



FOR LEASE

1238 FENWICK STREET

Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

MATT AITKEN

Commercial Broker

maitken@shermanandhemstreet.com

706.288.1079 x314

Property Summary



PROPERTY DESCRIPTION

This adaptable flex space combines a 2,250 sqft office with a 1,750 sqft warehouse, complete with a secure, gated driveway. Ideal for a small distribution office, construction firm, or multi-use workspace, it features over three offices and a reception area up front. The warehouse boasts versatile sections for easy customization. With its prime location on The Augusta Canal, it's also a promising spot for a restaurant, especially as new apartments continue to populate the area.

LOCATION DESCRIPTION

Located in Downtown Augusta's Medical District, this property boasts a prime location with one side overlooking the scenic Augusta Canal. Property has easy access to Calhoun Expressway, Gordon Highway, and North Augusta, SC.

PROPERTY HIGHLIGHTS

- 3+ Offices
- Front Reception Area
- Plenty of Parking
- Gated
- Loading Dock Door
- Signage Opportunity

OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (MG)
Lot Size:	0.19 Acres
Building Size:	4,661 SF



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Additional Photos

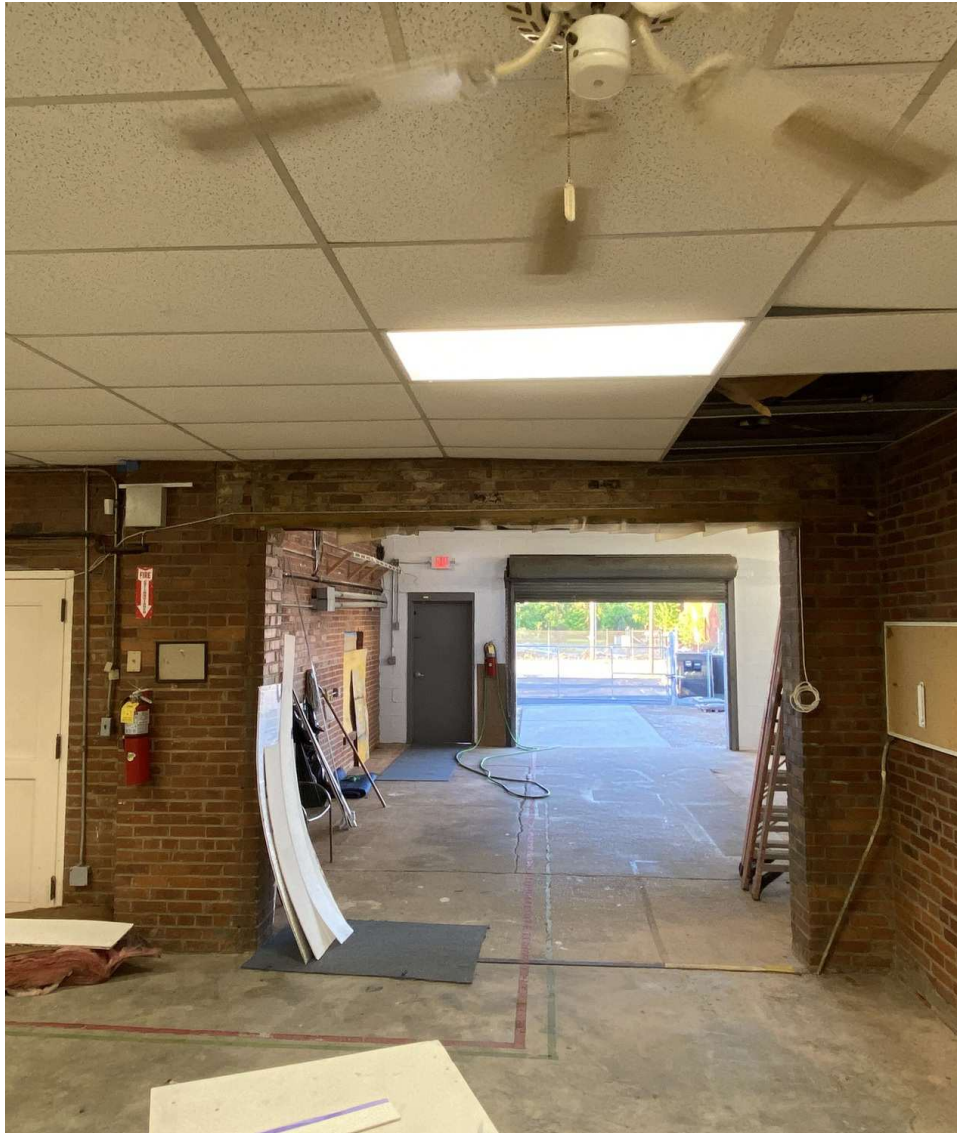


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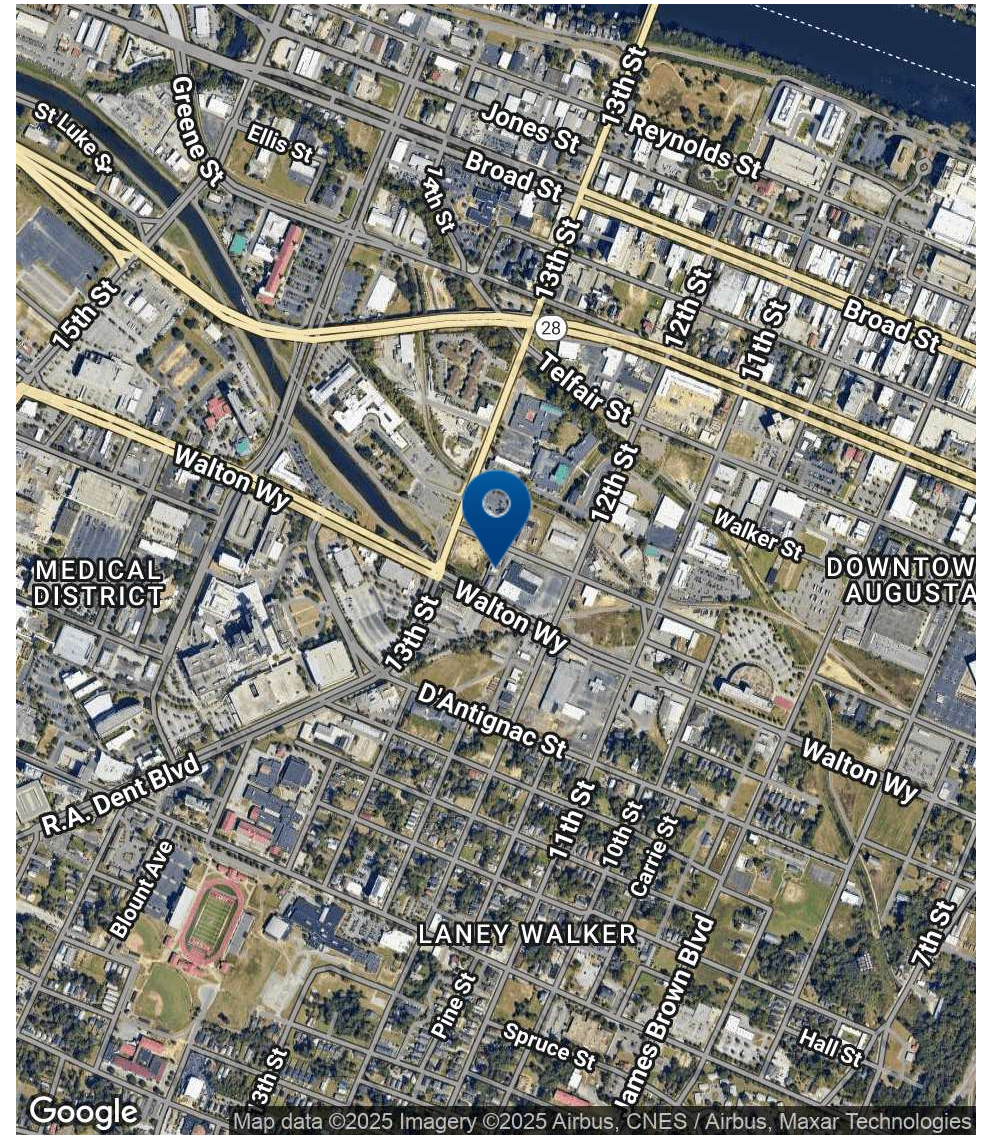
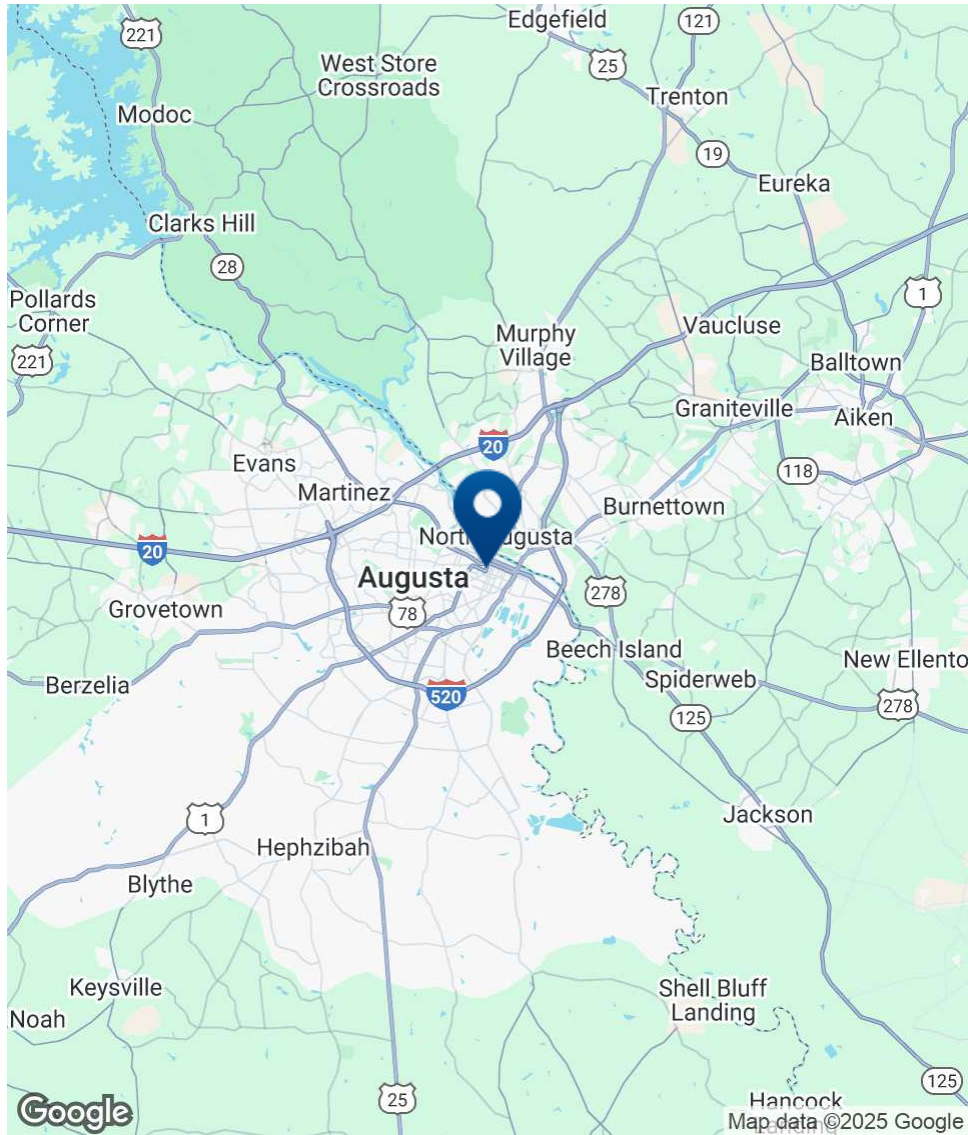


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Location Map



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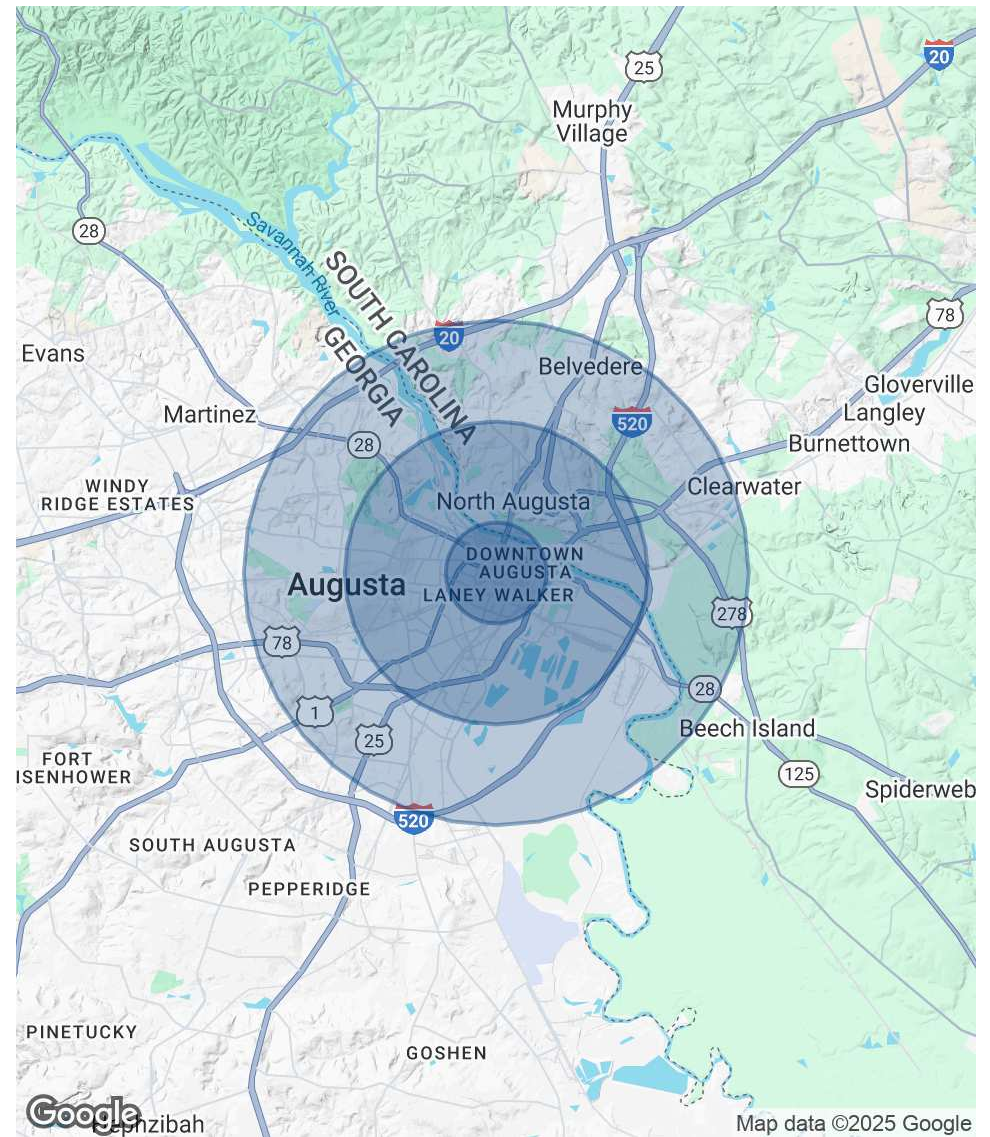
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Demographics Map & Report

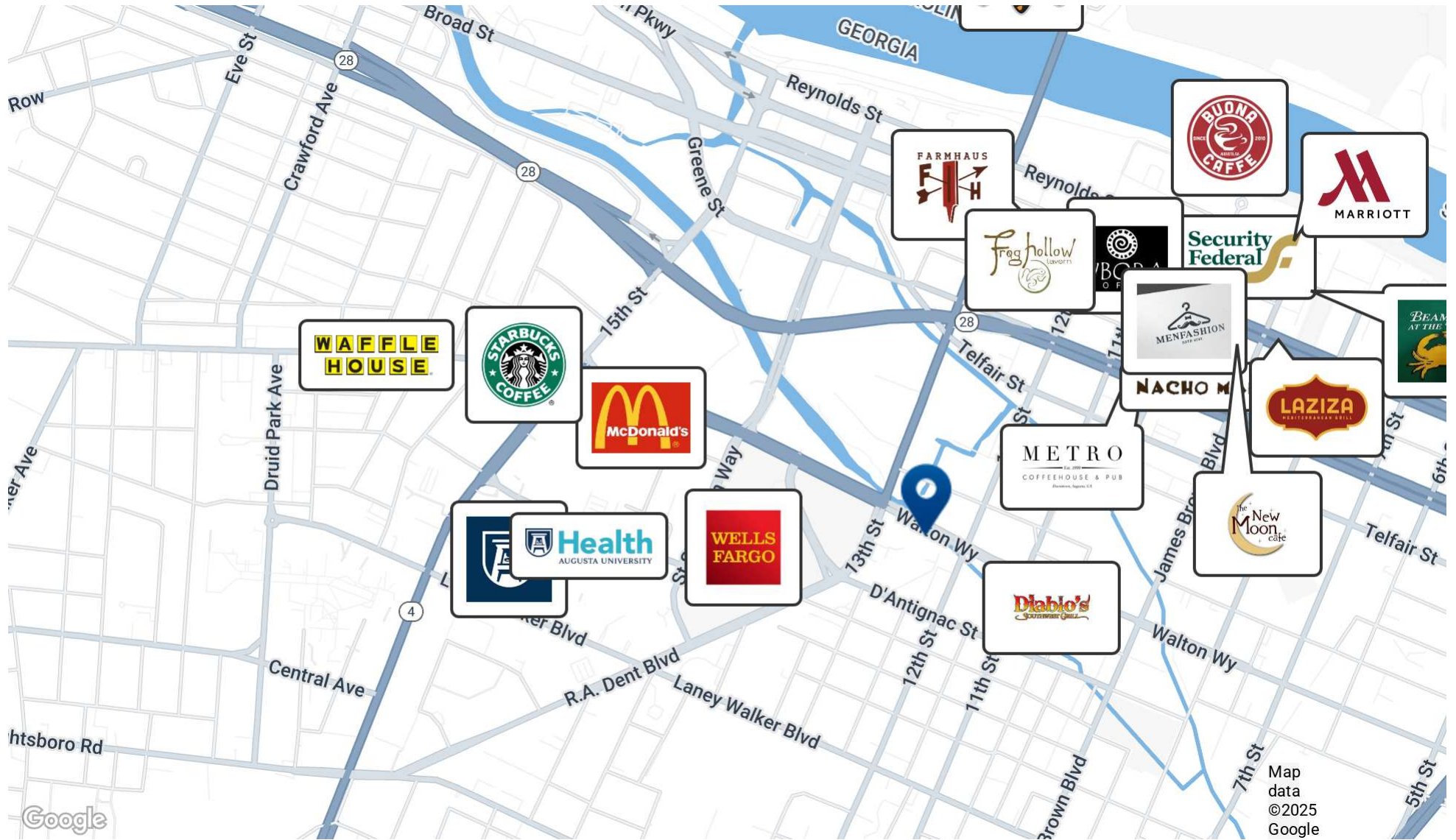
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,338	47,202	105,415
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,326	21,216	46,775
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$49,843	\$64,411	\$73,666
Average House Value	\$174,800	\$219,166	\$226,620

* Demographic data derived from 2020 ACS - US Census



Retailer Map



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Advisor Bio 1



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PROFESSIONAL BACKGROUND

Matt Aitken is a commercial real estate agent for Sherman and Hemstreet and specializes in Augusta's historic Downtown market. He and his family reside in Downtown Augusta. Through his community involvement with various non-profits in the area and his tenure serving as the District 1 Commissioner in Augusta (which encompasses the downtown business district) from 2010-2012, Matt has a very keen understanding of the growing business community downtown. His role in government has given him first-hand knowledge of how the process works for commercial developments. Matt's other governmental service was exemplified through his tenure on the City of Augusta's Engineering Committee, the Augusta-Richmond County Planning Commission, and the Augusta Aviation Board. Matt's passion is to see the Augusta market continue to grow and become an economic engine for this region of Georgia. His accomplishments with the expansion of the Augusta Convention Center have attracted great conferences, including sold-out cyber events. With the recent completion of the Georgia Cyber Center and the U.S. Army Cyber Command campuses, these assets create new jobs, educational opportunities, and economic growth for Augusta and the region.

MEMBERSHIPS

Augusta Metro Chamber of Commerce, Columbia County Chamber of Commerce, Augusta Home Builders Association, and the Rotary Club of Augusta.

Sherman & Hemstreet Real Estate Company

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