

Former Dollar General

3250 Deans Bridge Road, Augusta, GA 30906



OFFERING SUMMARY

Sale Price:	\$650,000
Lot Size:	1.41 Acres
Year Built:	2007
Building Size:	9,600
Zoning:	Commercial
Traffic Count:	25,000
Price / SF:	-

PROPERTY OVERVIEW

Excellent 9,600 sqft building formerly occupied by Dollar General. Site is very close to the super Walmart near I:520 and has very close proximity to Fort Gordon's back gate. Additional 0.7 acre parcel adjacent to this property is also available to purchase for only \$20,000 to expand the building, add parking or truck access.

LOCATION OVERVIEW

High traffic location off of Deans Bridge Road (Highway 1) just past I:520 near the Super Walmart. Close to back gate of Fort Gordon.

PROPERTY HIGHLIGHTS

- Great open floor plan
- Single tenant in place with 36 months remaining on lease
- Current tenant pays \$3,600 per month
- Lots of parking with enough space for a tractor trailer to park overnight
- Conveniently located off Deans Bridge Road less than a mile from Interstate 520
- New HVAC, LED lights, and freshly striped parking lot
- Across from Walmart and other national retailers

SHERMAN & HEMSTREET REAL ESTATE COMPANY

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

ZACK HARTMAN

zhartman@shermanandhemstreet.com
706.922.0395

Former Dollar General

3250 Deans Bridge Road, Augusta, GA 30906



SHERMAN & HEMSTREET REAL ESTATE COMPANY

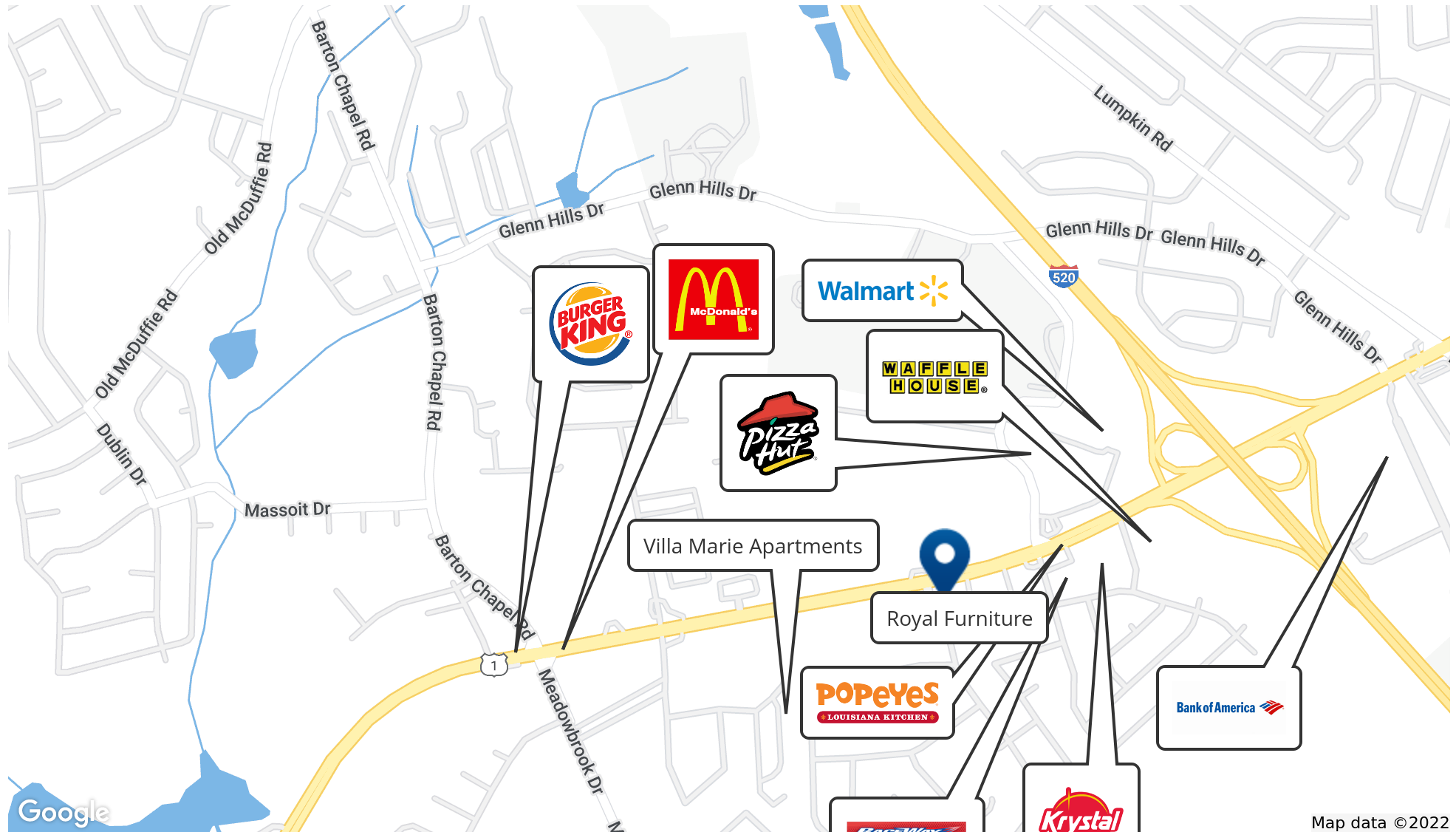
624 Ellis St. , Augusta, GA 30901
shermanandhemstreet.com
706.722.8334

ZACK HARTMAN

zhartman@shermanandhemstreet.com
706.922.0395

Former Dollar General

3250 Deans Bridge Road, Augusta, GA 30906



Map data ©2022

SHERMAN & HEMSTREET REAL ESTATE COMPANY

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

ZACK HARTMAN

zhartman@shermanandhemstreet.com
706.922.0395

Former Dollar General

3250 Deans Bridge Road, Augusta, GA 30906

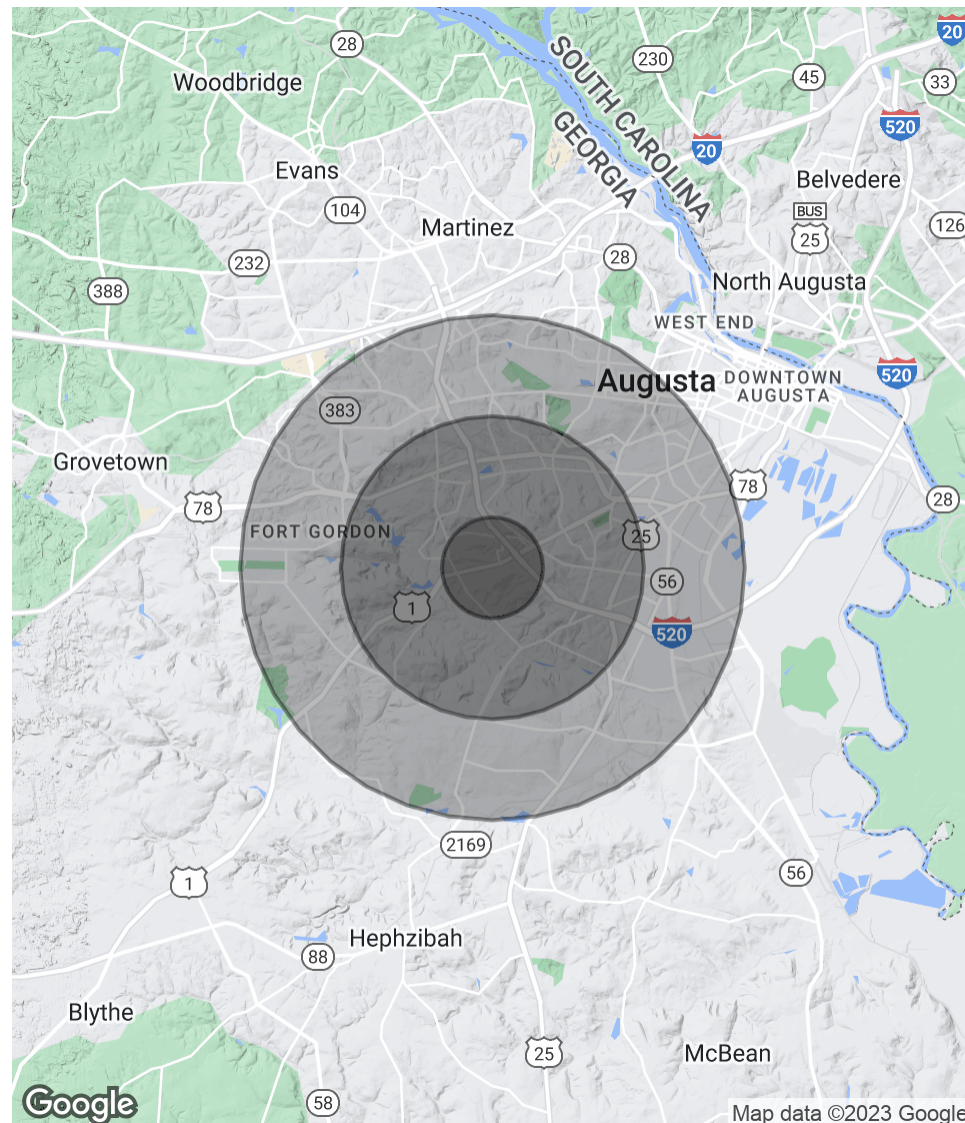
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,926	53,579	125,988
Average age	30.7	32.0	33.7
Average age (Male)	27.3	29.1	31.6
Average 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



Former Dollar General

3250 Deans Bridge Road, Augusta, GA 30906



ZACK HARTMAN

Commercial Sales Associate

zhartman@shermanandhemstreet.com

Direct: 706.922.0395 | **Cell:** 706.699.5284

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.

Sherman & Hemstreet Real Estate Company

624 Ellis St.
Augusta, GA 30901
706.722.8334

SHERMAN & HEMSTREET REAL ESTATE COMPANY

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

ZACK HARTMAN

zhartman@shermanandhemstreet.com
706.922.0395