

**FOR LEASE**

# MEADOWS PLAZA

2305 Lumpkin Rd, Augusta, GA 30906

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**  
President & Broker  
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706.288.1077

# Property Summary



## PROPERTY DESCRIPTION

A single 960 square foot completely remodeled retail space available. The space is currently being used as a salon space. Meadows Plaza offers a variety of different spaces available for a variety of users. This is the perfect place for someone looking for a salon space or general retail space.

## LOCATION DESCRIPTION

Located near the intersection of Lumpkin Road and Richmond Hill Road, this retail center is just a short drive away from Fort Gordon and Augusta Technical College. It is minutes away from Bobby Jones Expressway and other large shopping centers and residential neighborhoods in the area. This site is in a very highly visible spot with close to 13,000 cars passing by daily.

## OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr (MG)
Available SF:	960 SF
Lot Size:	0.39 Acres
Building Size:	4,080 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,879	51,852	129,419
Total Population	9,568	119,144	294,115
Average HH Income	\$37,990	\$45,802	\$56,230

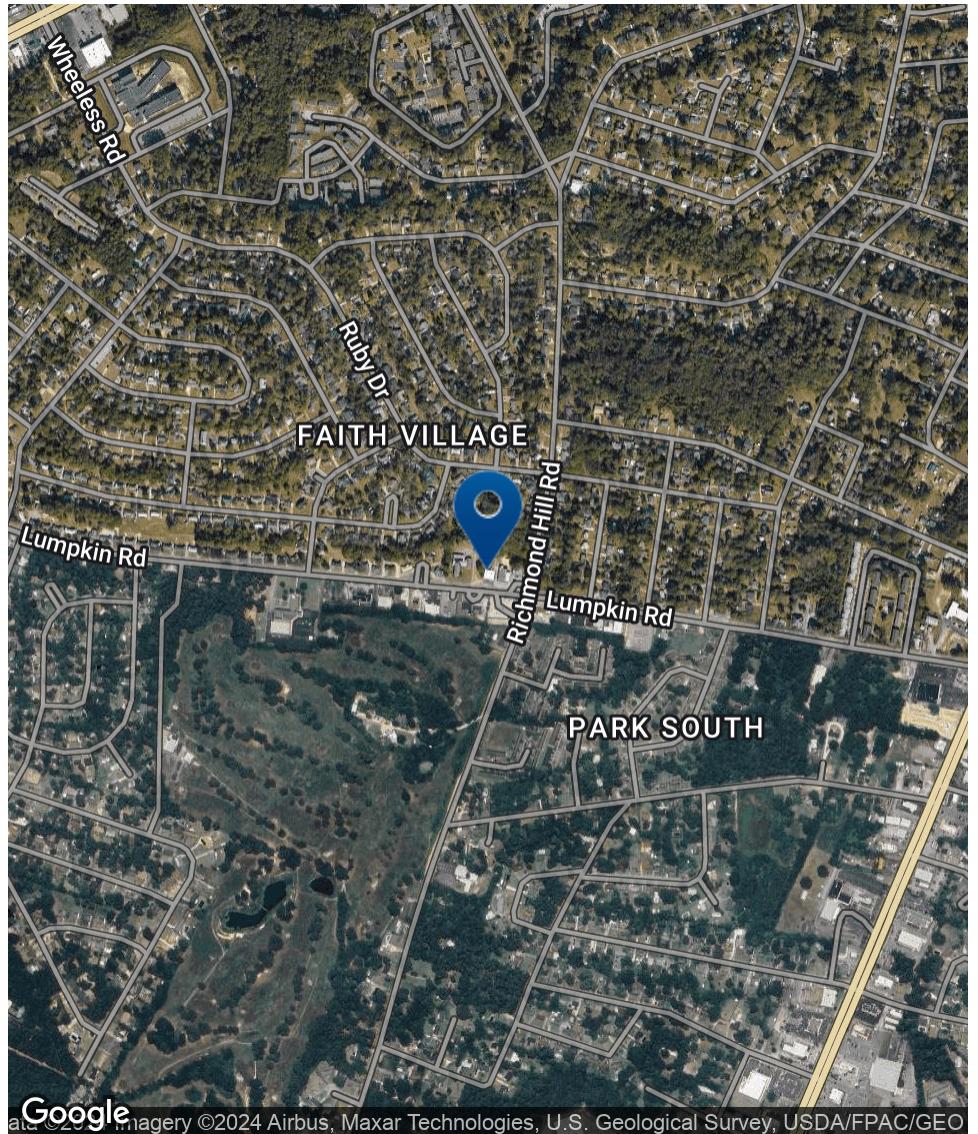
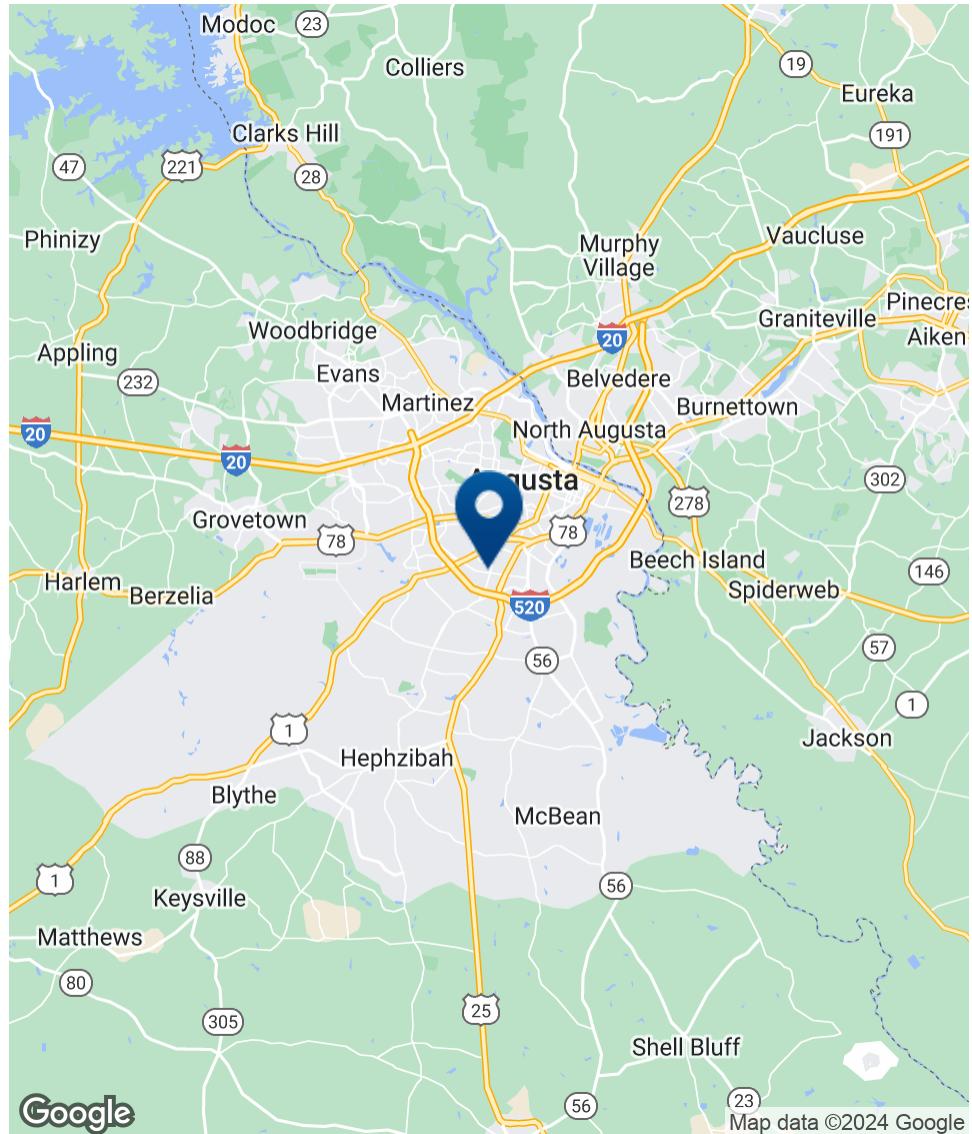
# Additional Photos



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# Location Map



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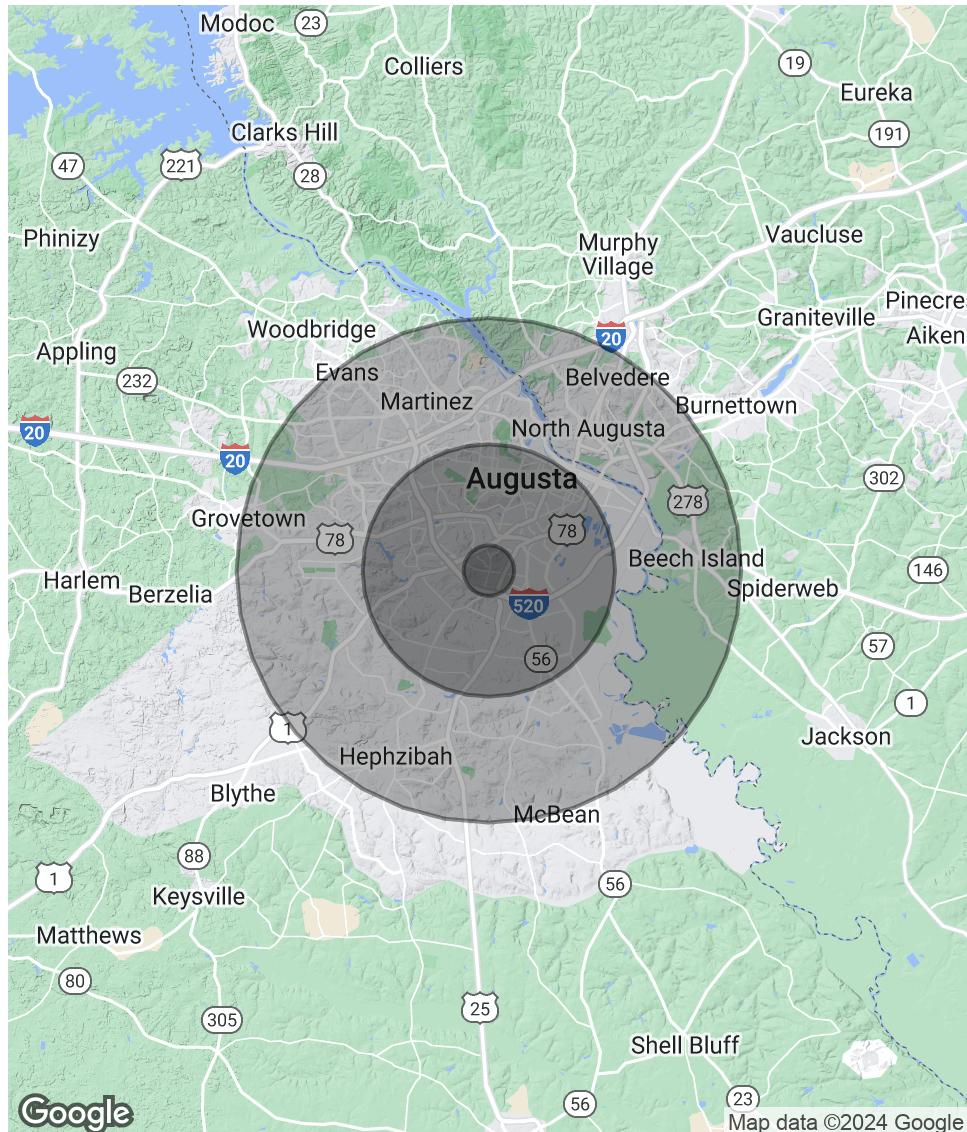
# Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,568	119,144	294,115
Average Age	29.4	35.9	37.1
Average Age (Male)	27.0	34.0	36.1
Average Age (Female)	34.1	38.2	38.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,879	51,852	129,419
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$37,990	\$45,802	\$56,230
Average House Value	\$89,231	\$108,355	\$142,057

\* Demographic data derived from 2020 ACS - US Census



# Advisor Bio 1



**JOE EDGE, SIOR, CCIM**

President & Broker

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## PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to [www.ccim.com](http://www.ccim.com) or [www.sior.com](http://www.sior.com).

## MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

### Sherman & Hemstreet Real Estate Company

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