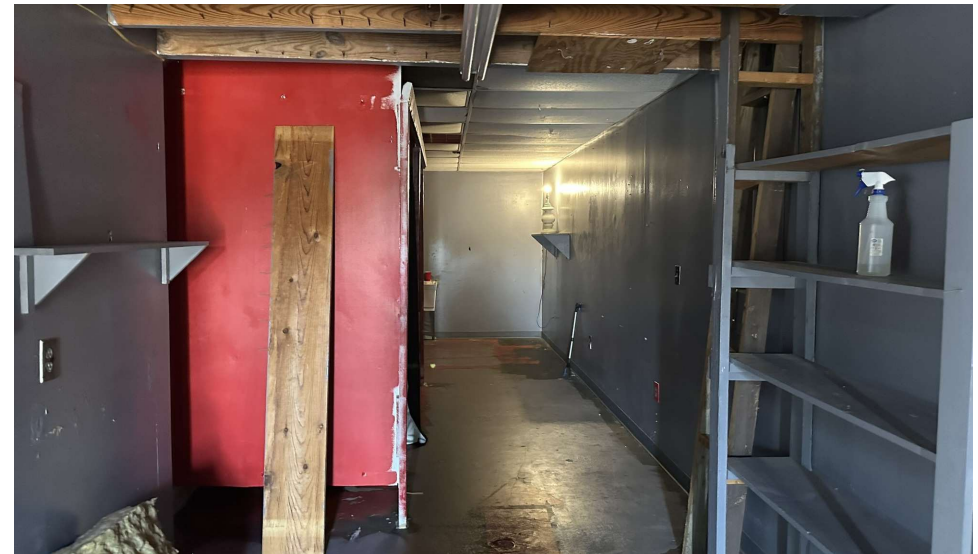
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3007 Deans Bridge Road	Available	1,239 SF	Modified Gross	\$14.00 SF/yr	Small retail shop with showroom in front and storage in the rear.
3007 Deans Bridge Road	Available	1,779 - 3,018 SF	Modified Gross	\$16.00 SF/yr	Former subway restaurant with fully built out kitchen and walk in cooler. Space can be leased individually or combined with space next door.



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# Additional Photos



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# Additional Photos

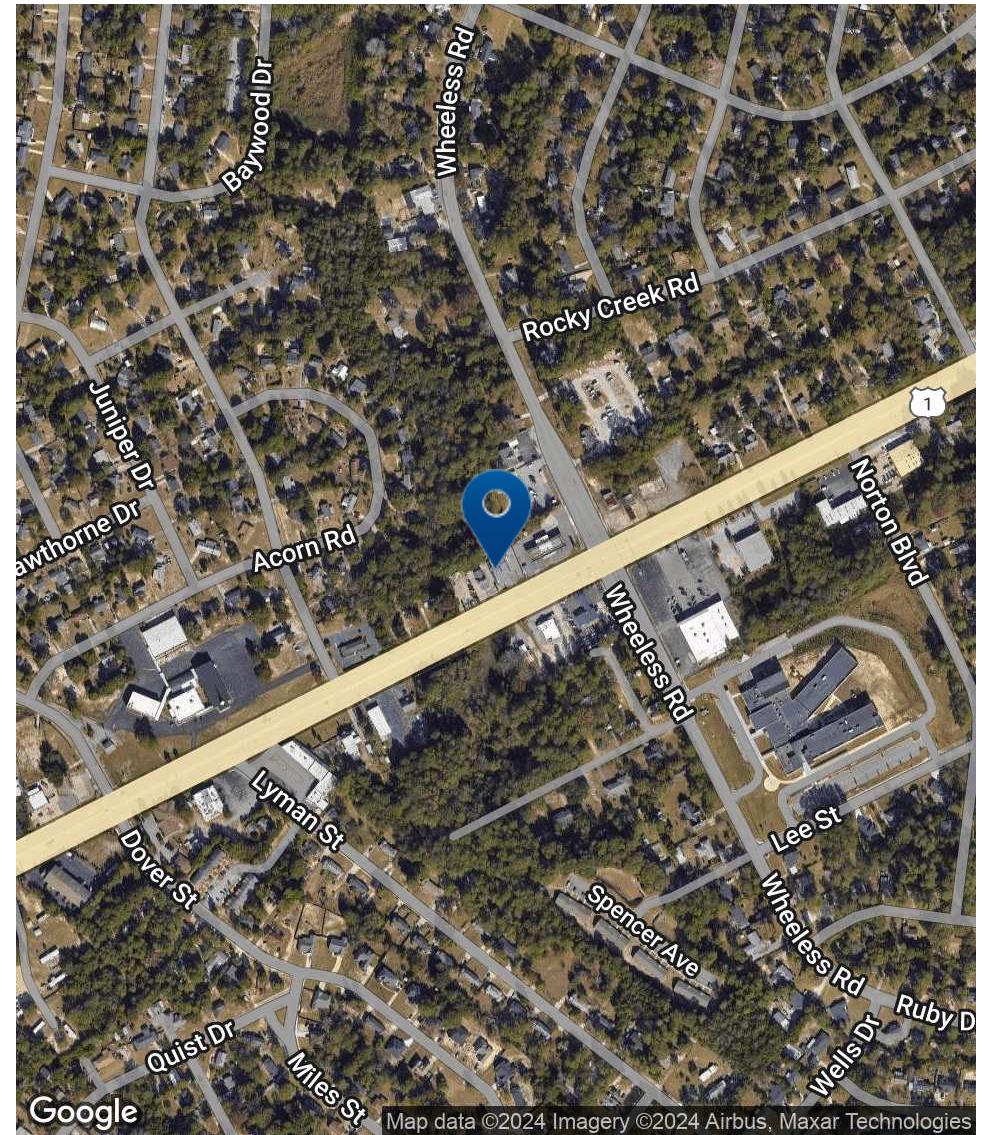
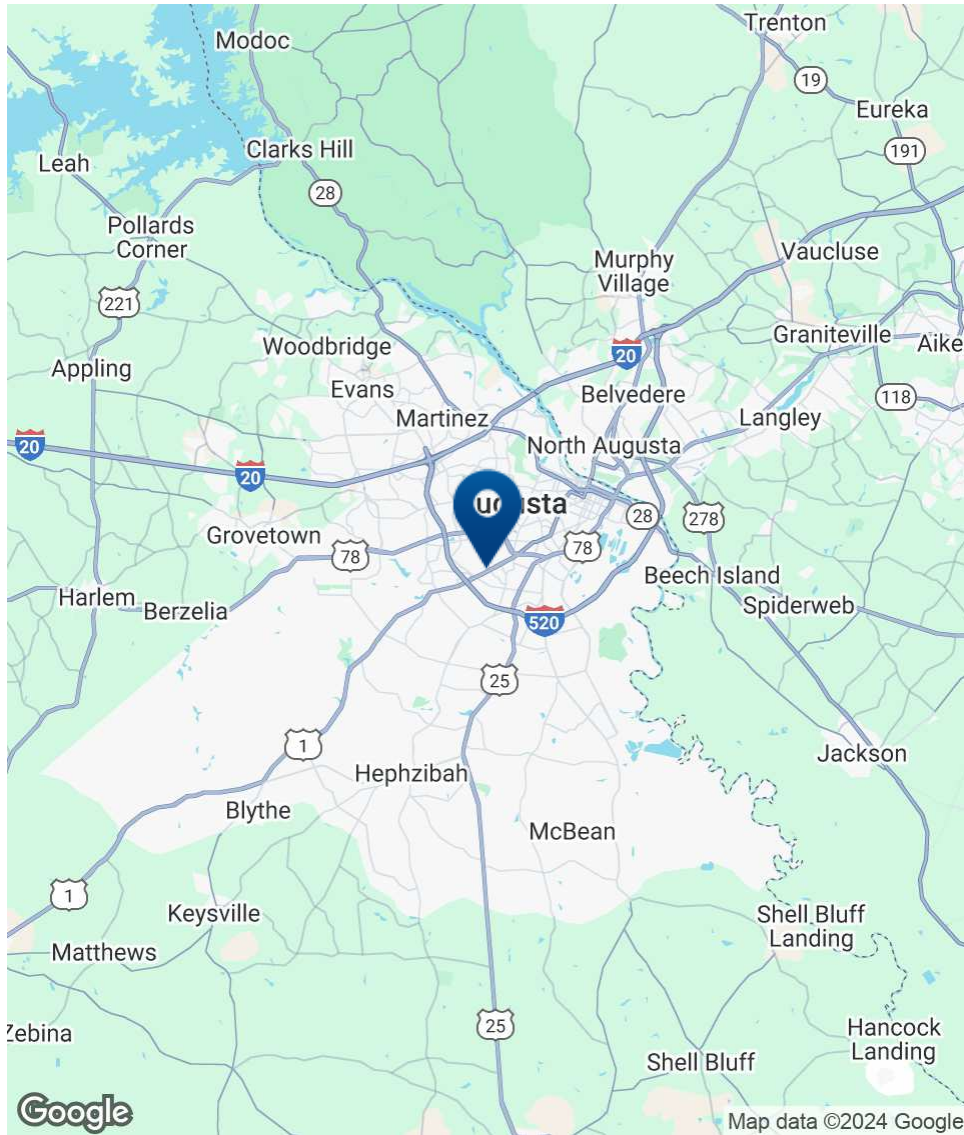


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# Location Map



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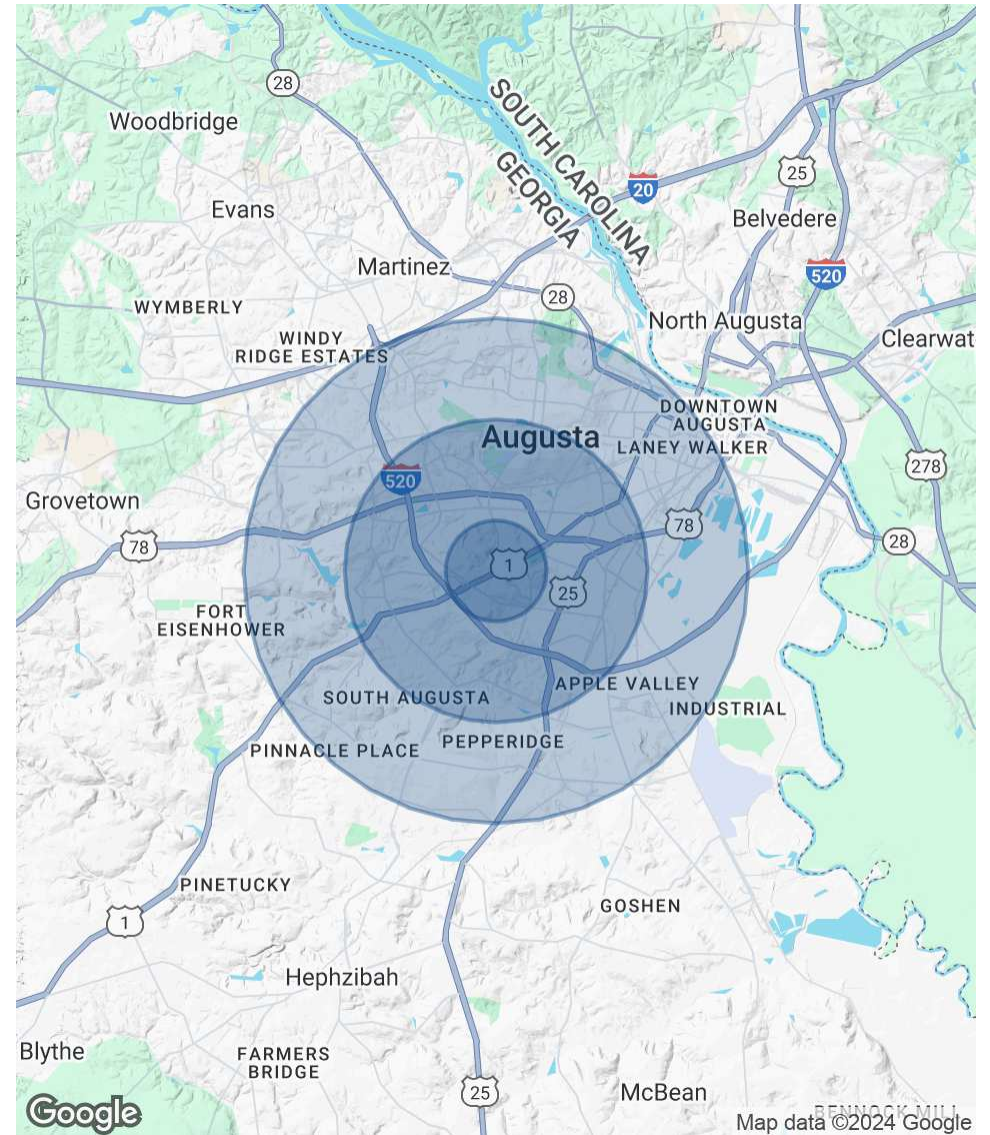
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,670	56,882	131,766
Average Age	39	39	39
Average Age (Male)	37	37	37
Average Age (Female)	41	40	40

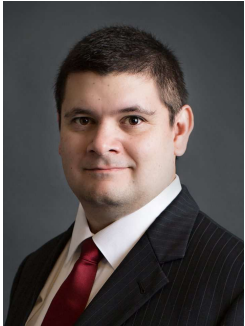
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,613	22,709	53,131
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$56,680	\$55,241	\$72,915
Average House Value	\$130,729	\$149,959	\$208,281

\* Demographic data derived from 2020 ACS - US Census



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# Advisor Bio 1



## JOE EDGE, SIOR, CCIM

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## PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to [www.ccim.com](http://www.ccim.com) or [www.sior.com](http://www.sior.com).

## MEMBERSHIPS

Certified Commercial Investment Member (CCIM)  
Society of Industrial and Office Realtors (SIOR)

### Sherman & Hemstreet Real Estate Company

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