DEAN'S PLAZA & CAR WASH

3095-3097 Deans Bridge Rd, Augusta, GA 30906

Multi-Tenant Retail
Investment Opportunity

Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

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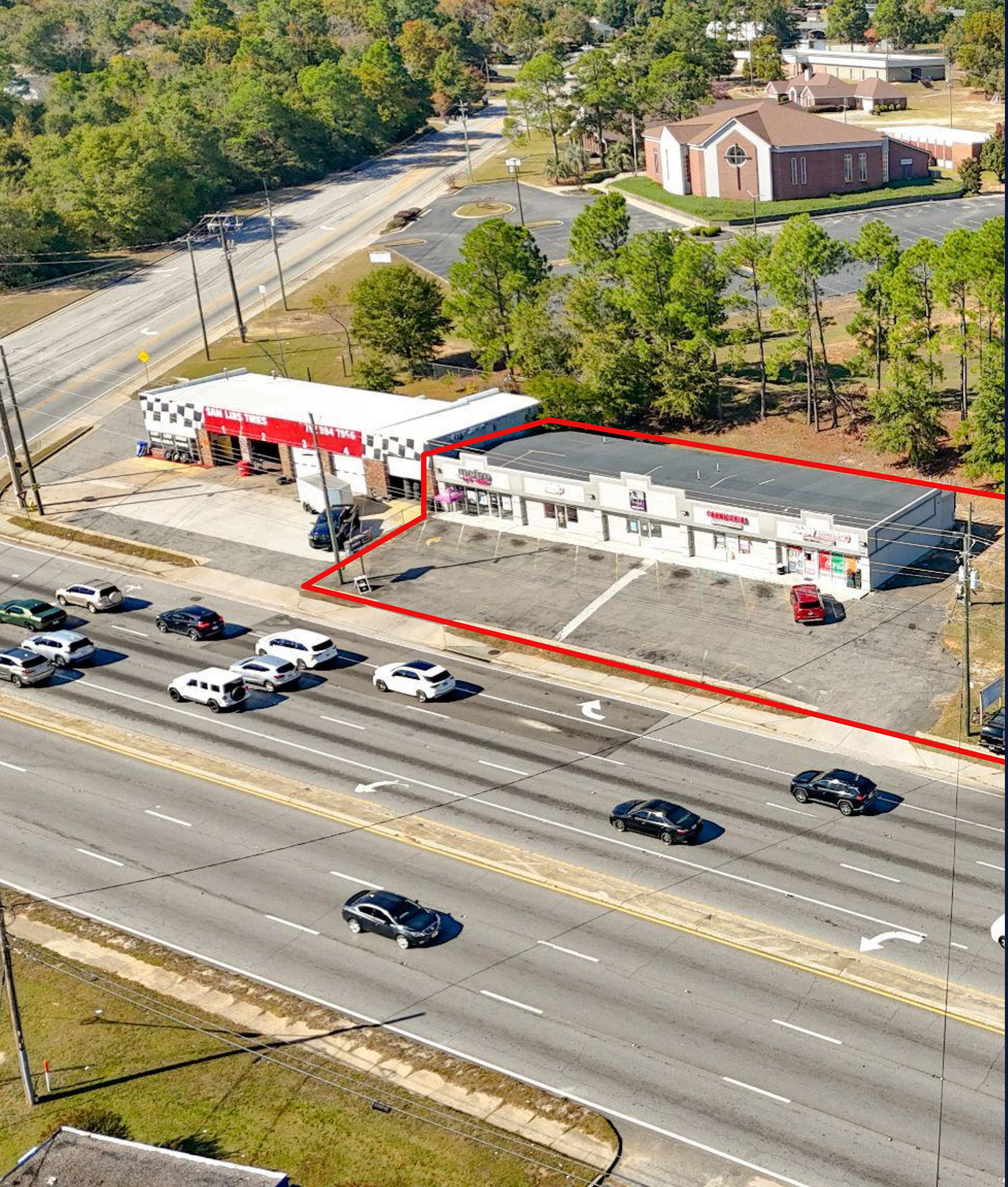

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PROPERTY OVERVIEW

Dean's Plaza & Car Wash
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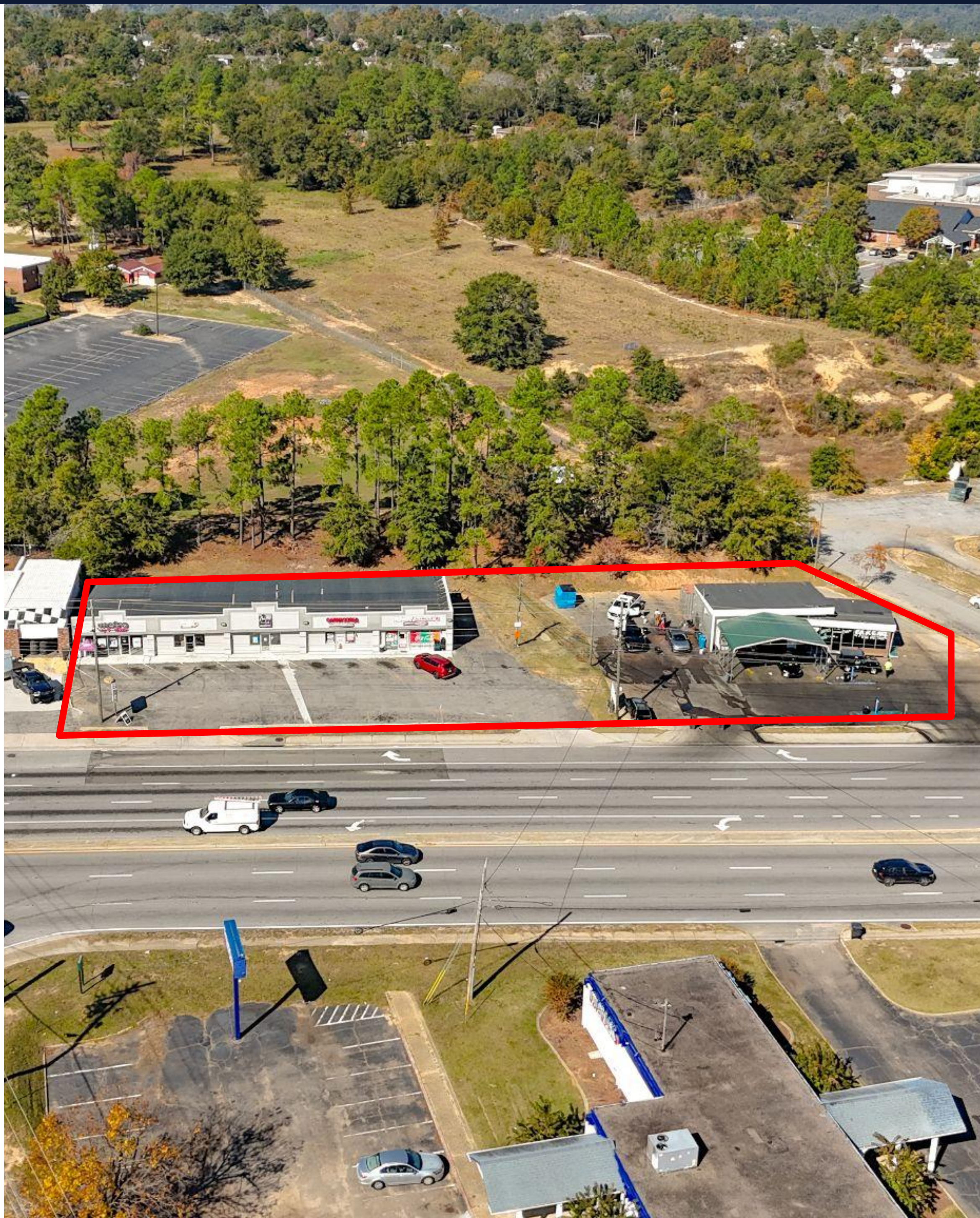
INVESTMENT HIGHLIGHTS

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 ±23,800 vehicles per day, and is located less than one mile from I-520, which sees an additional ±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.




N
Car Wash
±1,550 SF
±4,840 SF
NAP
Deans Bridge Rd ± 23,800 VPD
Available
Not A Part


W
Augusta Technical College
±5,940 Students
Walmart
Supercenter
Krystal
WAFFLE HOUSE
Concentra
Popeyes
Pizza Hut
Glenn Hills Elementary
±479 Students
Glenn Hills High
±883 Students
Royal
FURNITURE & MATTRESS
INTERSTATE
520
± 78,300 VPD
NORTH AMERICAN
TITLE LOANS
Augusta Fire Department
Station 13
Dean's Bridge Rd ± 23,800 VPD
Lumpkin Rd ± 13,300 VPD
CIRCLE K
Subject Property
TITLEMAX

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

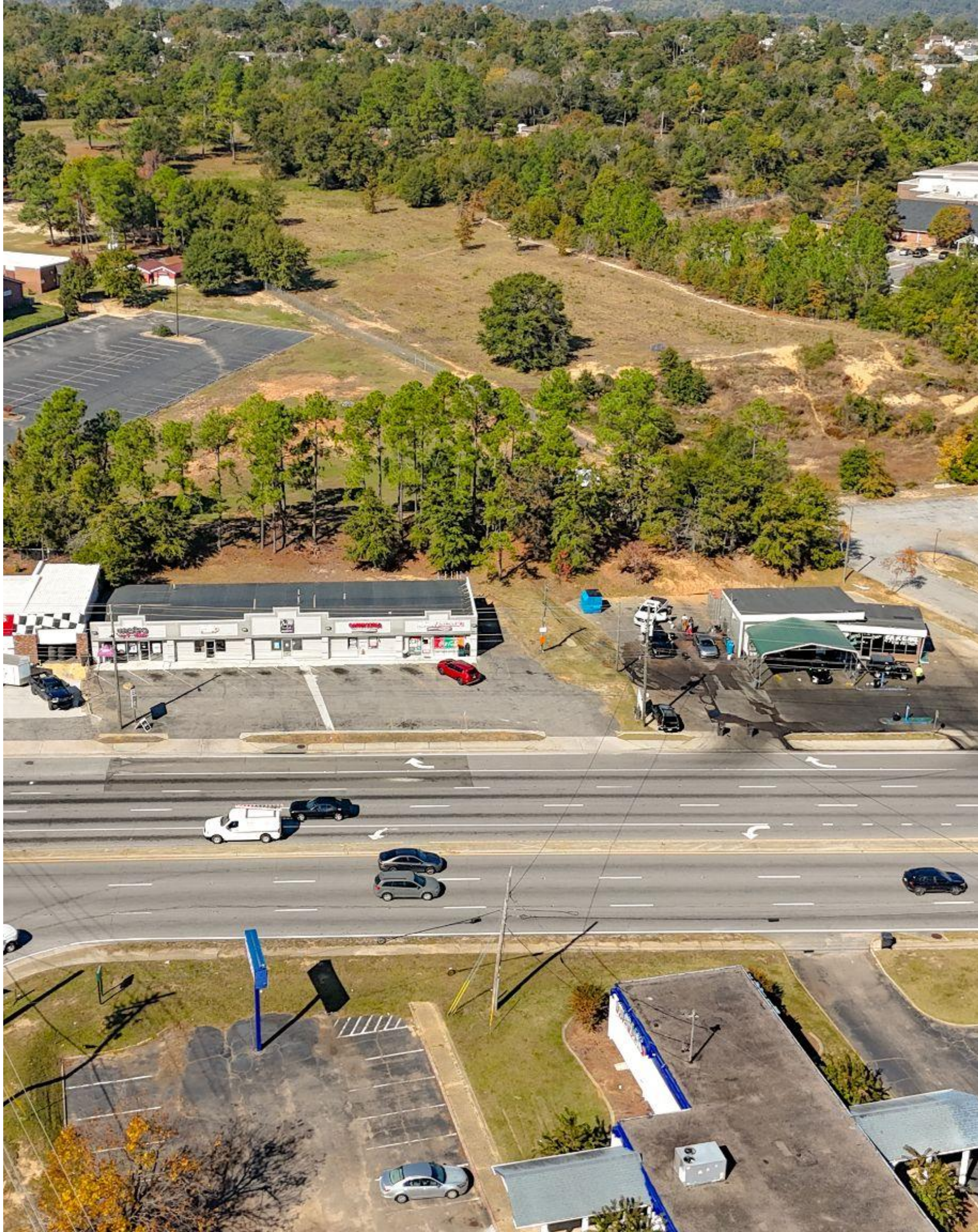
±6,470 SF
GLA

±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	$81,530	$14.49/SF	100%
List Price	NOI	Avg. Rents	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
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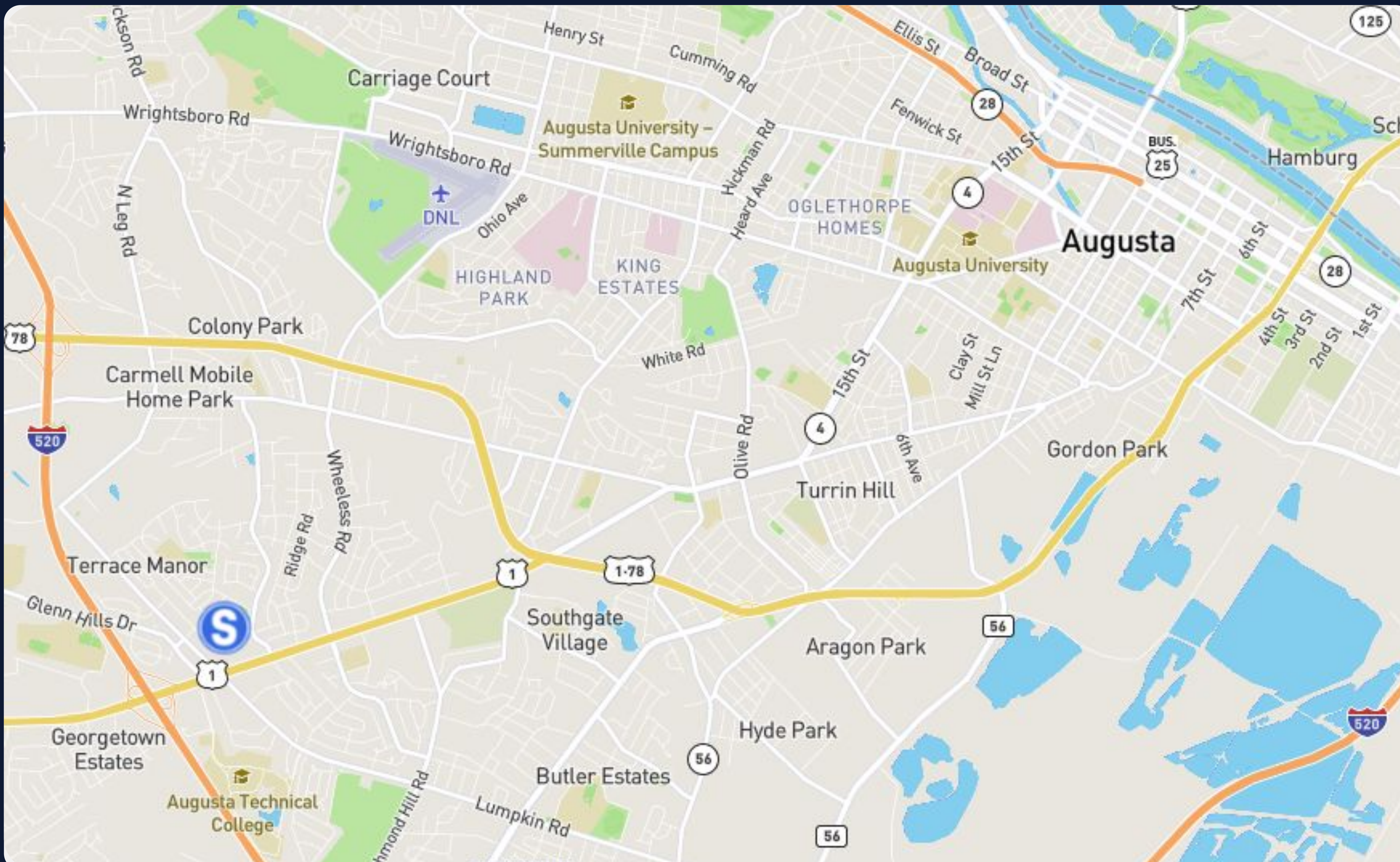


AUGUSTA, GA

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

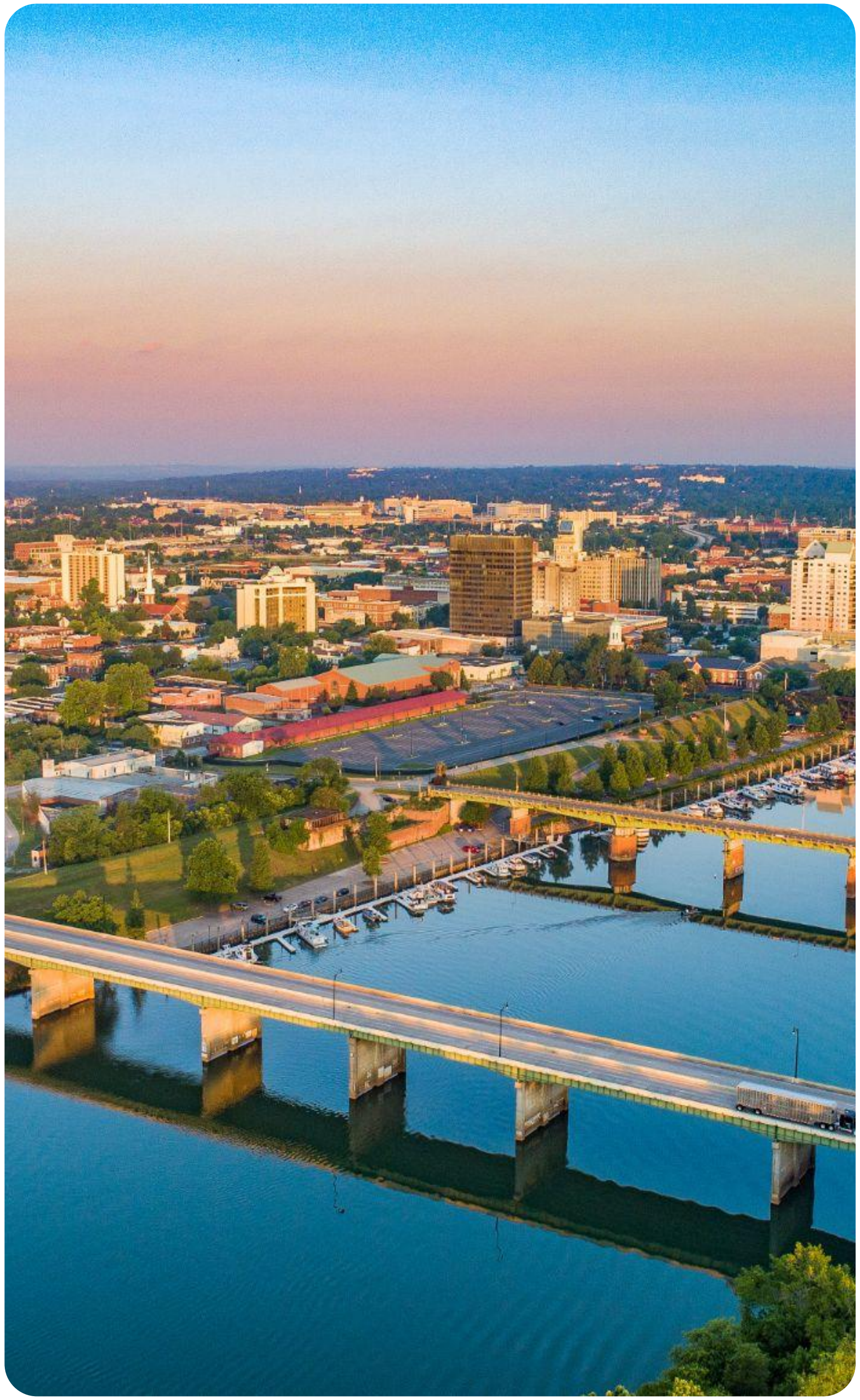
Local Market Overview

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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