

Former Dollar General

3250 Deans Bridge Road, Augusta, GA 30906



OFFERING SUMMARY

Available SF:

Lease Rate: N/A

Lot Size: 1.41 Acres

Year Built: 2007

Building Size: 9,600

Zoning: Commercial

Traffic Count: 13,940

PROPERTY OVERVIEW

Currently rented to Dollar General. Building will be vacant in a few months and Landlord is looking for a replacement tenant. Great building in great condition.

PROPERTY HIGHLIGHTS

- 173 foot of frontage
- High Traffic Count
- Great Condition
- Built 2007
- High Demand Location
- Close to Fort Gordon

SHERMAN & HEMSTREET REAL ESTATE COMPANY

624 Ellis St. , Augusta, GA 30901
shermanandhemstreet.com
706.722.8334

ZACK HARTMAN

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706.922.0395

Former Dollar General

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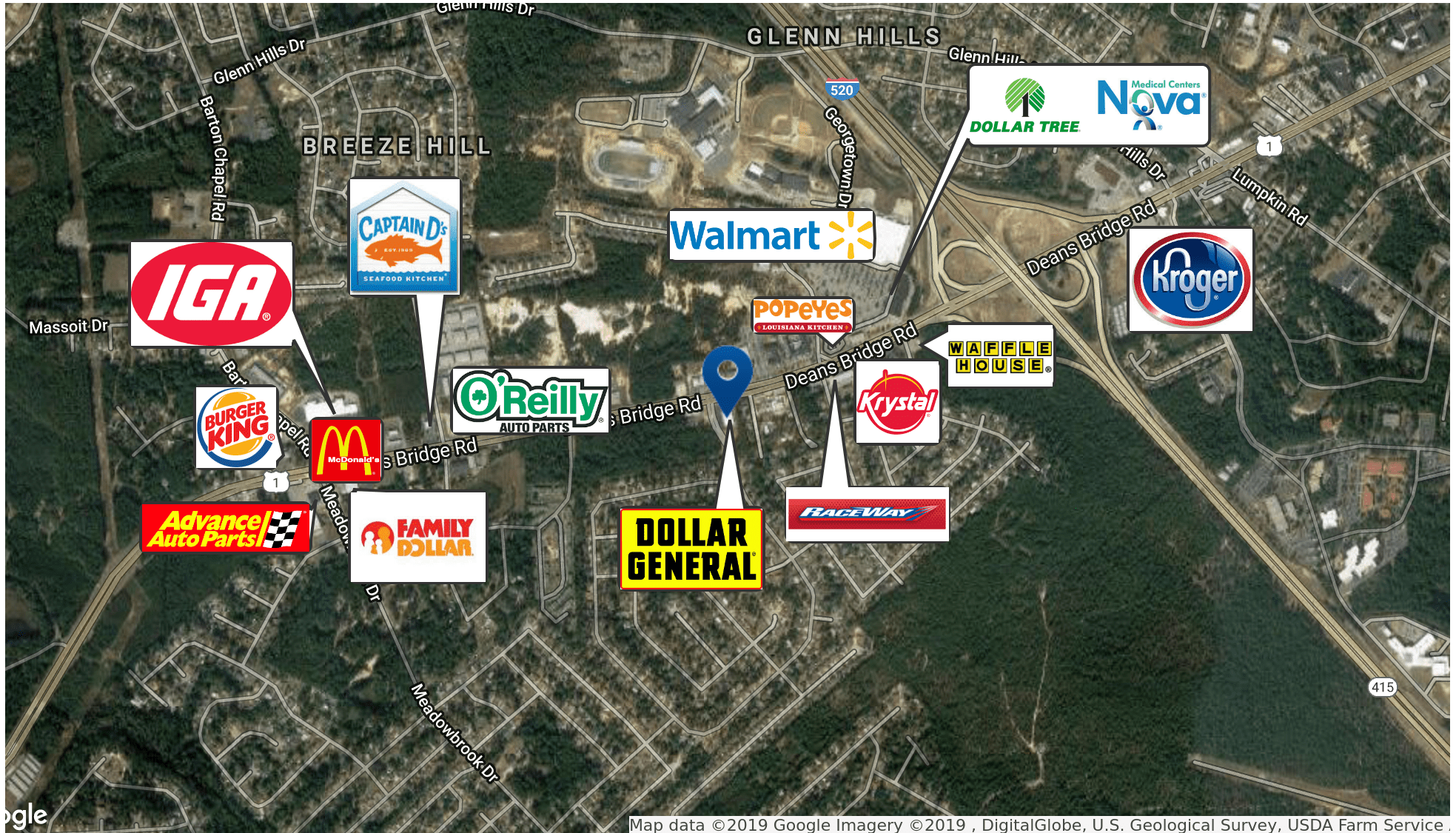
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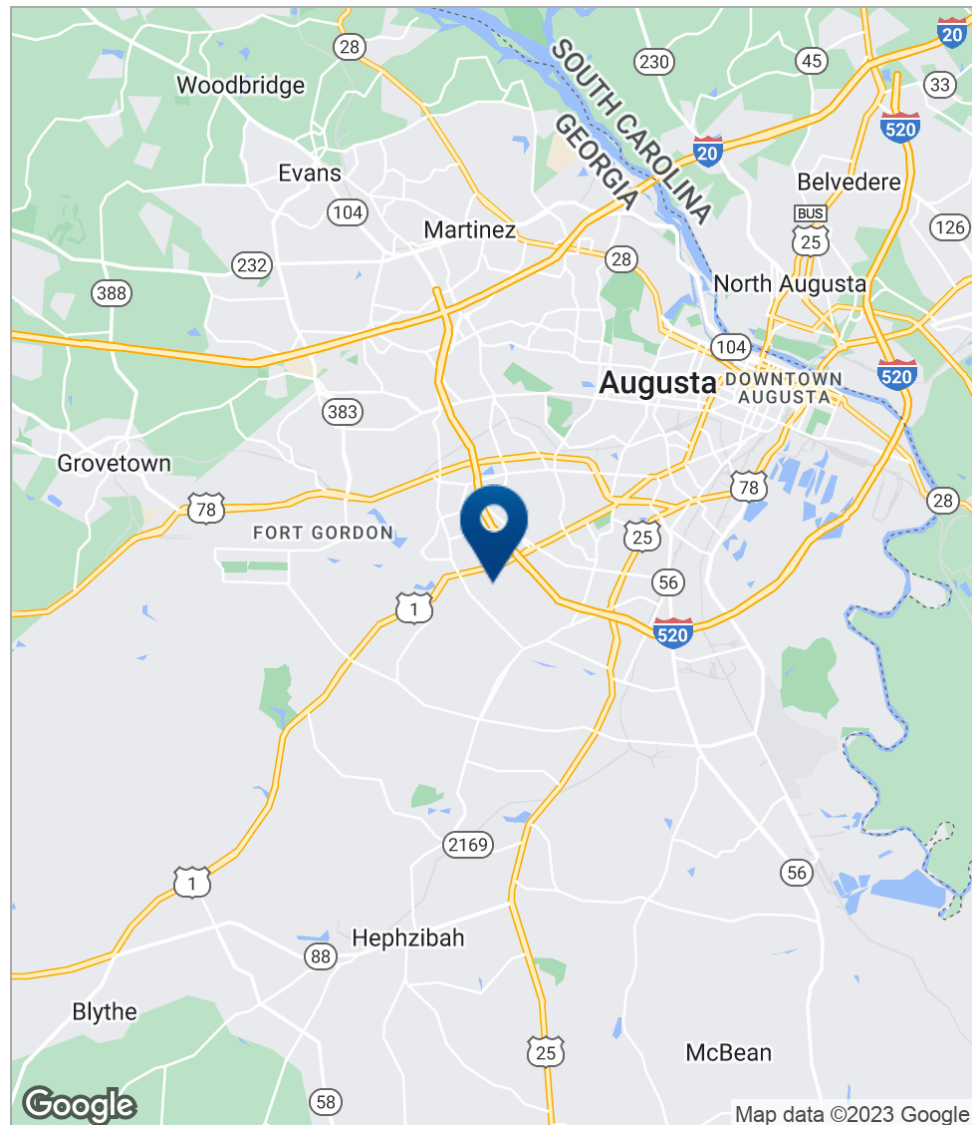
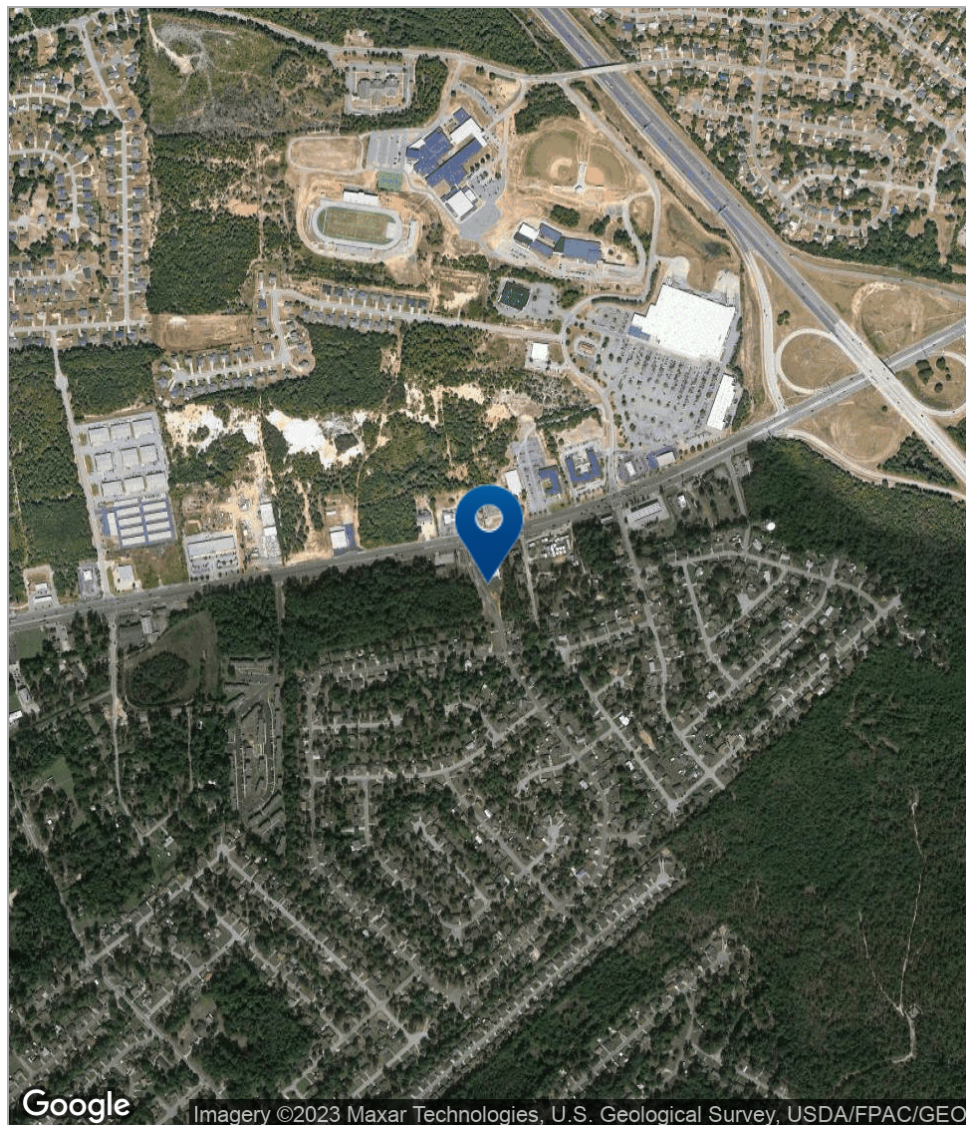
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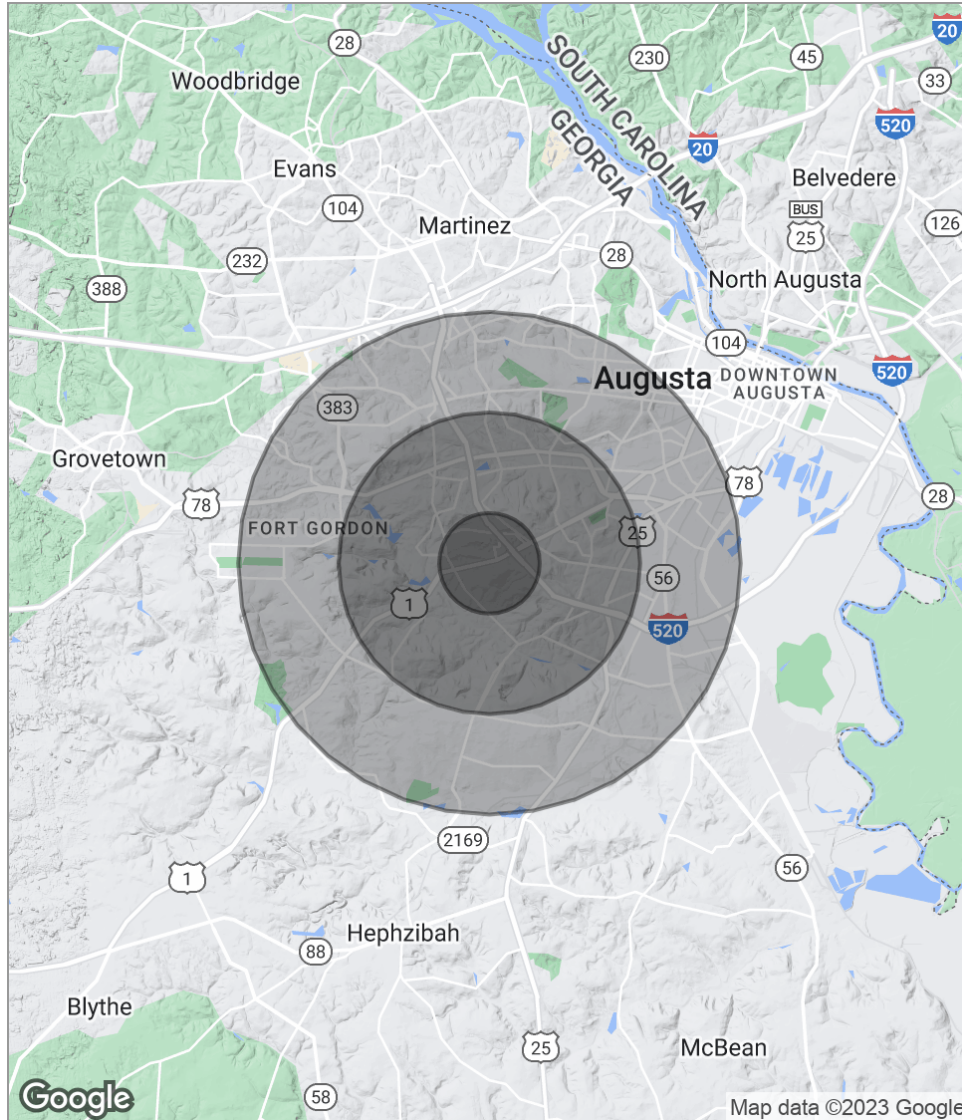
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,926	53,579	125,988
Median age	30.7	32.0	33.7
Median age (Male)	27.3	29.1	31.6
Median age (Female)	32.1	34.2	35.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,441	19,401	47,708
# of persons per HH	3.2	2.8	2.6
Average HH income	\$48,205	\$43,030	\$48,063
Average house value	\$86,520	\$78,439	\$96,219

** Demographic data derived from 2020 ACS - US Census*

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ZACK HARTMAN

Commercial Sales Associate



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PROFESSIONAL BACKGROUND

Zack is an Augusta, GA native and started his career with Sherman and Hemstreet in 2017. Zack spent the first two and a half years in a property management capacity across the southeast, specializing in identifying and solving problems within low income housing communities to improve the overall value of the property for his clients. This quickly grew into managing all types of income-producing properties because of his passion for real estate and the relationships he developed with his clients. Zack uses his property management experience to help property owners understand the true value of their property and to help them navigate in the current real estate market. When he is not working real estate, Zack enjoys working with his hands to build or fix things and spending time outdoors with friends and family.

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