

FOR SALE

**FULLY BUILT OUT
MEDICAL OFFICE**

3250 Deans Bridge Road, Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

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Property Summary



VIDEO

PROPERTY DESCRIPTION

Newly built out! This medical office has recently been built out with brand new Class-A finishes. Space consists of four nodes around a central doctor hub area, laboratory and reception area. Three of the nodes consist of 5 exam rooms and a nurse station and the fourth contains 3 exam rooms, a doc area and nurse station. Buildout includes a staff lounge, IT room, multiple storage areas, meds room, conference room, blood drawing station, X-Ray room, Tai Chi room, many bathrooms, and a large waiting area. See floor plan for more details. Finishes are top notch and space is move in ready.

LOCATION DESCRIPTION

Site is located on busy Deans Bridge Rd between I:520 and Barton Chapel. Site has a traffic count of over 31,000 cars per day. Deans Bridge Rd connects to the back gate of Fort Gordon very close to this site. Location is centrally located between downtown and South Augusta.



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OFFERING SUMMARY

| | |
|----------------|------------------|
| Sale Price: | Subject To Offer |
| Lot Size: | 1.41 Acres |
| Building Size: | 9,600 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,527 | 18,691 | 50,217 |
| Total Population | 7,116 | 48,435 | 128,981 |
| Average HH Income | \$54,528 | \$60,238 | \$72,479 |

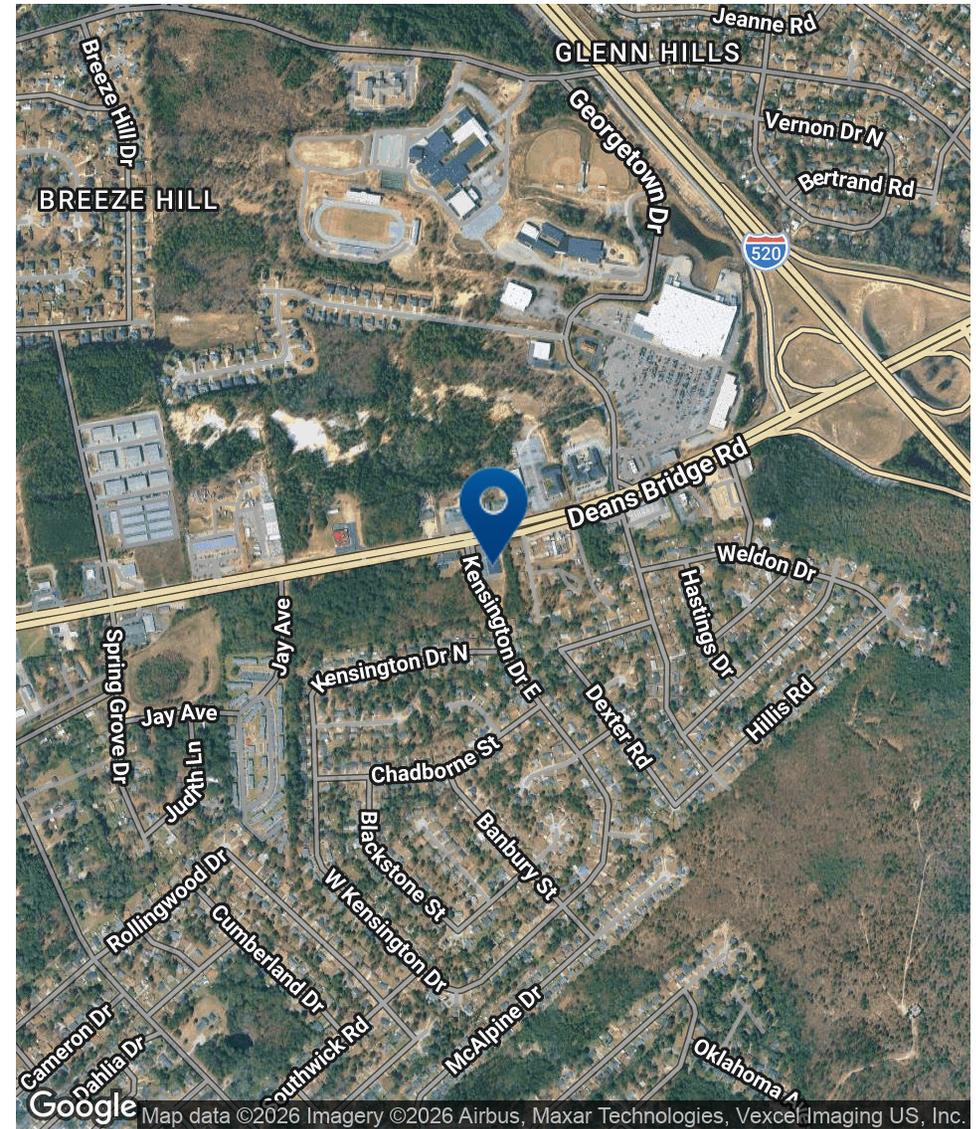
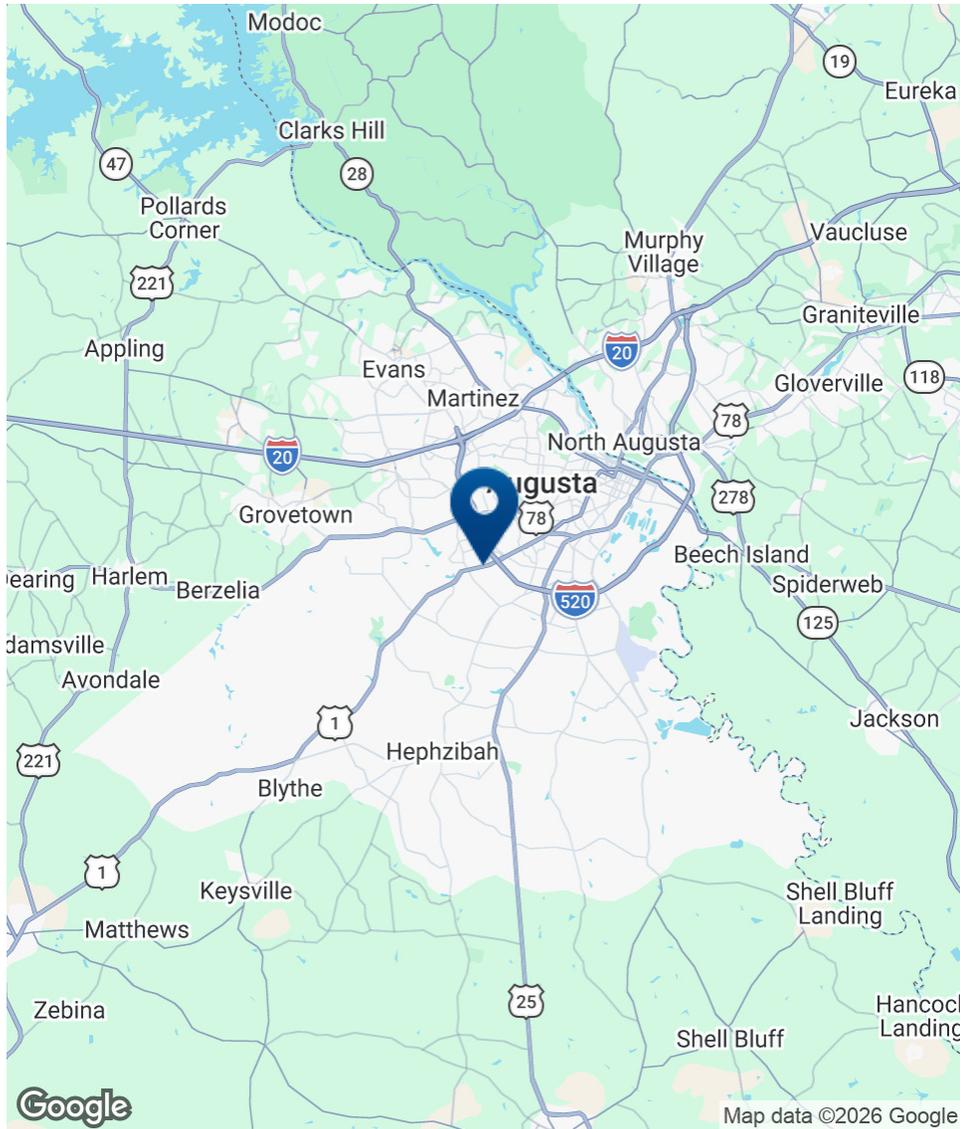


PROPOSED FLOOR PLAN

3250 DEANS BRIDGE ROAD
 AUGUSTA, GEORGIA 30906
 9,655 SF

| SPACE SUMMARY | |
|---------------|----------|
| SPACE TYPE | QUANTITY |
| EXAM ROOMS | 18 |
| OFFICE(S) | 1 |
| CONFERENCE | 1 |
| TAI CHI | 1 |
| X-RAY | 1 |

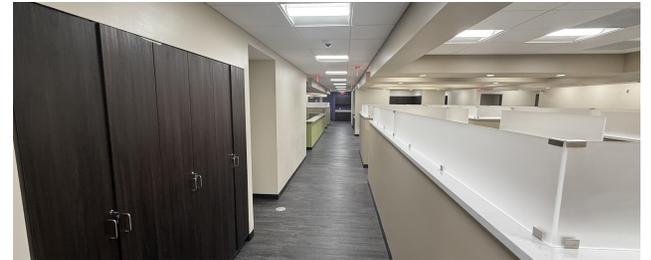
Location Map



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Additional Photos



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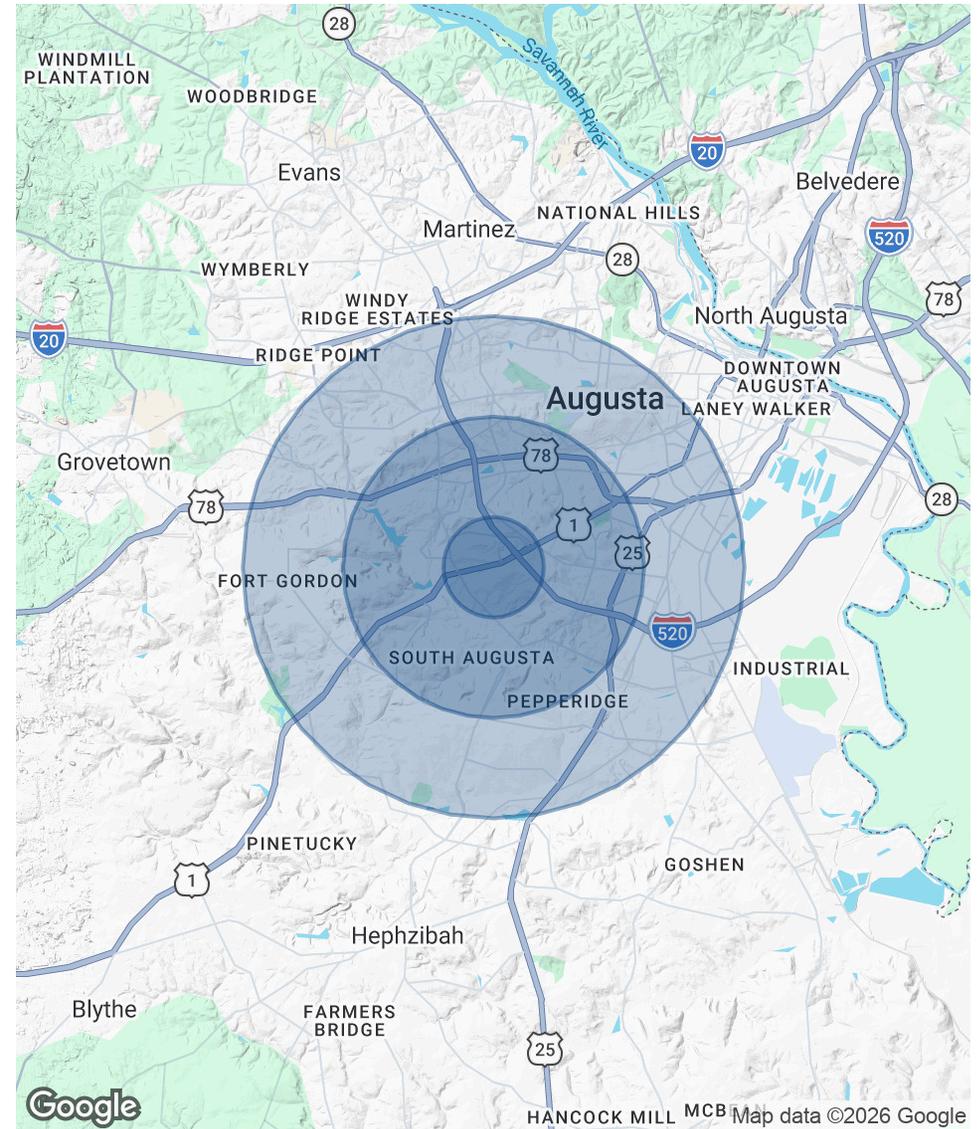
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Demographics Map & Report

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 7,116 | 48,435 | 128,981 |
| Average Age | 39 | 38 | 38 |
| Average Age (Male) | 36 | 36 | 37 |
| Average Age (Female) | 41 | 40 | 40 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,527 | 18,691 | 50,217 |
| # of Persons per HH | 2.8 | 2.6 | 2.6 |
| Average HH Income | \$54,528 | \$60,238 | \$72,479 |
| Average House Value | \$130,912 | \$149,012 | \$197,207 |

Demographics data derived from AlphaMap



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)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
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