

Augusta, GA 30906

3209 Deans Bridge Road

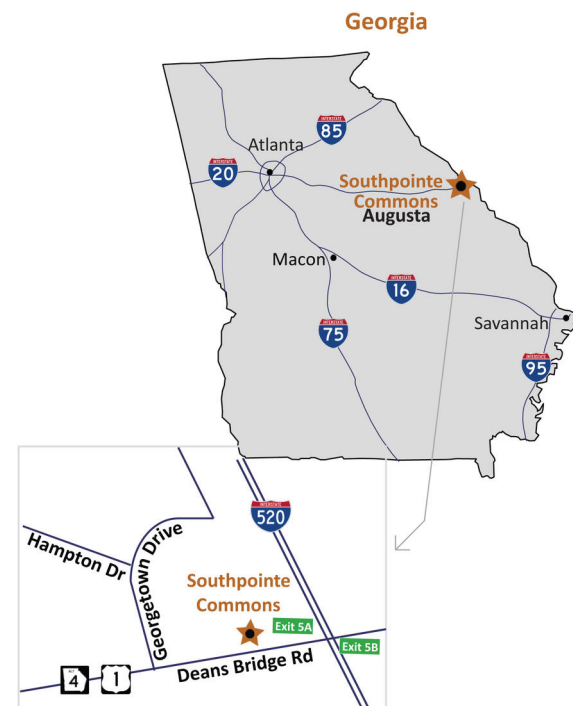
Southpointe Plaza

RIVERCREST
REALTY
INVESTORS



- **Anchor:** Walmart Supercenter
- **Key Tenants:** Dollar Tree, Cato, Nova Medical Centers, Sally Beauty
- **GLA:** 34,873 SF
- **Year Built:** 1996
- **Parking Ratio:** 5.36/1,000 SF
- **Average Daily Traffic:**
13,092 VPD - I-520 (Exit Ramp)
37,291 VPD - Deans Bridge Rd

Distance	3 Mile	5 Mile	7 Mile
Population	52,091	132,528	209,912
Average Household Income	\$62,656	\$76,558	\$79,365



Leasing contact: Heather Smith · (919) 926-3097 · hsmith@rivercrestrealty.com

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Tenants

10	Golden Jewelers	1,507 SF
20	Sally Beauty Supply	1,500 SF
30	Rent-A-Center	2,986 SF
40-60	Dollar Tree	11,019 SF
70	Cato	5,087 SF
80	Vibe Nail Salon	1,695 SF
85	A Town Wings	1,712 SF
90	Nova Medical Centers	6,038 SF
100	Popeyes Chicken	3,329 SF



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