

FOR SALE

CHECKERS

2611 DEAN'S BRIDGE RD, AUGUSTA, GA 30906



CLICK ON THE FOLLOWING LINKS:



Map



Street

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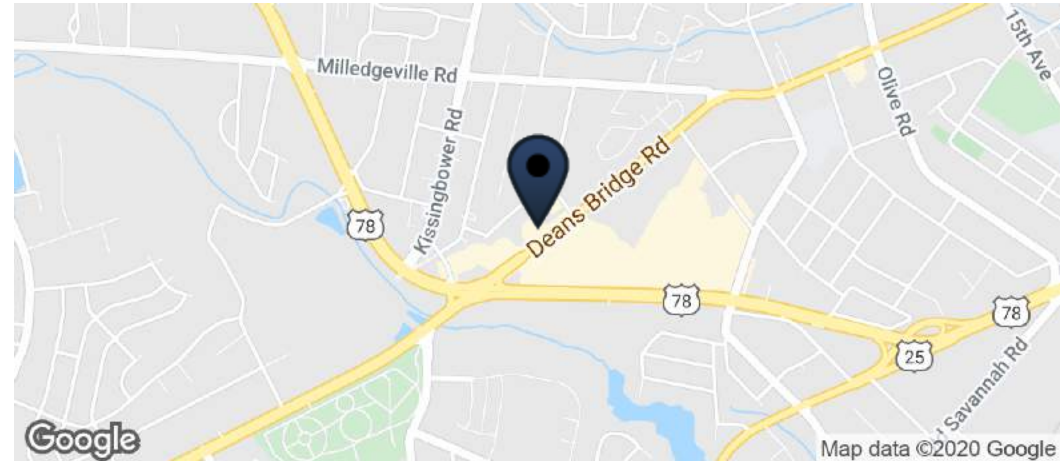
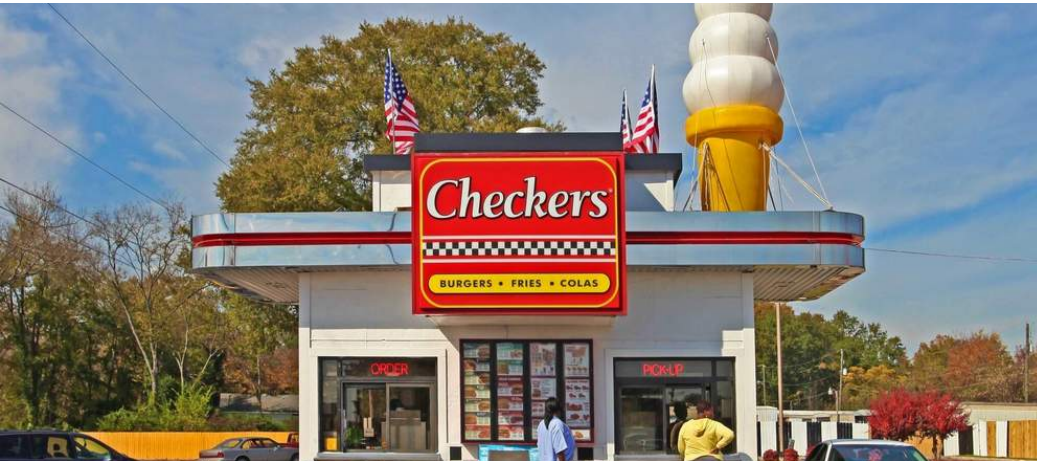
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$825,000
Building Size:	650 SF
Lot Size:	0.44 Acres
Price / SF:	\$1269.23
Cap Rate:	8.0%
NOI:	\$66,000

LEASE SUMMARY

Lease Type:	NNN
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Tenant
Term Remaining:	13 Years
Original Lease Term:	20 Years
Options:	(2) 5 Year Options
Increases:	2% Every 5 Years

PROPERTY HIGHLIGHTS

- Absolute Triple Net with Zero Landlord Responsibilities
- Constructed with an Existing Drive Thru
- Located along Deans Bridge Road (17,360 VPD)
- Population Exceeds 136,000 Individuals within a 5 Mile Radius



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LOCATION DESCRIPTION

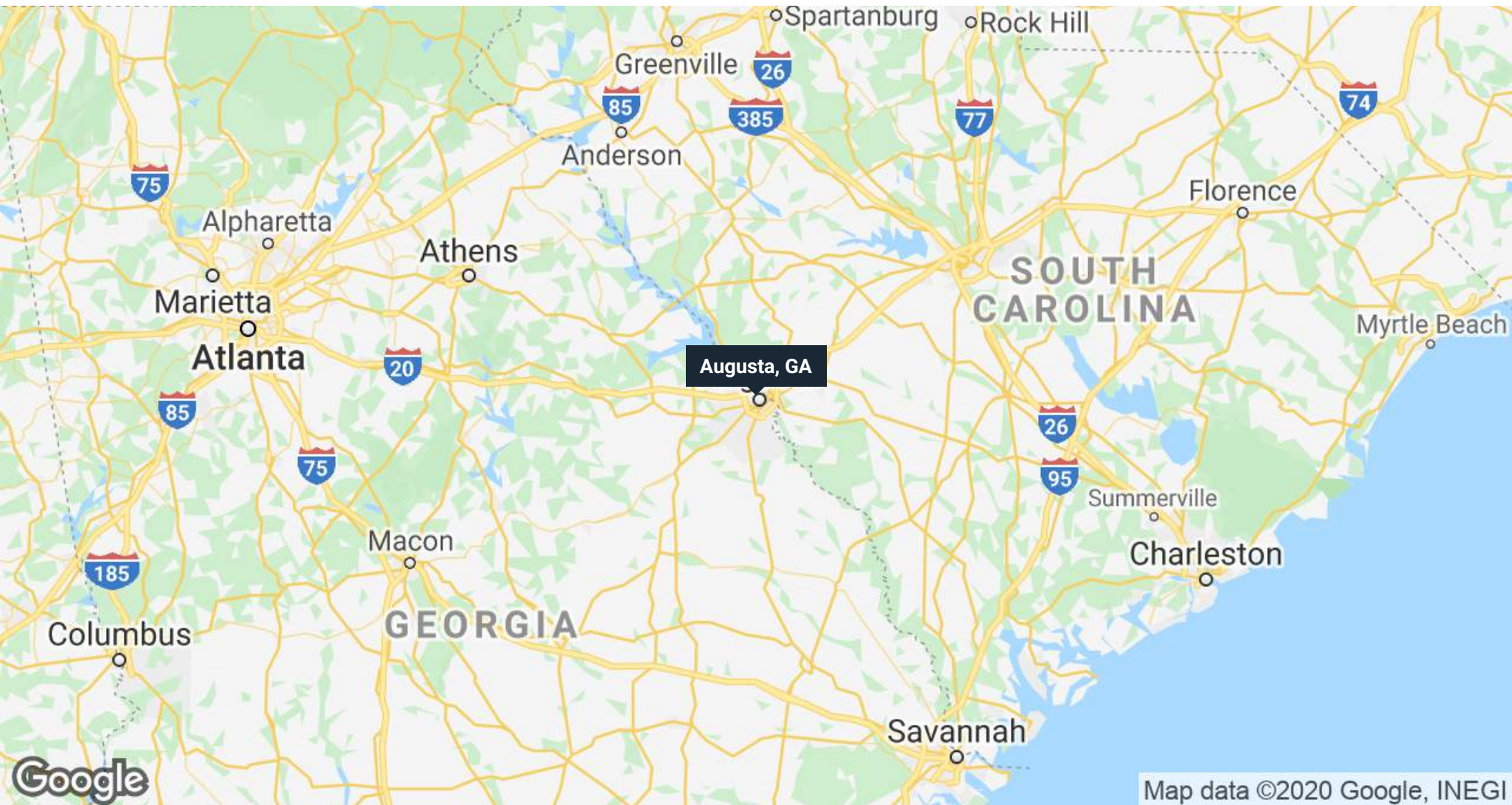
Augusta, officially Augusta–Richmond County, is a consolidated city-county on the central eastern border of the U.S. state of Georgia. The city lies across the Savannah River from South Carolina at the head of its navigable portion. Georgia's second-largest city after Atlanta, Augusta is located in the Piedmont section of the state.

According to the U.S. Census Bureau, Augusta–Richmond County had a 2017 estimated population of 197,166, not counting the unconsolidated cities of Blythe and Hephzibah. It is the 123rd largest city in the United States. The process of consolidation between the City of Augusta and Richmond County began with a 1995 referendum in the two jurisdictions. The merger was completed on July 1, 1996. Augusta is the principal city of the Augusta metropolitan area. In 2017 it had an estimated population of 600,151, making it the second-largest metro area in the state. It is the 93rd largest metropolitan area in the United States.

Augusta lies approximately two hours east of downtown Atlanta by car via I-20. The city is home to Fort Gordon, a major U.S. Army base. In 2016, it was announced that the new National Cyber Security Headquarters would be based in Augusta, bringing as many as 10,000 cyber security specialists to the Fort Gordon area.

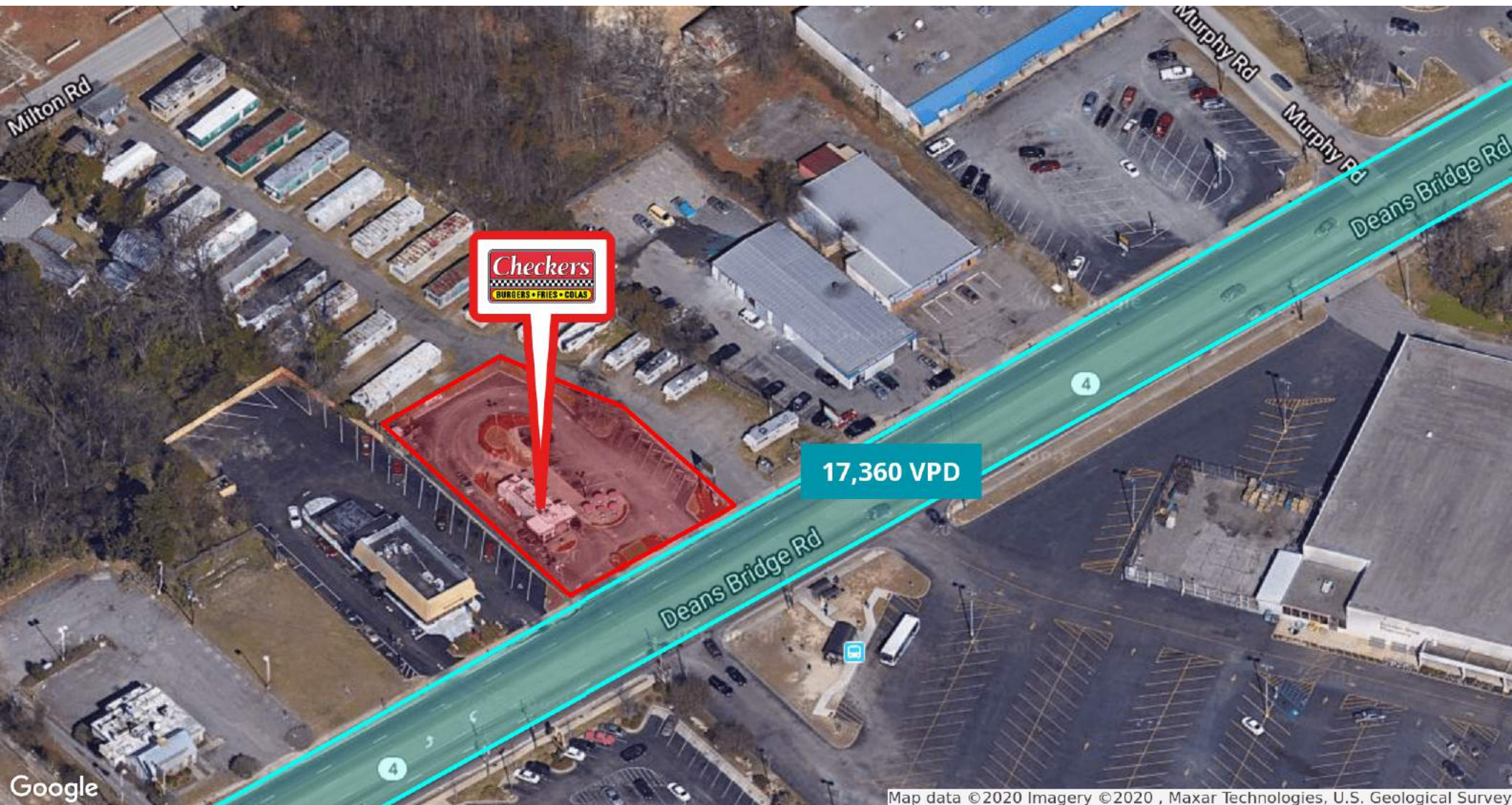
LOCATION DETAILS

County	Richmond
Consolidated City-County Area	306.5 sq mi



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Retailer Map



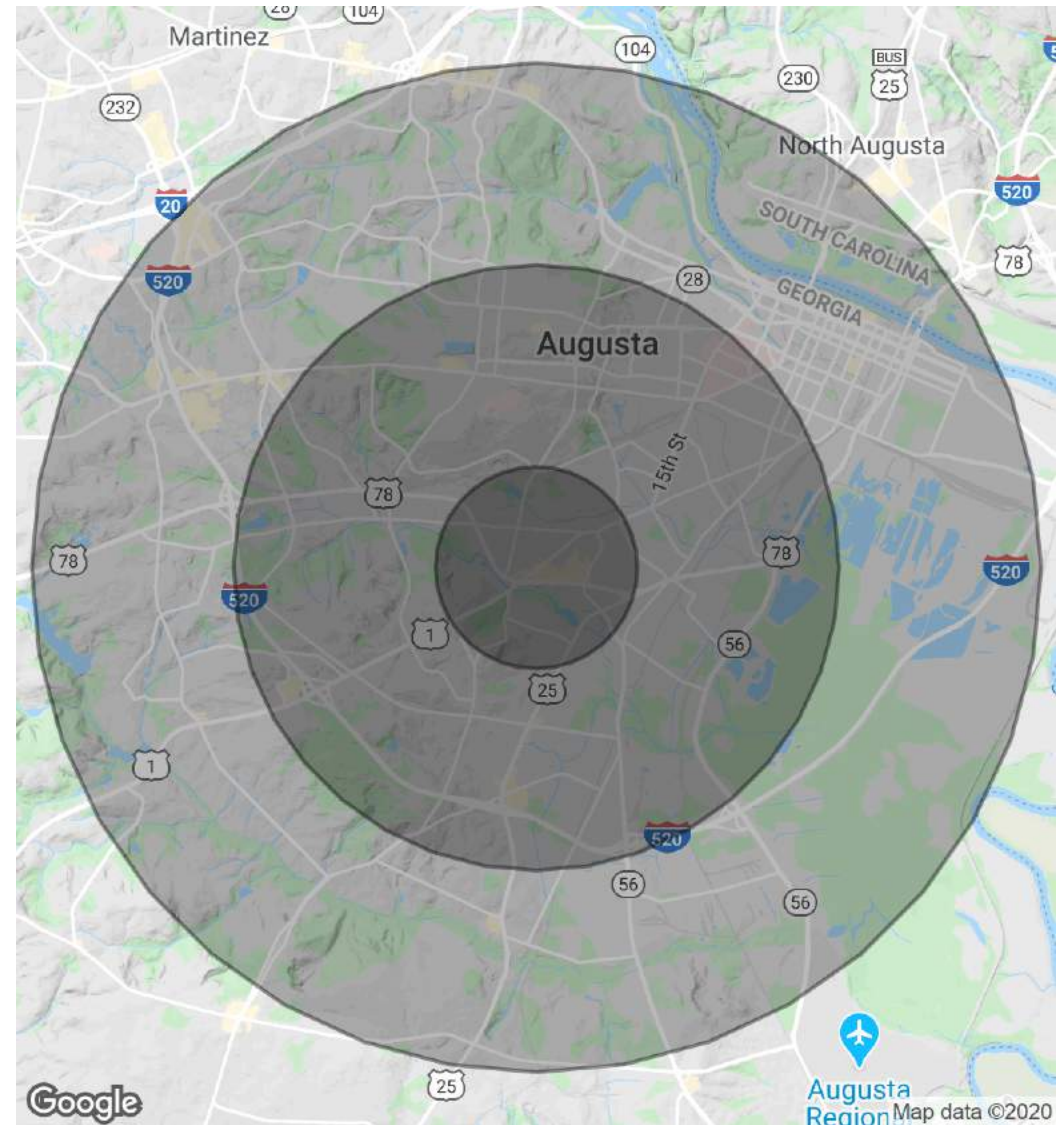


Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,321	59,957	136,038
Median age	32.9	34.8	34.7
Median age (Male)	31.5	33.6	32.8
Median age (Female)	34.0	35.9	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,004	24,624	54,121
# of persons per HH	2.4	2.4	2.5
Average HH income	\$38,736	\$48,095	\$53,466
Average house value	\$65,004	\$71,801	\$100,069

* Demographic data derived from 2010 US Census



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