

**FOR SALE**

**3343 Deans Bridge Road**

Augusta, GA 30904



# EXECUTIVE SUMMARY

**0.56 Acre @ 3343 Deans Bridge Road, Augusta GA**  
includes income generating billboard



## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	0.56 Acres
Zoning:	B-2

## PROPERTY OVERVIEW

Meybohm Commercial Properties is pleased to exclusively represent this 0.56-acre commercial lot located just east of the signalized intersection on Barton Chapel and Deans Bridge Road. The features include: deceleration lane in place, 35,000 vehicle per day traffic counts and B-2 (General Business) zoning per Richmond County Planning Department. The property also includes an income generating billboard. Suitable for a wide range of commercial uses. Please contact for pricing.

## LOCATION OVERVIEW

Located on an extremely busy thoroughfare, Deans Bridge Road is in south Augusta near Fort Gordon and Augusta Technical College. This property is surrounded by many national retailers.

# RETAILER MAP









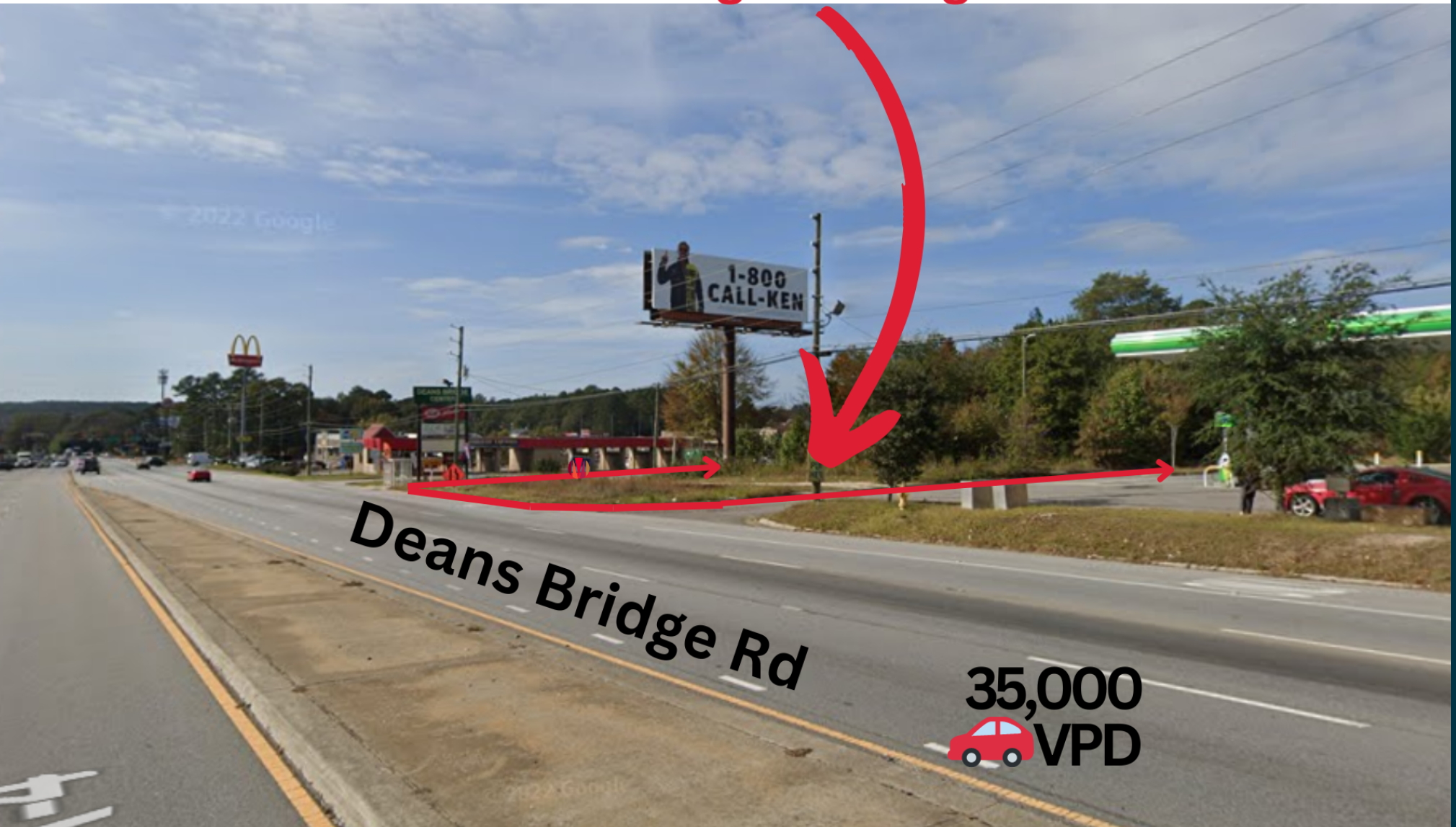


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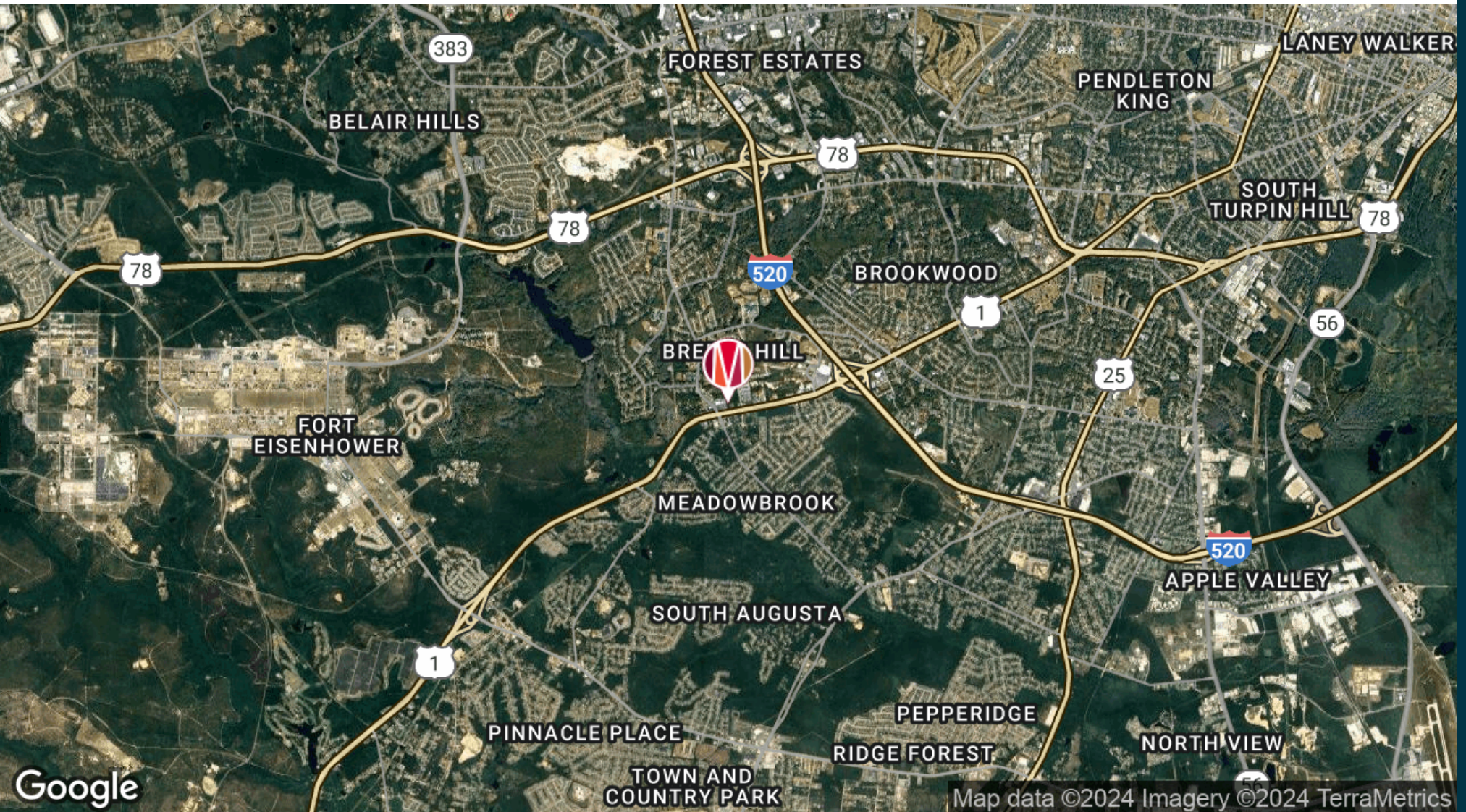
35,000  
 VPD

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# LOCATION MAP



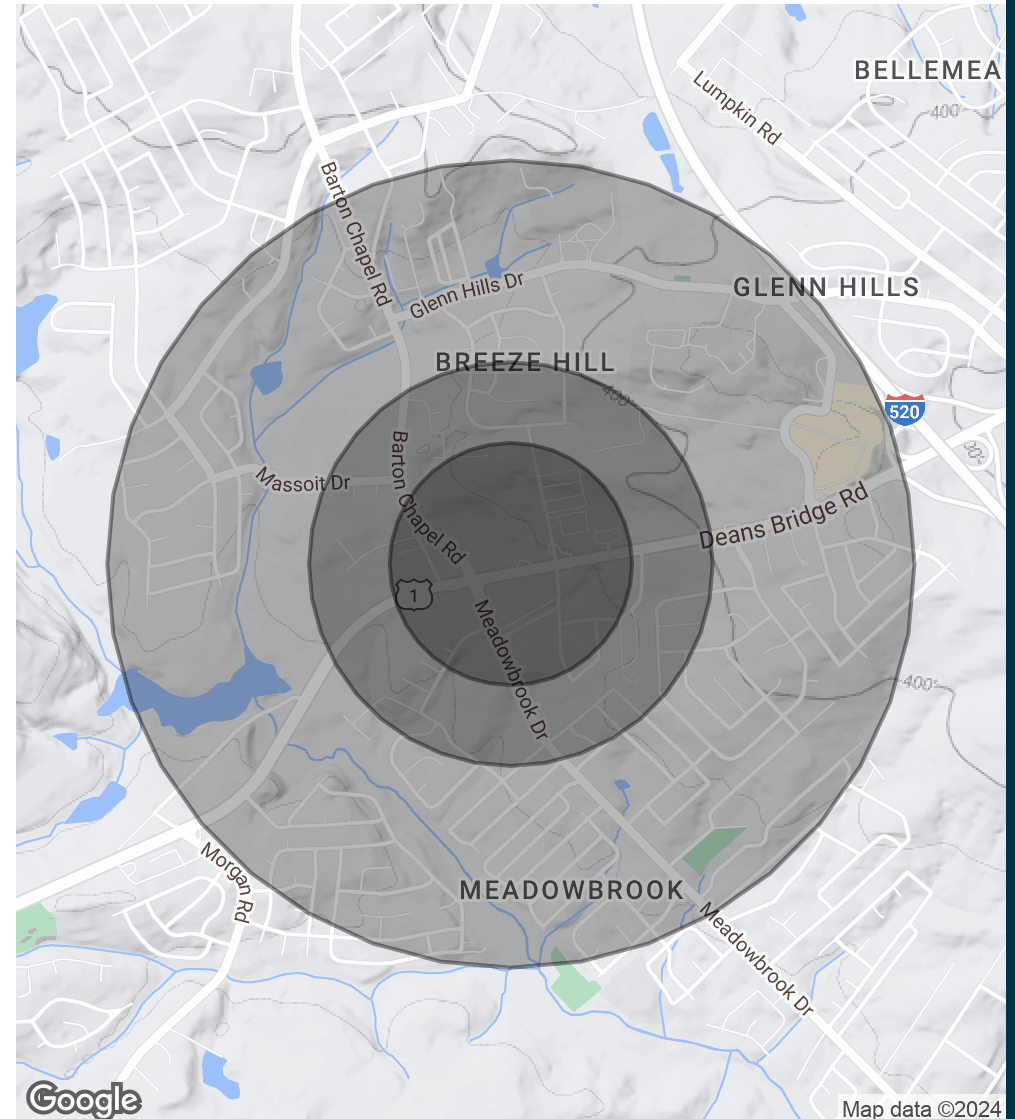


# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	474	1,955	6,672
Average Age	38	38	38
Average Age (Male)	35	35	36
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	164	674	2,336
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$52,497	\$52,439	\$55,471
Average House Value	\$116,061	\$119,875	\$132,272

Demographics data derived from AlphaMap





## DAVID HOGG

Vice President, Associate Broker

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Cell: 706.394.3011

### PROFESSIONAL BACKGROUND

David Hogg, Jr. is a native Augustan and holds a Bachelor of Arts Degree in Criminal Justice from Roanoke College in Salem, Virginia. David began his career with Trust Company Bank in Atlanta, known today as SunTrust. He later joined Georgia Bank and Trust Company in Augusta. His banking career spanned 20 years and throughout his career in banking, David focused on lending, private banking, trust, investment and asset management to clients who owned and managed their own commercial real estate portfolios.

David serves as a Vice President and Associate Broker for Meybohm Commercial Properties and he specializes in commercial sales and leasing. David is an active member of Trinity on the Hill United Methodist Church, having served as the Chair of the Trustees Board. David is a Paul Harris Fellow, awarded by Rotary International Foundation and currently serves as a Trustee of the Tuttle-Newton Home, Inc. and The Piedmont Augusta Foundation. David also serves in an appointed position, as the Chairman of the Augusta Richmond County Riverfront Development Review Board. David is married to Leigh Ann and has four children.

### EDUCATION

B.A. Roanoke College Salem, Virginia 1994

GA #365568 // SC #94322

### MEYBOHM COMMERCIAL PROPERTIES

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Augusta, GA 30909

706.736.0700  
MeybohmCommercial.com