FOR SALE

WEST AUGUSTA OFFICE BLDG

2608 Commons Boulevard, Augusta, GA 30909

SHERMAN & HEMSTREET
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Property Summary

PROPERTY DESCRIPTION

NNN office investment opportunity in West Augusta. This 2-unit office building has two tenants with multi-year leases in place. The first tenant is Allstate Insurance whose lease starts November 1, 2025. Their space has been completely renovated with new flooring and paint. They occupy 1/3 of the building. The 2-year lease is at $16 per sf and is full NNN.

The second tenant is in the second year of their lease with a rate of $15.91 per sf on a NNN basis with tenant paying their prorated portion of operating expenses. Operating Expenses are estimated at $5.40 per sf.

Both leases have 3.00% annual increases in the rental rate making this a stable investment property with good tenants in place with an increasing income stream. Building is in great condition. Included in the operating expenses is a property owners association which maintains the common areas included paving and landscaping for the office complex.

LOCATION DESCRIPTION

Located just off of Washington Road near Interstate 20 in West Augusta, this office building is located in an office park with multiple large retailers and restaurant chains nearby as well. This property is very centralized in the area with it being just a short drive to Columbia County or to Downtown Augusta.

OFFERING SUMMARY

Sale Price:	$675,000
Number of Units:	2
Building Size:	3,015 SF
NOI:	$48,066.00
Cap Rate:	7.12%

SHERMAN & HEMSTREET
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Income & Expenses

INCOME SUMMARY	
Rental Income	$48,066
CAM reimbursement	$15,292
GROSS INCOME	**$63,358**

EXPENSES SUMMARY	
Property Taxes	$3,480
Insurance	$2,812
POA	$4,000
Misc	$5,000
OPERATING EXPENSES	**$15,292**

NET OPERATING INCOME	**$48,066**

SHERMAN & HEMSTREET
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

SHERMAN & HEMSTREET REAL ESTATE COMPANY | 4316 WASHINGTON ROAD, EVANS, GA 30809 | SHERMANANDHEMSTREET.COM

Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	LEASE START	LEASE END
A	Rescare, Inc.	2,015 SF	66.83%	$15.91	8/1/2023	7/1/2026
B	Allstate Insurance	1,000 SF	33.17%	$16.00	11/1/2025	10/31/2027
TOTALS		**3,015 SF**	**100%**	**$31.91**		
AVERAGES		**1,508 SF**	**50%**	**$15.96**		

SHERMAN & HEMSTREET Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

SHERMAN & HEMSTREET REAL ESTATE COMPANY | 4316 WASHINGTON ROAD, EVANS, GA 30809 | SHERMANANDHEMSTREET.COM

Site Plans

SHERMAN & HEMSTREET
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Location Map

SHERMAN & HEMSTREET Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Additional Photos

SHERMAN & HEMSTREET
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,248	53,648	129,683
Average Age	38	41	41
Average Age (Male)	36	39	39
Average Age (Female)	39	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,415	24,784	57,092
# of Persons per HH	1.9	2.2	2.3
Average HH Income	$82,042	$112,579	$101,404
Average House Value	$239,299	$327,230	$286,850

** Demographic data derived from 2020 ACS - US Census*

SHERMAN & HEMSTREET Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Advisor Bio 1

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

Direct: *706.288.1077* | **Cell:** *706.627.2789*

PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Sherman & Hemstreet Real Estate Company
4316 Washington Road
Evans, GA 30809
706.722.8334

SHERMAN & HEMSTREET
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077