

SCAN THE  
QR TO VIEW  
THIS LISTING  
ONLINE

# DEANS BRIDGE INDUSTRIAL PARK 1,000 - 10,000 SF FOR LEASE

3105 Spring Grove Drive | Augusta, GA 30906

TRIPP WILSON  
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706 • 736 • 1031

ZONE | LI

6.36 AC

LEASE | \$9.75 - \$10.50 SF/YR



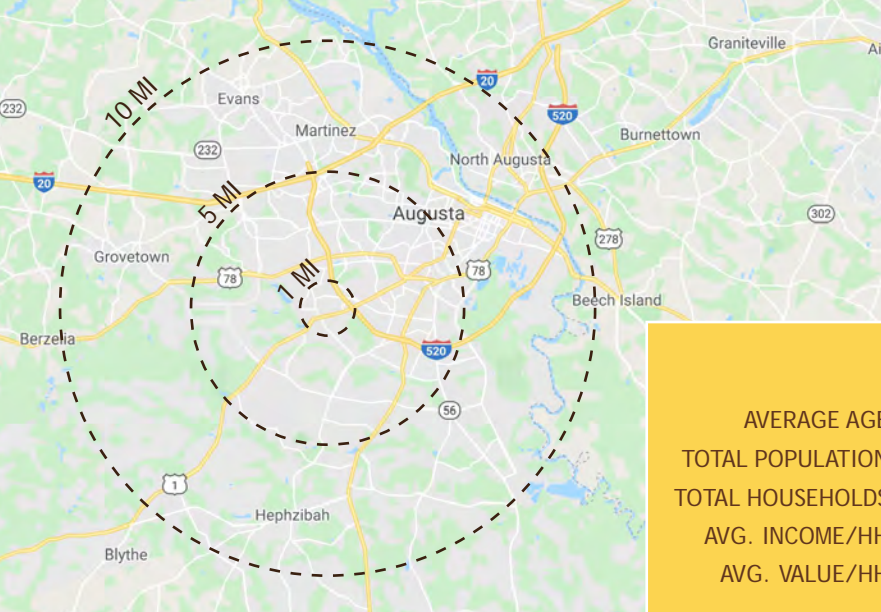
**JORDAN TROTTER**  
COMMERCIAL REAL ESTATE



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 inAugusta, GA.



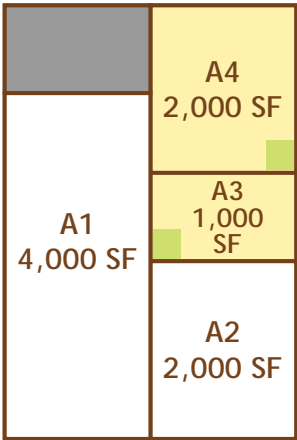
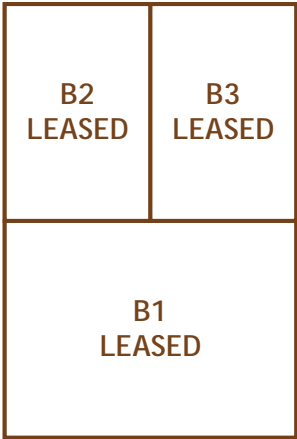
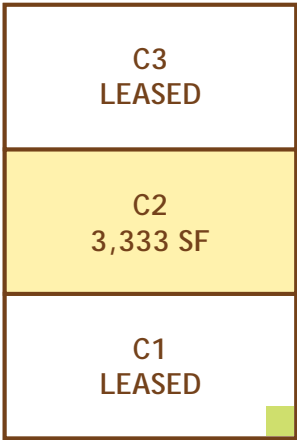
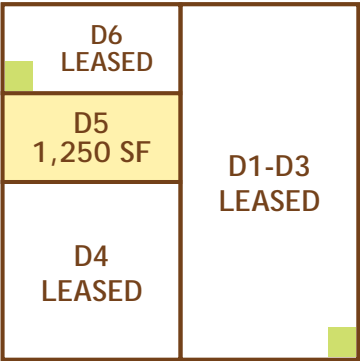
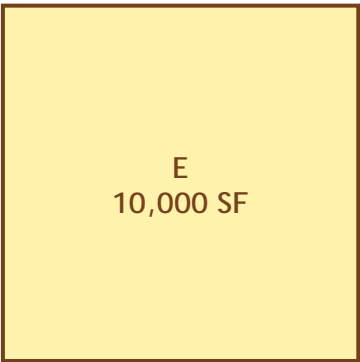
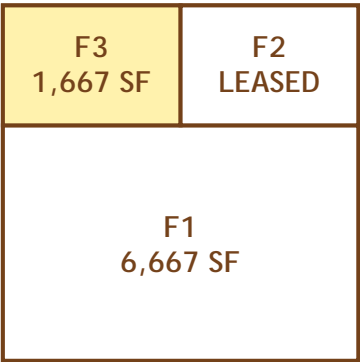
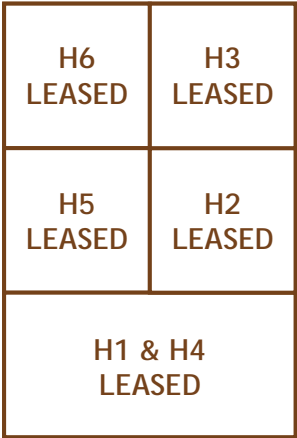
- 1,000 - 10,000 SF spaces available
  - Industrial flex space
  - Convenient to I-520
- Security cameras and fencing
- Newly updated industrial park
  - 24 Hour Availability
  - Air Conditioning
  - All utilities in place



	1 MI	5 MI	10 MI
AVERAGE AGE	38	38	39
TOTAL POPULATION	6,233	130,218	325,962
TOTAL HOUSEHOLDS	2,196	49,786	127,779
AVG. INCOME/HH	\$54,499	\$73,419	\$89,855
AVG. VALUE/HH	\$128,736	\$200,691	\$241,315



AVAILABLE SUITES



 = 3 PHASE POWER AVAILABLE  
 = AVAILABLE





GORDON HIGHWAY

INTERSTATE  
520

DEANS BRIDGE ROAD



FORT  
EISENHOWER

 SITE



# 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 Gordon

**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 Gordon, 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

