

FREE STANDING RETAIL/FLEX BUILDING

2630 Georgetown Drive . Augusta . Georgia 30906



JORDAN TROTTER

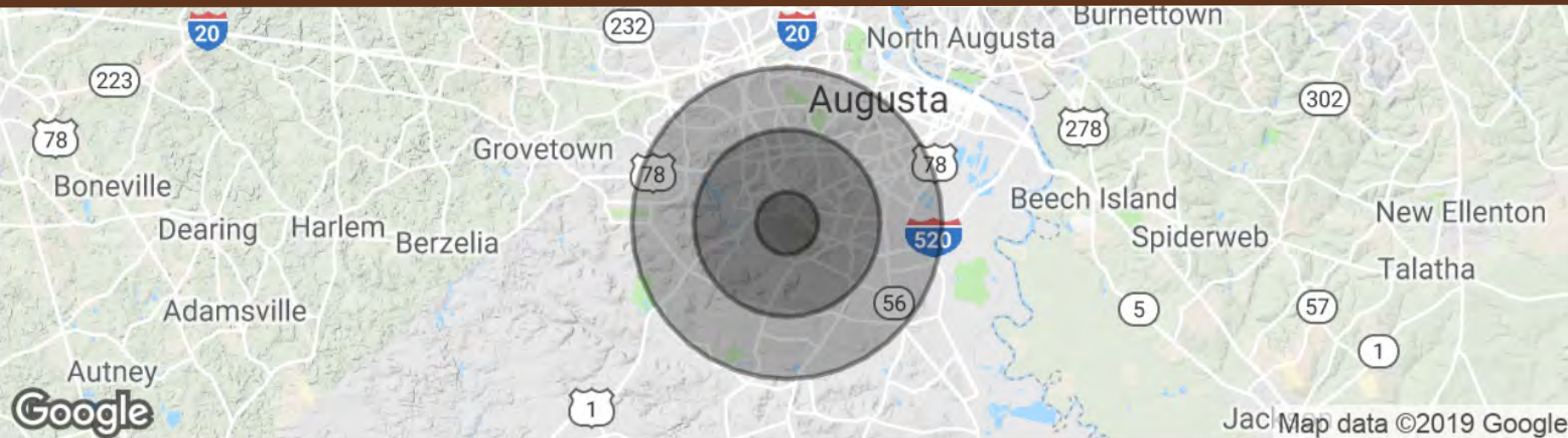
COMMERCIAL REAL ESTATE

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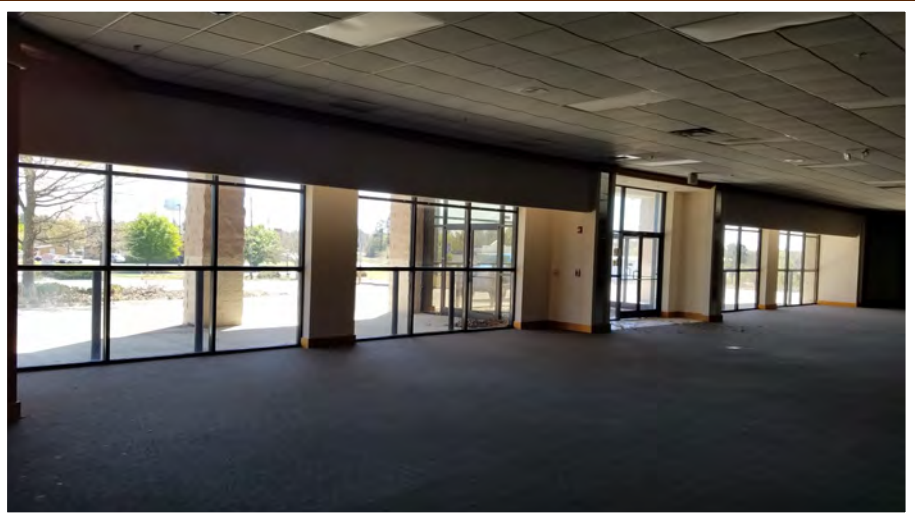
FREE STANDING RETAIL/FLEX BUILDING—SOUTH AUGUSTA



	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	7,092	56,901	124,674
Median age	31.8	32.1	33.6
Median age (Male)	27.5	29.0	31.5
Median age (Female)	33.7	34.2	35.6
HOUSEHOLDS & INCOME			
Total households	2,292	20,549	47,047
# of persons per HH	3.1	2.8	2.6
Average HH income	\$47,257	\$43,169	\$47,227
Average house value	\$86,523	\$79,776	\$96,418

* Demographic data derived from 2010 US Census

INTERIOR PHOTOS



MARKET DESCRIPTION

Augusta includes 3 higher educational institutes and a major military installation. Augusta Technical College is within close proximity of this location. The area's largest employer is the U.S. Army Cyber Center of Excellence and Ft. Gordon is only a few short miles from Deans Bridge Road. This property is a part of a WalMart Supercenter development that offers designated parking, great signage and high daily traffic counts on Deans Bridge Road.

LEASE HIGHLIGHTS

- Retail Flex Building
- Up to 3 spaces AVAILABLE (4,900–22,560 SF)
- Outparcel of Walmart Supercenter
- Deans Bridge Road VPD - 30,471
- Perfect location for outlet user, data processing, call center, community college, sports entertainment, electronic sales, appliance showroom, etc.



DEANS BRIDGE ROAD < VPD 30,471 >

DOLLAR GENERAL

U SITE



GEORGETOWN DRIVE

Waffle House

I-520/BOBBY JONES EXPY. < VPD 62,900 >



- Free Standing Retail/Flex Building
- Parcel ID: 096—0-006-04-0
- 3.76 AC
- 115 Parking spaces available
- B-2 Zoning
- 3 spaces AVAILABLE
(Up to 4,900—22,560 SF)
- \$8-12 SF NNN

