



**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:	\$853,333
Building Size:	3,240 SF
Lot Size:	0.67 Acres
Price / SF:	\$263.37
Cap Rate:	6.75%
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

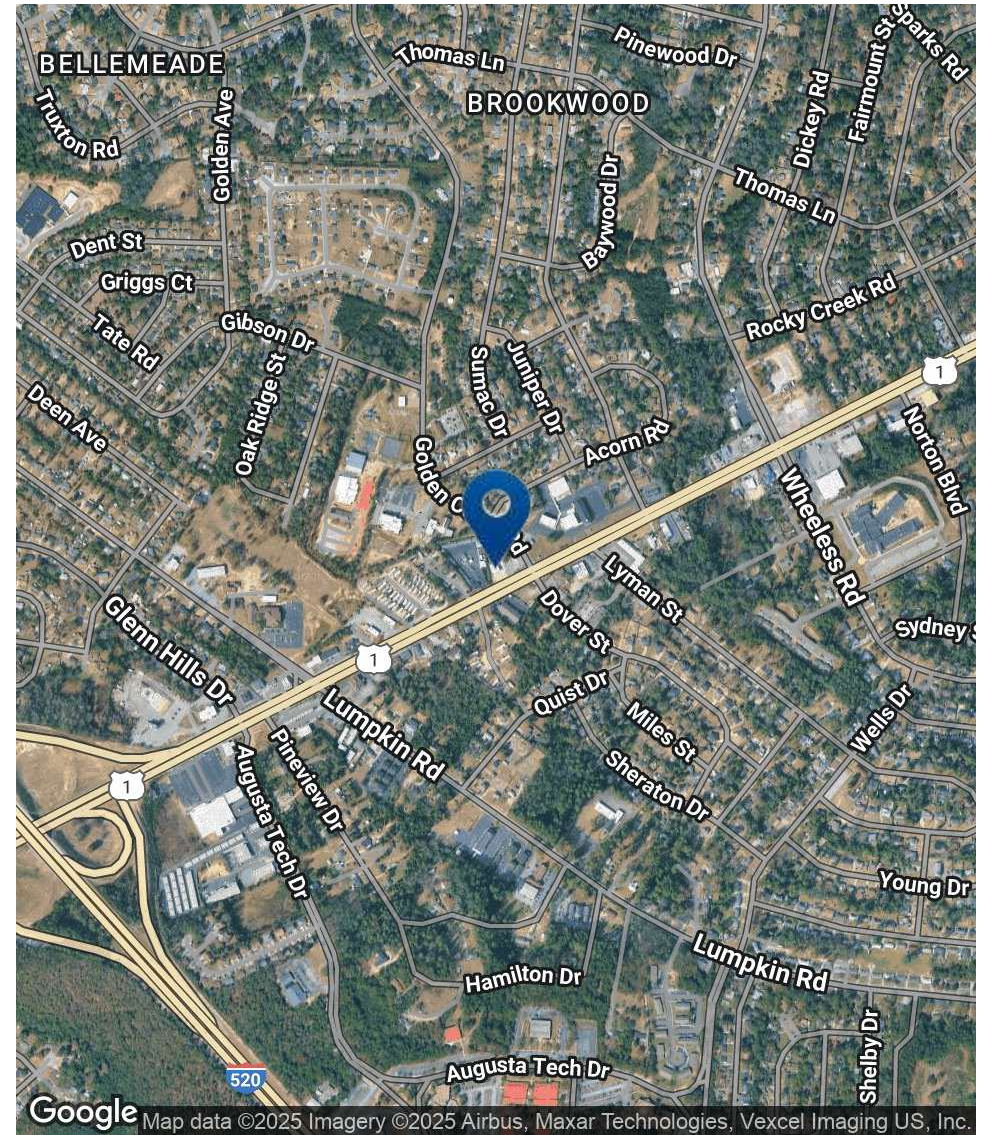
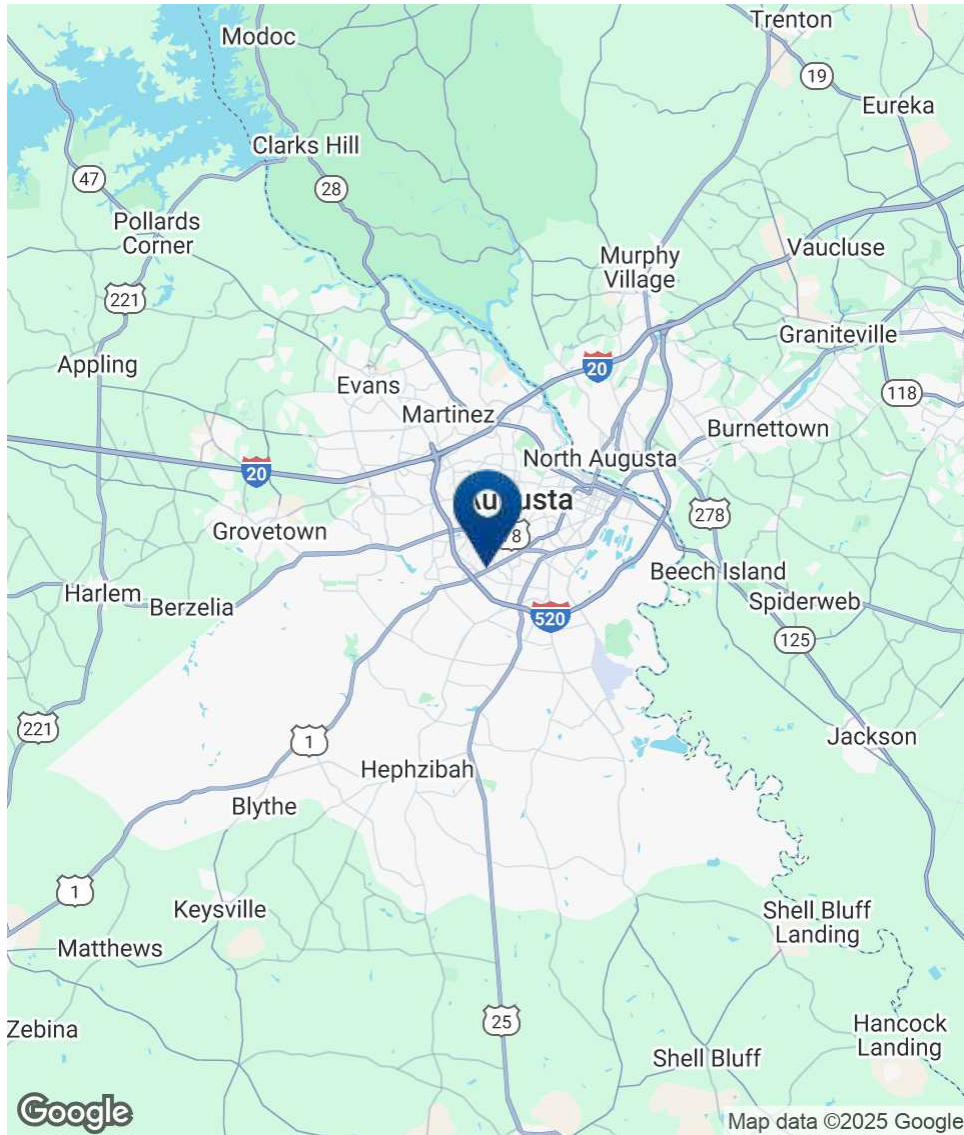
This property is located at a signaled corner at Deans Bridge Road and Golden Camp Road. It is a very visible location with it being a corner lot and has a high traffic count along Deans Bridge Road with very good frontage on the site. It also has nearby easy access to I-520 and Highway 78. Site has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



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# Location Map



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# Retailer Map



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# Additional Photos



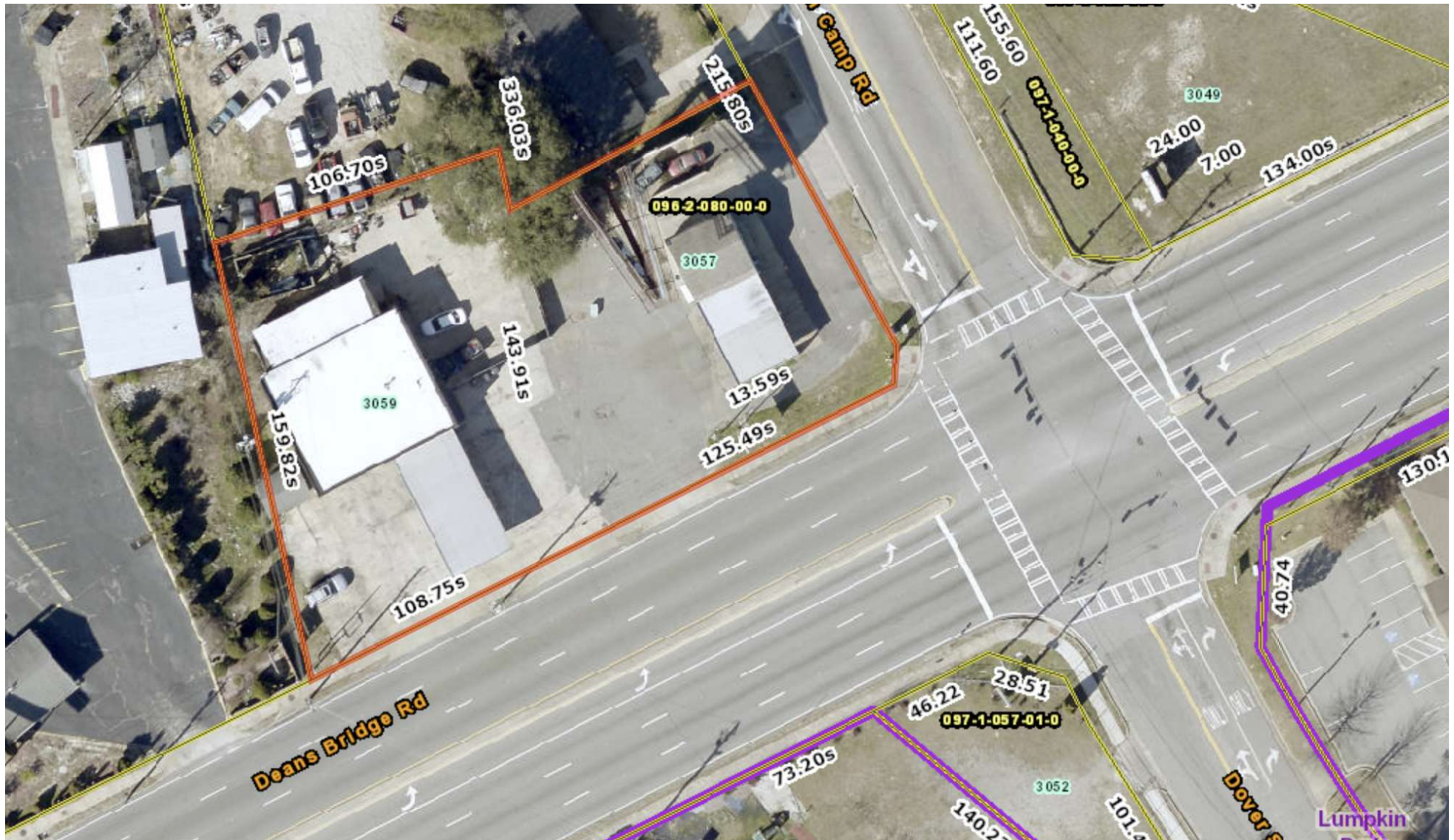
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FOR SALE | NNN INVESTMENT - NEW 10 YEAR LEASE | 3059 DEANS BRIDGE ROAD, AUGUSTA, GA 30906



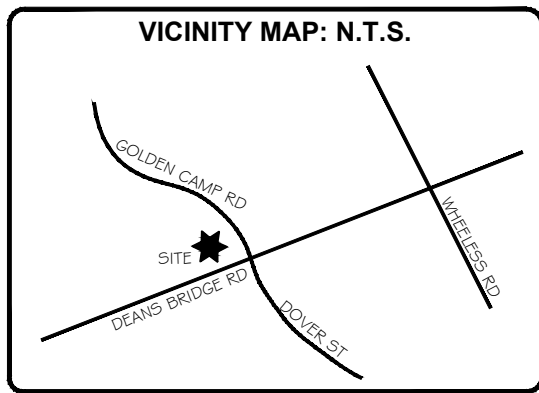
# SITEMAP



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**SURVEY DATA:**  
INSTRUMENT USED: LEICA TS 12 ROBOTICS  
ANGULAR ERROR: 5" PER POINT  
TRAVERSE CLOSURE: 1/10,000'±  
PLAT CLOSURE: 1/199,302'  
ADJUSTMENT BY NO RULE  
DATUM: EAST GEORGIA COORDINATES



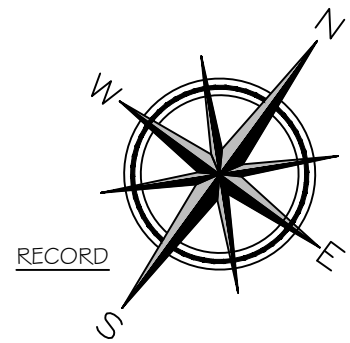
**REFERENCES:**  
1. PC A SLIDE 160 PLAT J

**FLOOD NOTE:**  
ACCORDING TO THE FEMA FLOOD MAP 13245C0120G DATED 11/15/2019, THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD ZONE.

**RESERVED FOR COUNTY USE**

40 20 0 40

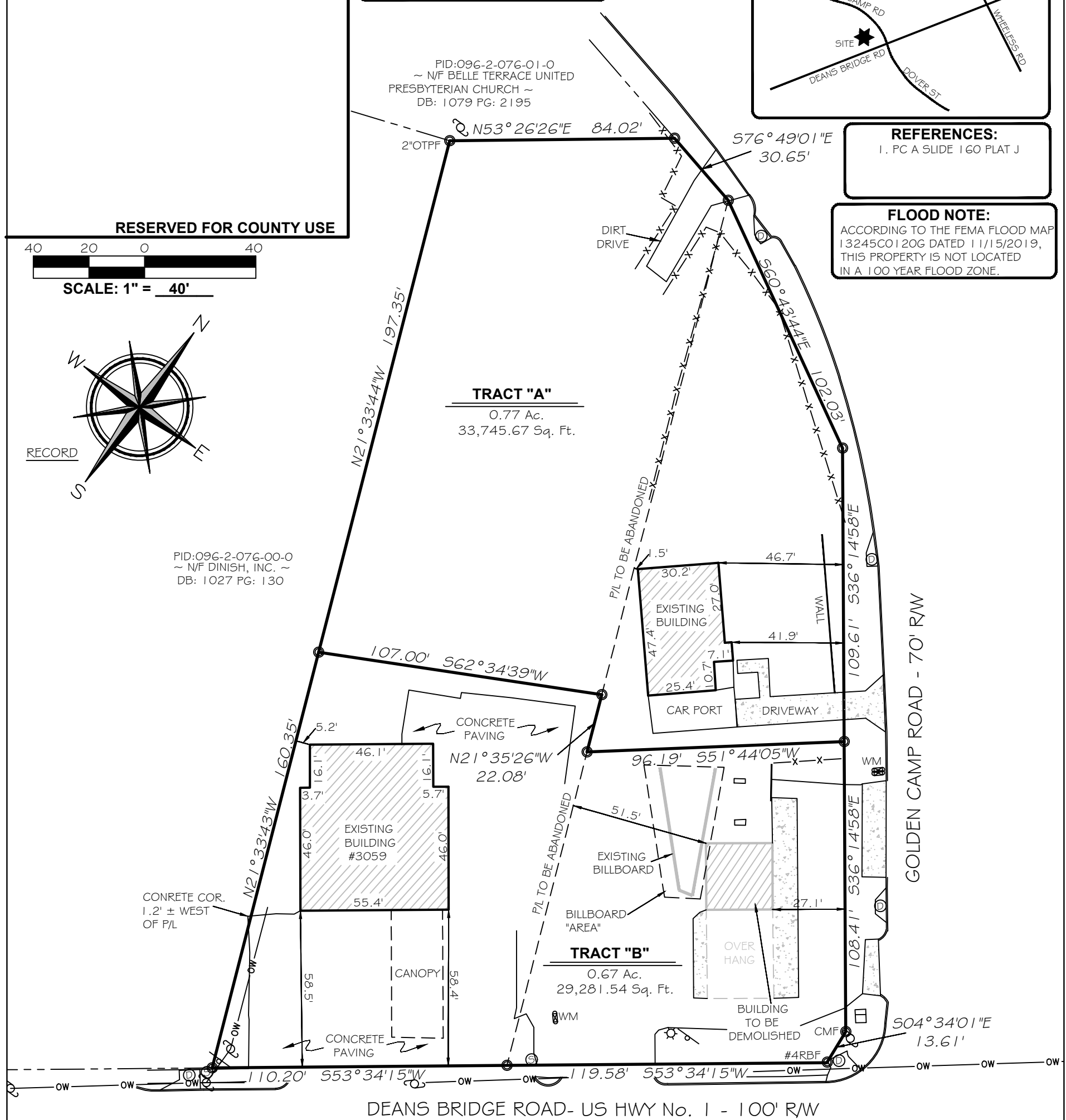
**SCALE: 1" = 40'**



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

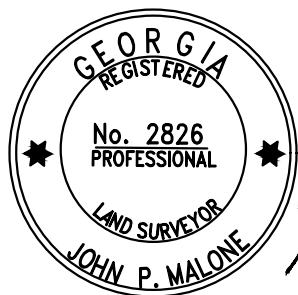
**DESCRIPTION:**  
PLAT SHOWING TRACTS "A" & "B" TO BE CARVED FROM TAX PARCELS 096-2-081-00-0, 097-1-041-00-0 & 096-2-080-00-0, LOCATED AT 304 GOLDEN CAMP RD & 3057 & 3059 DEANS BRIDGE ROAD, SHOWN OF PLAT OF SURVEY RECORDED IN PC A SLIDE 160 PLAT J.

**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           | SSMH = SANITARY SEWER MANHOLE |
| RBS = REBAR SET             | STMH = STORM SEWER MANHOLE    |
| RW = RIGHT OF WAY           | EOP = EDGE OF PAVEMENT        |
| CP = CALCULATED POINT       | BOC = BACK OF CURB            |
| MNS = MAG NAIL SET          | CMF = CONCRETE MONUMENT FOUND |
| OTPF = OPEN TOP PIPE FOUND  | GV = GAS VALVE                |
| CO = CLEAN OUT              | ☼ = LIGHT POLE                |
| WM = WATER METER            | CONC. = CONCRETE              |
| HBT = HOOD BACK TRAP        | SAN = SANITARY SEWER PIPE     |
| DI = DRAIN INLET            | MBL = MINIMUM BUILDING LINE   |
| ☼ = UTILITY POLE            | ☉ = SANITARY SEWER MANHOLE    |
| P.O.B. = POINT OF BEGINNING | 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'
SHEET 1 OF 1	



AS REQUIRED BY SUBSECTION (d) 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  
Registered Surveyor: John P. Malone  
Registration Number: LS 2826  
In the State of: Georgia



Stencil & Associates, LLC  
229 Greenway Street - Thomson, Georgia 30824  
C.O.A. - LSF#001350  
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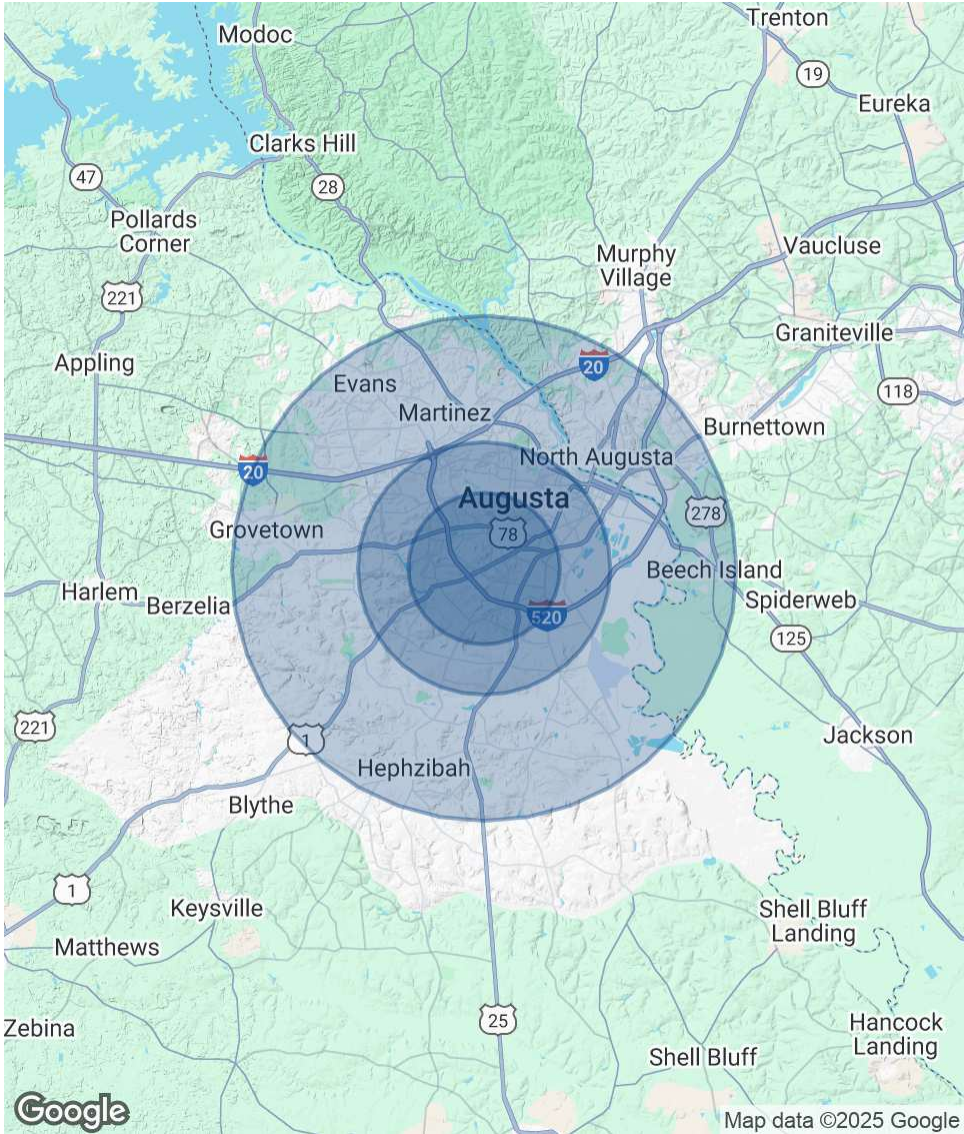
# Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
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

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
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

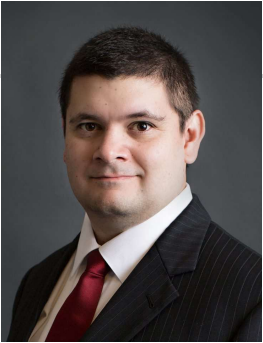
Demographics data derived from AlphaMap



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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 over two decades. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the 100-year-old Sherman & Hemstreet Real Estate Co. S&H is one of the largest CRE firms in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States.

Currently Sherman & Hemstreet manages over 10 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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