

Deans Bridge Road Commercial Lot

2519 Deans Bridge Road, Augusta, GA 30906



OFFERING SUMMARY

Available SF: 0.42 Acres

Lease Rate: \$1,000.00 per month
(NNN)

Lot Size: 0.42 Acres

Zoning: B-2

PROPERTY OVERVIEW

Great commercial lot for lease on Deans Bridge Road near Gordon Hwy. Site has 100 foot of road frontage on a high-traffic road close to Southgate Plaza. Excellent spot for car lot, ambulance station, local delivery service or service business that needs laydown yard. Great visibility with two curb cuts, over 16k vehicles per day, and B-2 zoning.

LOCATION OVERVIEW

Site is located on the north side of Deans Bridge Road between Gordon Highway and the Milledgeville Road intersection. Convenient to South Augusta retail and commercial centers, Fort Gordon, West Augusta and the Downtown Medical District, Gordon Hwy, Hwy 1, Hwy 25, I-520.

PROPERTY HIGHLIGHTS

- Good Visibility
- High Traffic Count
- Convenient Location

SHERMAN & HEMSTREET REAL ESTATE COMPANY

4316 Washington Road, Evans, GA 30809
shermanandhemstreet.com
706.722.8334

JOE EDGE, SIOR, CCIM

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JOE EDGE, SIOR, CCIM

President & Broker

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Direct: **706.288.1077** | Cell: **706.627.2789**

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 or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

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