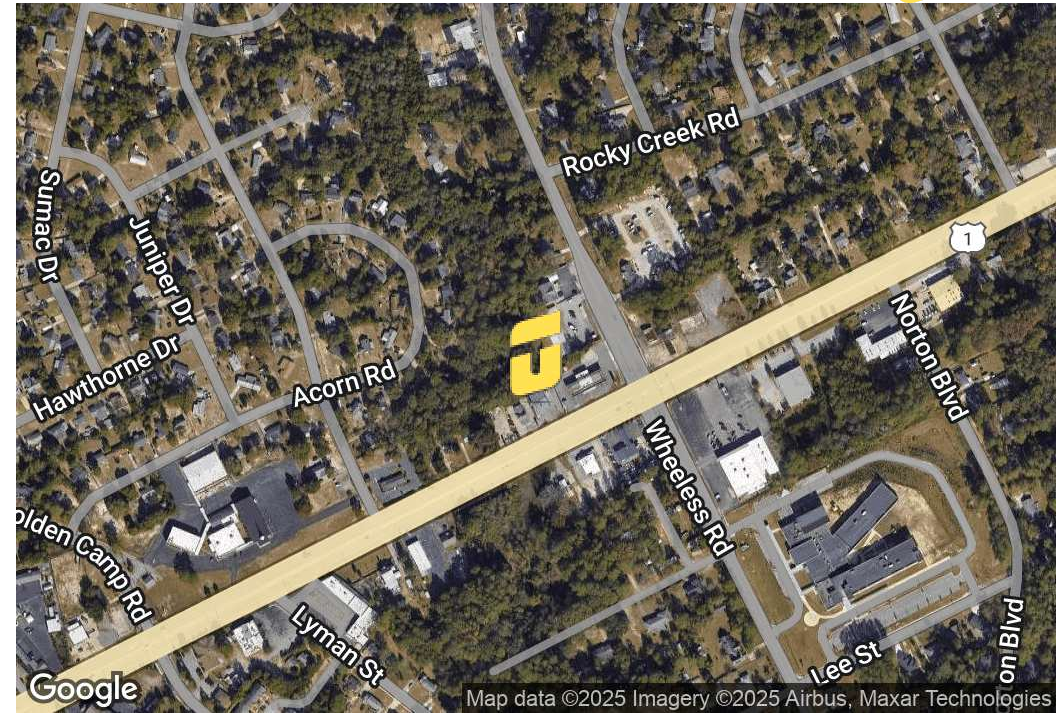


Retail Property For Lease

DEANS BRIDGE TURN KEY RESTAURANT SPACE



Offering Summary

Lease Rate:	\$14.00 SF/yr (Gross)
Building Size:	3,018 SF
Available SF:	1,239 - 1,779 SF
Lot Size:	0.31 Acres
Year Built:	1977
Zoning:	B-1

Property Overview

This property at Deans Bridge Rd offers a flexible SF range, with the potential to have an 1,800 SF restaurant that focuses more on takeout, or it can be combined with the adjacent suite to offer 3,018 SF with a dining area. The property has a grease trap in place, hood vent, 3 compartment sink, refrigerators, and kitchen equipment. It was newly renovated within the past 3 years.

Location Overview

3007 Deans Bridge Road is located next to a lighted intersection near I-520 and Fort Eisenhower. Deans Bridge Road receives more than 18,000 vehicles per day. The property offers good monument signage along Deans Bridge Rd and has great visibility. This area of Augusta is propped up by the presence of Fort Eisenhower and is experiencing a lot of recent growth.

Property Highlights

- High traffic (18,000 vehicles per day)
- 2nd generation restaurant space (rare turnkey opportunity)
- Available monument signage
- Flexible square footage

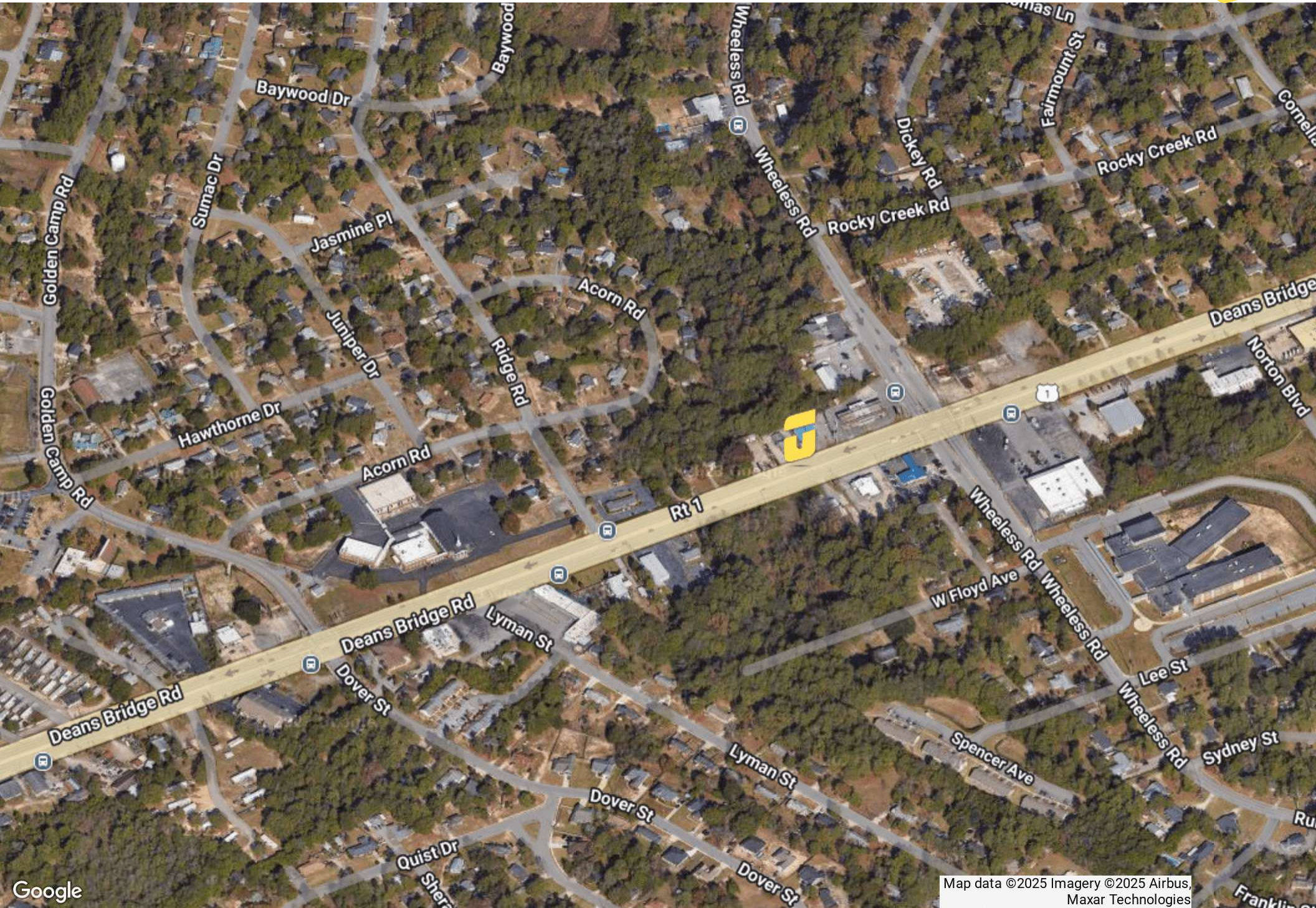
Retail Property For Lease

DEANS BRIDGE TURN KEY RESTAURANT SPACE



Retail Property For Lease

DEANS BRIDGE TURN KEY RESTAURANT SPACE



Retail Property For Lease

DEANS BRIDGE TURN KEY RESTAURANT SPACE



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	547	1,903	8,670
Average Age	40	39	39
Average Age (Male)	38	38	37
Average Age (Female)	42	41	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	224	785	3,613
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$61,207	\$60,204	\$56,680
Average House Value	\$128,757	\$125,549	\$130,729

Demographics data derived from AlphaMap

