

FREE STANDING RETAIL AVAILABLE

2630 Georgetown | Augusta, GA 30906

FOR LEASE

22,560 SF

3.76 AC

APN | 096-0-006-04-0

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Highlights

This building is located in South Augusta off of Deans Bridge Road. 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.

- Outparcel of WalMart Supercenter
- Free Standing Retail/Flex Building
- 3 spaces FOR LEASE
- 22,560 SF
- Deans Bridge Road VPD - 30,471
- Perfect location for outlet user, data processing, call center, community college, sports entertainment, electronic sales, appliance or furniture store, etc.



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Fort Gordon

7TH AVENUE



SITE

BARTON CHAPEL ROAD

VPD: 14,600

JIMMIE DYESS PARKWAY

Walmart

POPEYES Krystal PIZZA HUT

GameStop POWER TO THE PLAYERS

DOLLAR TREE

IGA WAFFLE HOUSE

McDonald's BURGER KING FAMILY DOLLAR



Augusta Mall

GORDON HIGHWAY

WRIGHTSBORO ROAD



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Demographics

Population 1 mi | 3 mi | 5 mi

Total Population	7,092	56,901	124,674
Median Age (m)	27.5	29.0	31.5
Median Age (f)	33.7	34.2	35.6

Households & Income 1 mi | 3 mi | 5 mi

Total Households	2,292	20,549	47,047
Persons per HH	3.1	2.8	2.6
Average Income	\$47,257	\$43,169	\$47,227
Average Value	\$86,523	\$79,776	\$96,418

