

DEAN'S PLAZA & CAR WASH

3095-3097 Deans Bridge Rd, Augusta, GA 30906

**Multi-Tenant Retail
Investment Opportunity**

Offering Memorandum



MATTHEWS TM

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

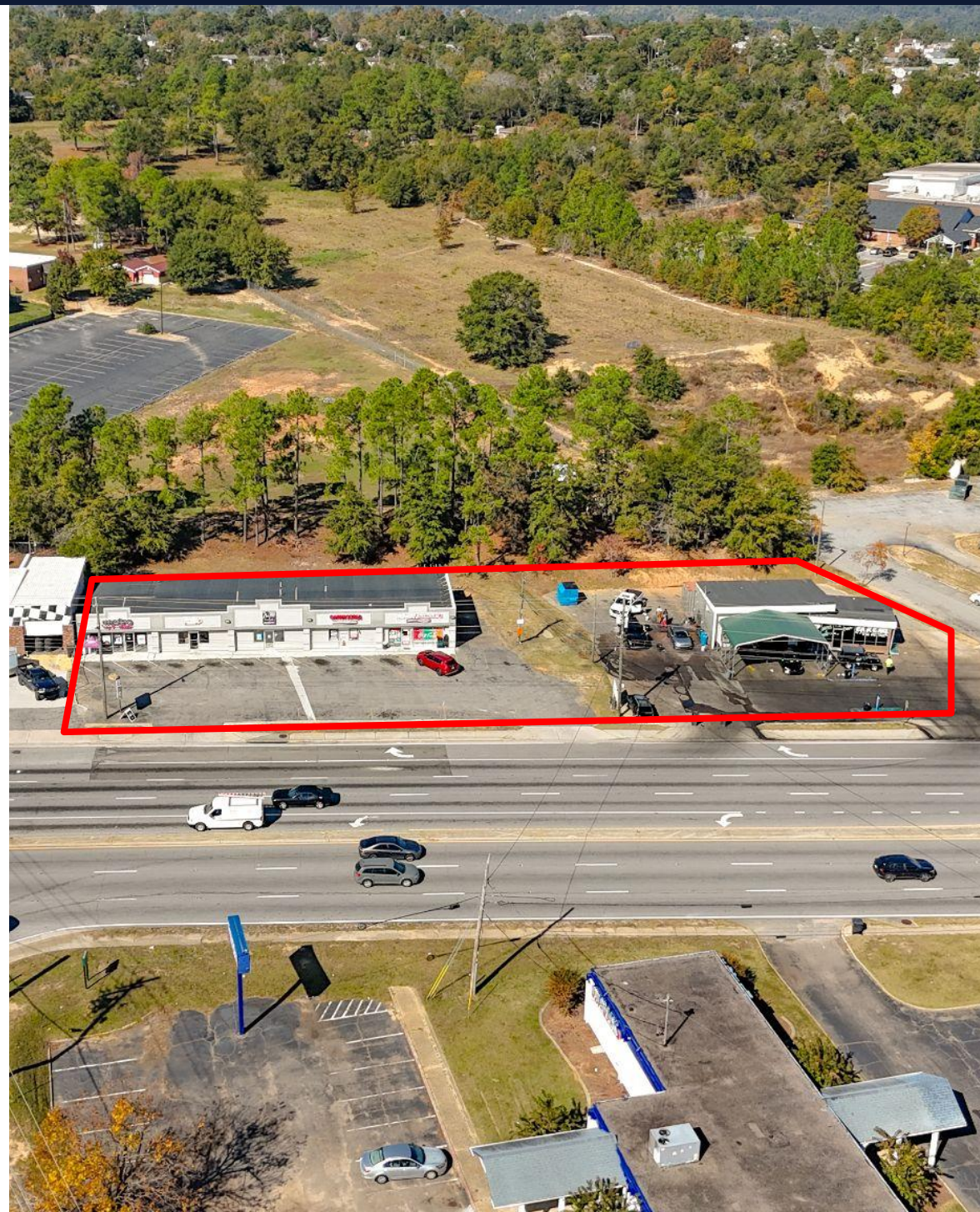
Dean's Plaza & Car Wash
3095-3097 Deans Bridge Rd, Augusta, GA



INVESTMENT HIGHLIGHTS

Property Highlights

- **Compelling Value-Add Opportunity:** In-place rents average approximately \$14.49 per square foot gross, offering significant upside potential. Additional value can be realized by demising the end cap (Suite 1) into multiple inline units to optimize the tenant mix and increase the blended rental rate.
- **Lease Structure Repositioning Potential:** Existing tenancy is governed by modified gross leases with minimal reimbursement structures. Transitioning to full triple-net (NNN) leases presents a clear path to enhanced net operating income and improved cash flow predictability.
- **Significant Capital Improvements Completed:** The property underwent a comprehensive exterior repositioning in 2019, including installation of a new façade, new roof, updated storefront systems, modernized entry features, fresh exterior paint, and resurfaced and restripe parking.
- **High-Visibility Frontage with Strong Traffic Counts:** The asset benefits from direct frontage along Deans Bridge Road, which experiences approximately $\pm 23,800$ vehicles per day, and is located less than one mile from I-520, which sees an additional $\pm 78,300$ vehicles per day.
- **Flexible Expansion or Redevelopment Upside:** Situated on a double-parcel totaling approximately ± 0.58 acres, the property affords future ownership optionality for pad site development, additional inline retail expansion, or broader site redevelopment.
- **Prime Position in an Established Retail Corridor:** Located within a heavily trafficked retail corridor, the property is adjacent to many strong national retailers, including Walmart Supercenter, Dollar Tree, Circle K, AutoZone, Family Dollar, Popeyes, and Pizza Hut.





Car Wash
±1,550 SF

±4,840 SF

NAP

Deans Bridge Rd ± 23,800 VPD

Available 

Not A Part 





Augusta Technical College
±5,940 Students



 **Glenn Hills Elementary**
±479 Students

 **Glenn Hills High**
±883 Students



±78,300 VPD



Dean's Bridge Rd ±23,800 VPD



Lumpkin Rd ±13,500 VPD

Augusta Fire Department
Station 13



 **Subject Property**

Dean's Plaza & Car Wash
3095-3097 Deans Bridge Rd,
Augusta, GA 30906

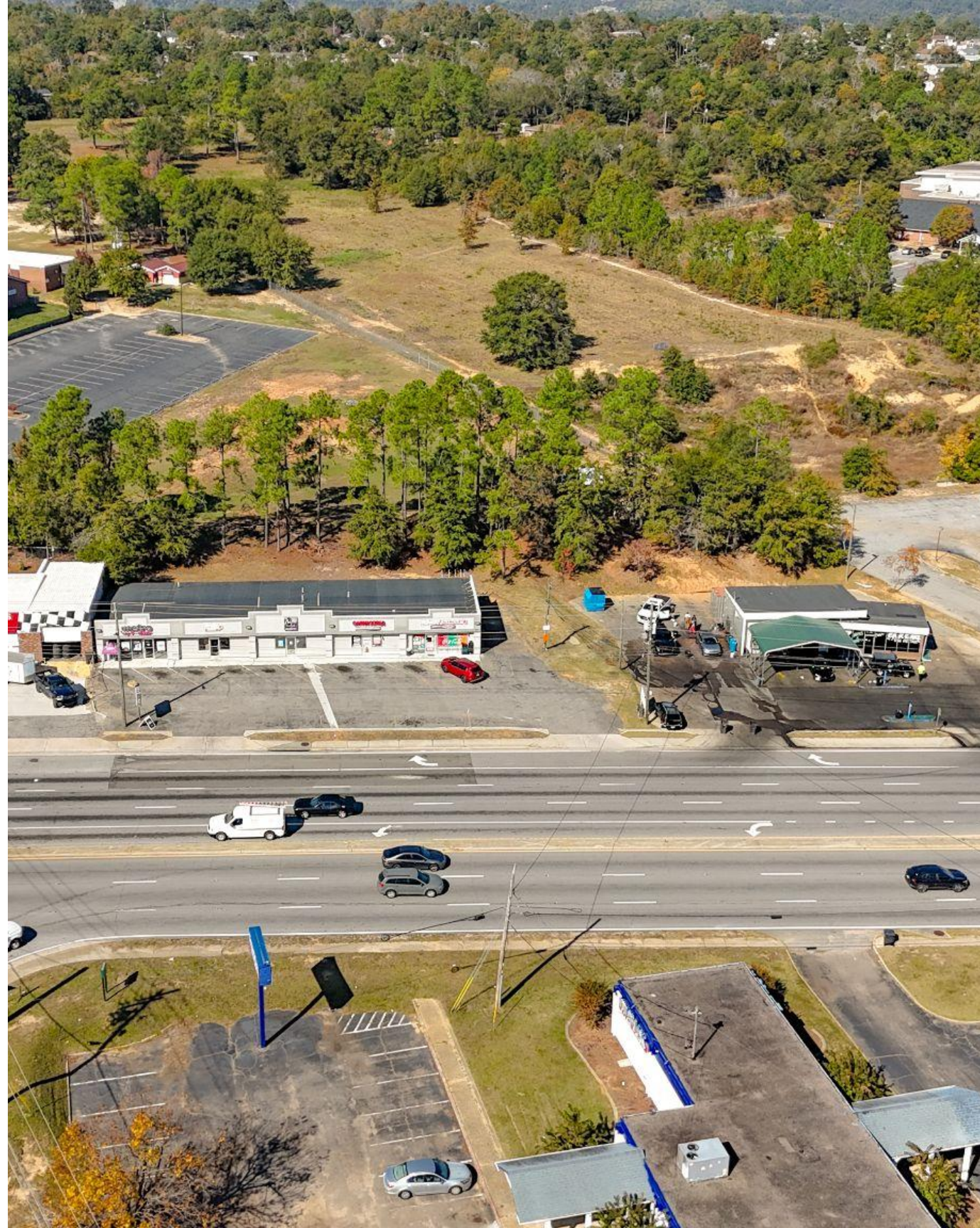
±6,470 SF
GLA

±0.58 AC
Lot Size

±37,100
Vehicles Per Day

7.41%
Cap Rate

2019
Year Renovated



FINANCIAL OVERVIEW

Dean's Plaza & Car Wash
3095-3097 Deans Bridge Rd, Augusta, GA



RENT ROLL SUMMARY

Dean's Plaza & Car Wash Tenant Roster

Suite	Tenant	GLA	% of GLA	Lease Start	Lease End	Annual Rent	Monthly Rent	Rent PSF	Increases
1 & 2	Mi Lindo Guanajuato Tienda Mexicana	±2,080 SF	32.15%	Aug-22	MTM	\$24,000	\$2,000	\$11.54	-
3	Metro Exotics	±720 SF	11.13%	Jan-20	MTM	\$13,800	\$1,150	\$19.17	-
4	Mi Lindo Guanajuato Snacks	±720 SF	11.13%	July-25	June-30	\$15,120	\$1,260	\$21.00	5% Annually
5	Metro by T-Mobile	±1,400 SF	21.64%	Apr-22	Mar-28	\$22,800	\$1,900	\$16.29	5% Annually
6	Evan's Car Care	±1,550 SF	23.96%	Jan-95	MTM	\$18,000	\$1,500	\$11.61	-
Total	6 Suites	±6,470 SF	100%			\$93,720	\$7,810	\$14.49	

FINANCIAL SUMMARY

\$1,100,000

List Price

\$81,530

NOI

\$14.49/SF

Avg. Rents

100%

Current Occupancy

Property Details

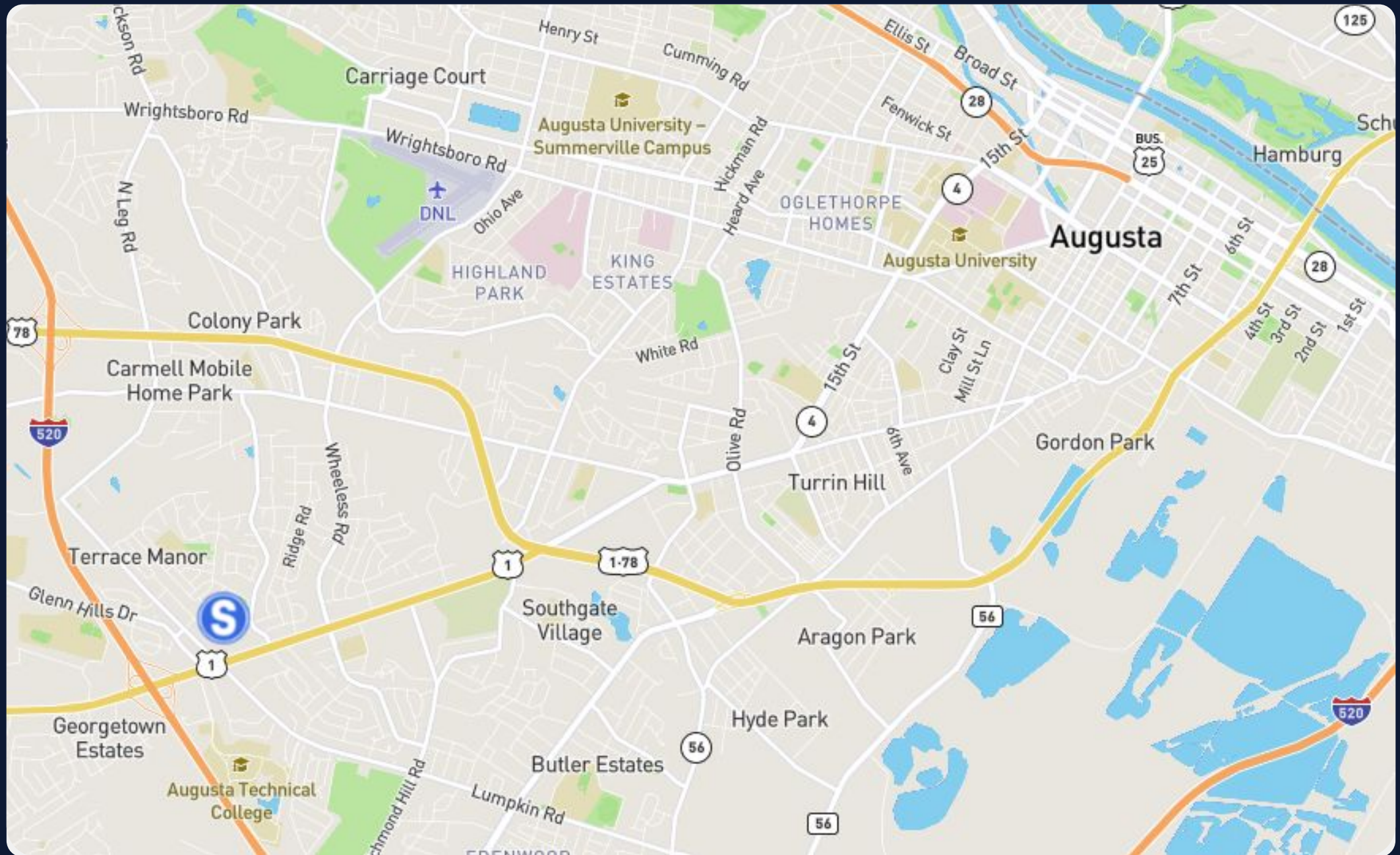
Property Name	Dean's Plaza & Car Wash
Address	3095-3097 Deans Bridge Rd
City	Augusta
State	GA
Zip Code	30906
County	Richmond
GLA	±6,470 SF
Lot Size	±0.58 AC
Year Built/Renovated	1966/2019

Financial Overview

Year 1	Budget	
	Total	\$ PSF
Income		
Rental Income	\$93,720	\$14.49
Reimbursement Revenue	\$1,195	\$0.18
Effective Gross Revenue	\$94,915	\$14.67
Expenses		
Real Estate Taxes	\$5,587	\$0.86
Insurance	\$4,950	\$0.77
Property Management Fee	\$2,826	\$0.44
EGR (%)	3.0%	-
Total Operating Expense	\$13,385	\$2.07
Net Operating Income	\$81,530	\$12.60
Operating Expense Ratio	14.1%	
Recovery Ratio	8.9%	

MARKET OVERVIEW

Dean's Plaza & Car Wash
3097 Deans Bridge Rd, Augusta, GA 30906



AUGUSTA, GA

Market Demographics



201,008
Total Population

\$55,871
Median HH Income

74,891
of Households

52%
Homeownership Rate

270,385
Employed Population

24.2 %
% Bachelor's Degree

36
Median Age

\$207,300
Median Property Value

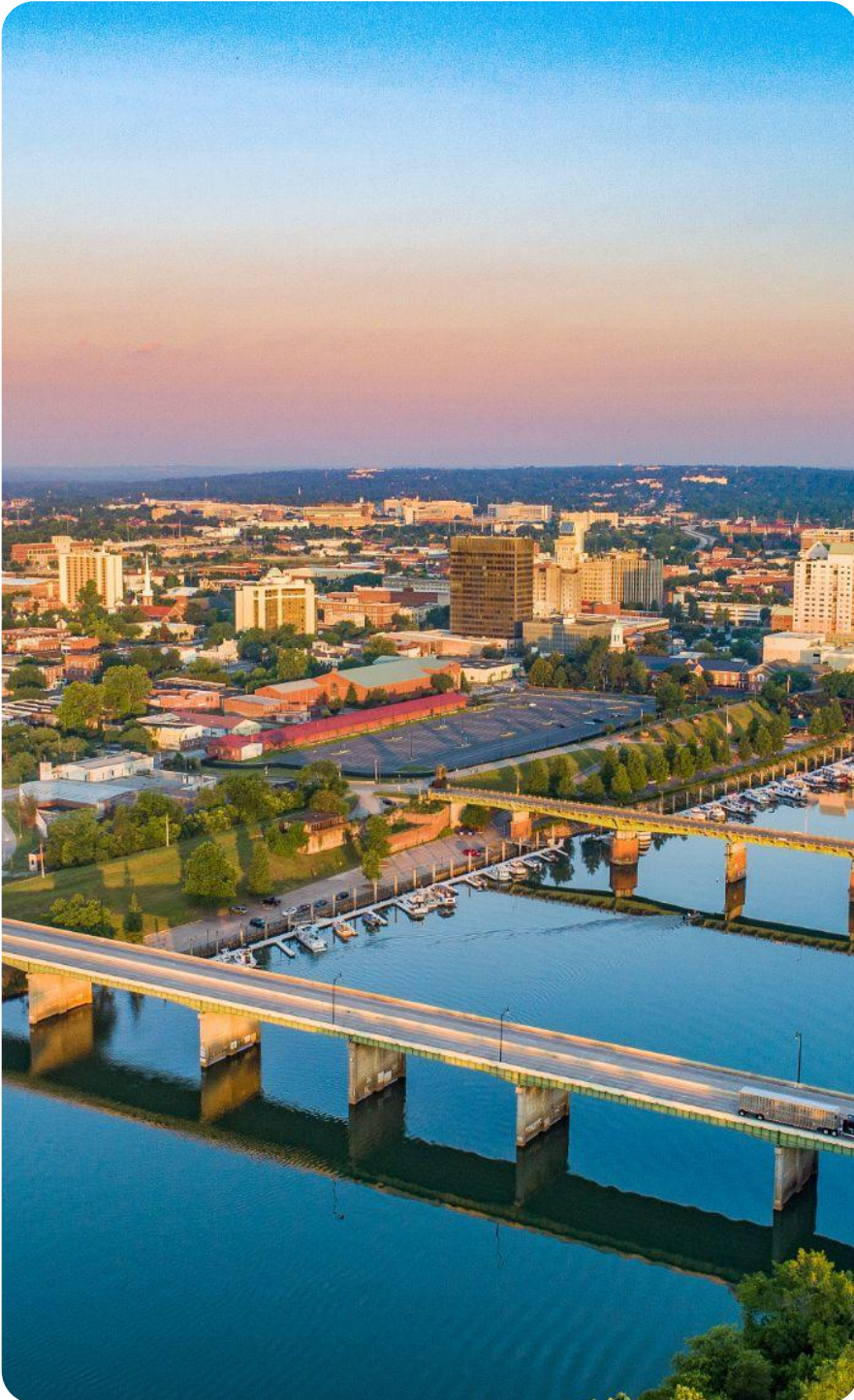
Local Market Overview

Augusta serves as a regional hub on the Georgia–South Carolina border, with an economy supported by healthcare, military operations, education, and tourism. The annual Masters Tournament draws international visitors and contributes to seasonal lodging and service demand. Augusta University and its affiliated medical institutions provide stable employment across the education and healthcare sectors. Fort Gordon, home to U.S. Army Cyber Command, and the Georgia Cyber Center anchor long-term job growth in defense and cybersecurity. Retail centers perform steadily, supported by consistent demand from local residents and surrounding counties. The city's location along Interstate 20 and proximity to the Port of Savannah and Port of Charleston enhance its role in logistics and distribution.

Augusta is a popular area due to its accessible cost of living, stable employment base, and availability of housing in a range of price categories. The market includes workforce housing, student housing, and single-family neighborhoods that serve both renters and homeowners. Public infrastructure includes green spaces, riverfront trails, and community facilities that contribute to daily livability.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	6,652	54,052	134,583
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	2,670	21,148	53,376
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$63,990	\$59,236	\$78,311



Economic Drivers

The Augusta, GA economy is driven by defense, healthcare, education, manufacturing, and logistics. Fort Gordon is the largest economic driver in the region, home to U.S. Army Cyber Command, the Army Signal Corps, and the Cyber Center of Excellence. The installation supports over 31,000+ military, civilian, and contractor jobs and generates an estimated economic impact exceeding \$2.4 billion annually. Augusta University and Augusta University Health are among the region's top employers, anchoring the education and healthcare sectors with a combined workforce of more than 10,000+. The medical district also includes the Charlie Norwood VA Medical Center and several private hospitals.

Manufacturing plays a major role, with companies like Textron Specialized Vehicles, Kimberly-Clark, and Club Car operating large-scale facilities in the area. The metro's strategic location along Interstate 20 and proximity to the Port of Savannah supports logistics and warehousing operations. The Augusta-Richmond County metropolitan statistical area reported a gross domestic product of approximately \$37.3 billion in 2023. The labor force is diversified across education and health services, professional and business services, retail trade, and government employment, providing long-term economic stability.

Economic Drivers

Augusta receives more than one million visitors annually, supported by consistent tourism related to events, sports, conventions, and outdoor activities. The city's most significant tourism driver is The Masters Tournament, hosted each April at Augusta National Golf Club. This event brings a global audience and fills hotels, restaurants, and short-term rentals across the region. Outside of this event, Augusta supports year-round tourism through regional conferences, youth sports tournaments, and cultural events. The James Brown Arena and Bell Auditorium host concerts and shows that draw visitors from nearby counties and states.

Recreational and historic attractions also contribute to visitor traffic. The Augusta Riverwalk and Augusta Canal National Heritage Area offer trails, boat tours, and educational exhibits. The Morris Museum of Art and Lucy Craft Laney Museum preserve and display regional history and culture. The city's downtown includes preserved architecture, event venues, and local businesses that accommodate tourists. Green spaces such as Phinizy Swamp Nature Park and Pendleton King Park provide access to outdoor trails and wildlife observation. Tourism in Augusta is shaped by a combination of planned events, public venues, and historic resources, supporting a consistent level of economic activity without heavy dependence on a single attraction.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3097 Dean's Bridge Rd, Augusta, GA, 30906** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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