



**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE

## DEANS BRIDGE INDUSTRIAL PARK

3105 Spring Grove Drive | Augusta, GA 30906

FOR LEASE | \$10.50 SF/YR

1,250 - 3,333 SF

BUILT | 1989

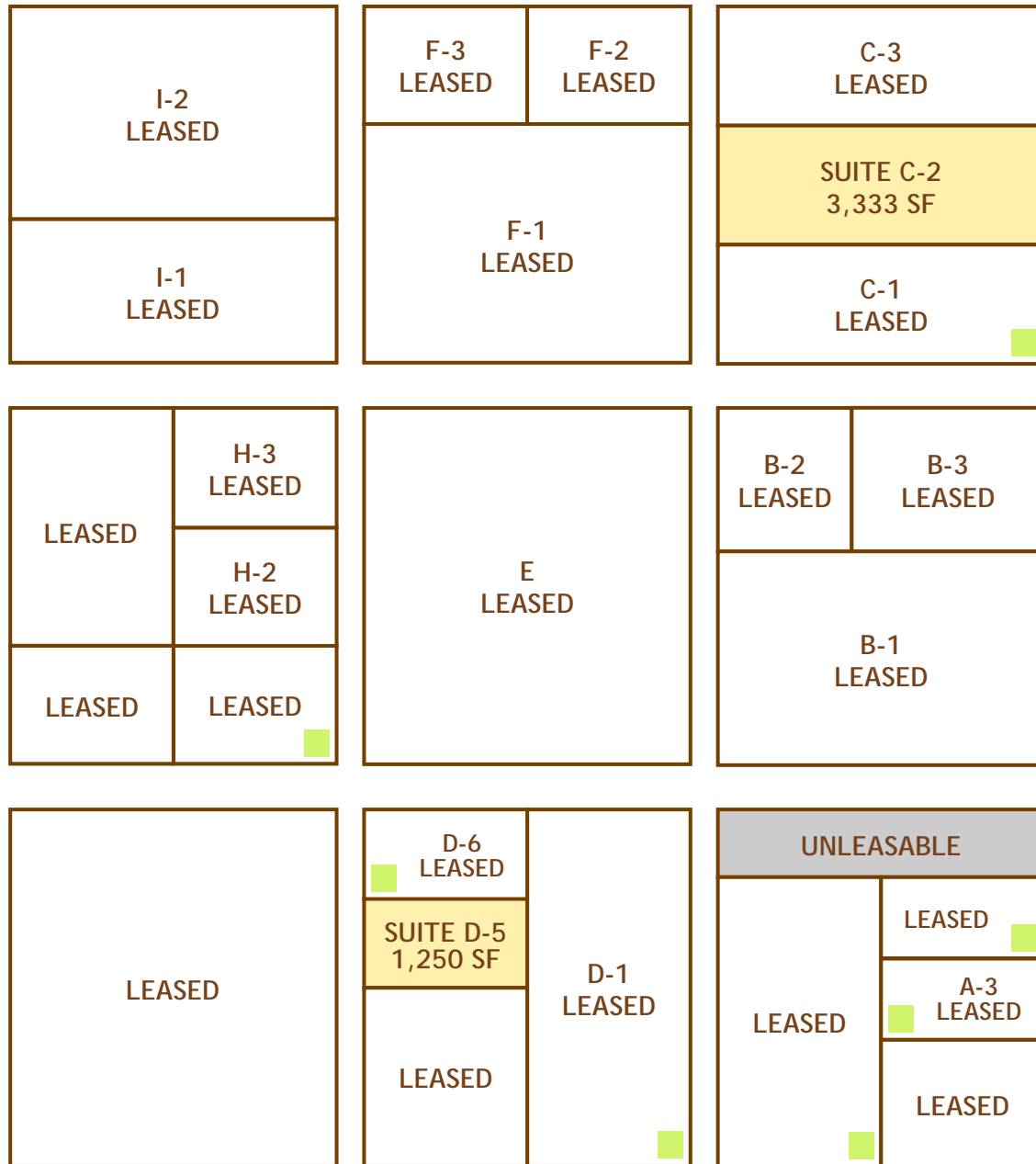
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# 3105 SPRING GROVE ROAD DEANS BRIDGE INDUSTRIAL PARK

AVAILABLE

3 PH = 3 PHASE POWER AVAILABLE



MAILBOX CENTER



Deans Bridge Industrial Park is a total of 6.36 acres located just off of Deans Bridge Road between the intersections of I-520 and Barton Chapel Road in Augusta, GA.

- 1,250 - 3,333 SF spaces available
- Industrial flex space
- Convenient to I-520
- Security cameras and fencing
- Newly updated industrial park
- 24 Hour Availability
- Air Conditioning
- All utilities in place

**SITE**



**Walmart**



FORT GORDON

7TH AVENUE

JIMMIE DYESS PARKWAY

BARTON CHAPEL ROAD

VPD: 14 600

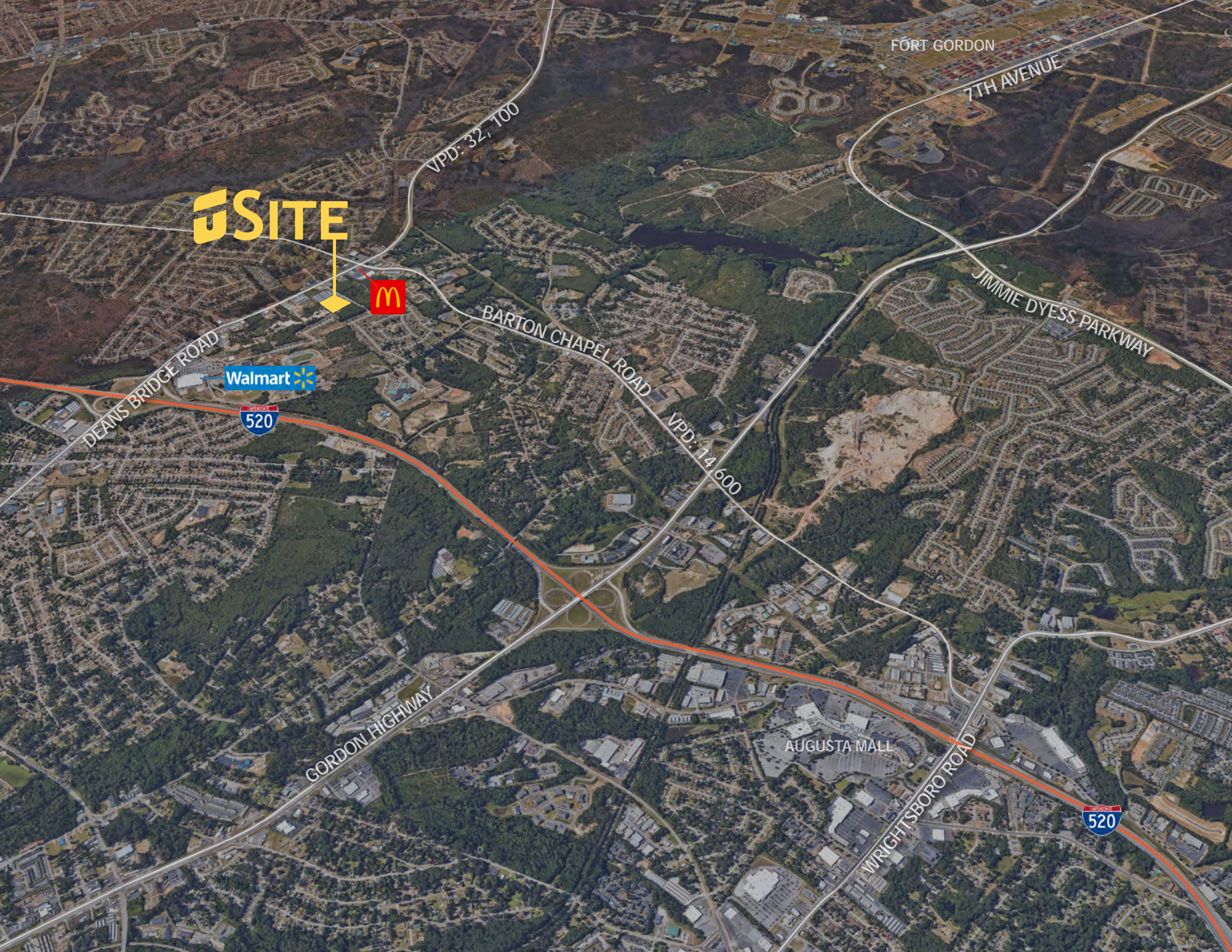
VPD: 32, 100

DEANS BRIDGE ROAD

GORDON HIGHWAY

AUGUSTA MALL

WRIGHTSBORO ROAD



**Population**    **1 mi**    **3 mi**    **5 mi**

Total Population	8,106	48,212	122,862
Median Age (m)	25.8	29.1	31.6
Median Age (f)	30.1	34.1	35.5

**Households & Income**    **1 mi**    **3 mi**    **5 mi**

Total Households	2,400	17,309	46,496
Persons per HH	3.4	2.8	2.6
Average Income	\$48,370	\$43,531	\$48,571
Average Value	\$84,887	\$78,333	\$97,842

