



FOR LEASE

2322 WASHINGTON RD

Augusta, GA 30904

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

Excellent office space located on Washington Road. Space consists of half of the building and has its own private bathroom and entrance. Space has a reception area and several individual offices.

LOCATION DESCRIPTION

Strategically located east of the John C. Calhoun Expressway fronting on Washington Rd, Augusta's dominant east/west highway connector. Site is less than 1/2 mile from the Augusta National, home of the prestigious Masters Golf Tournament.

OFFERING SUMMARY

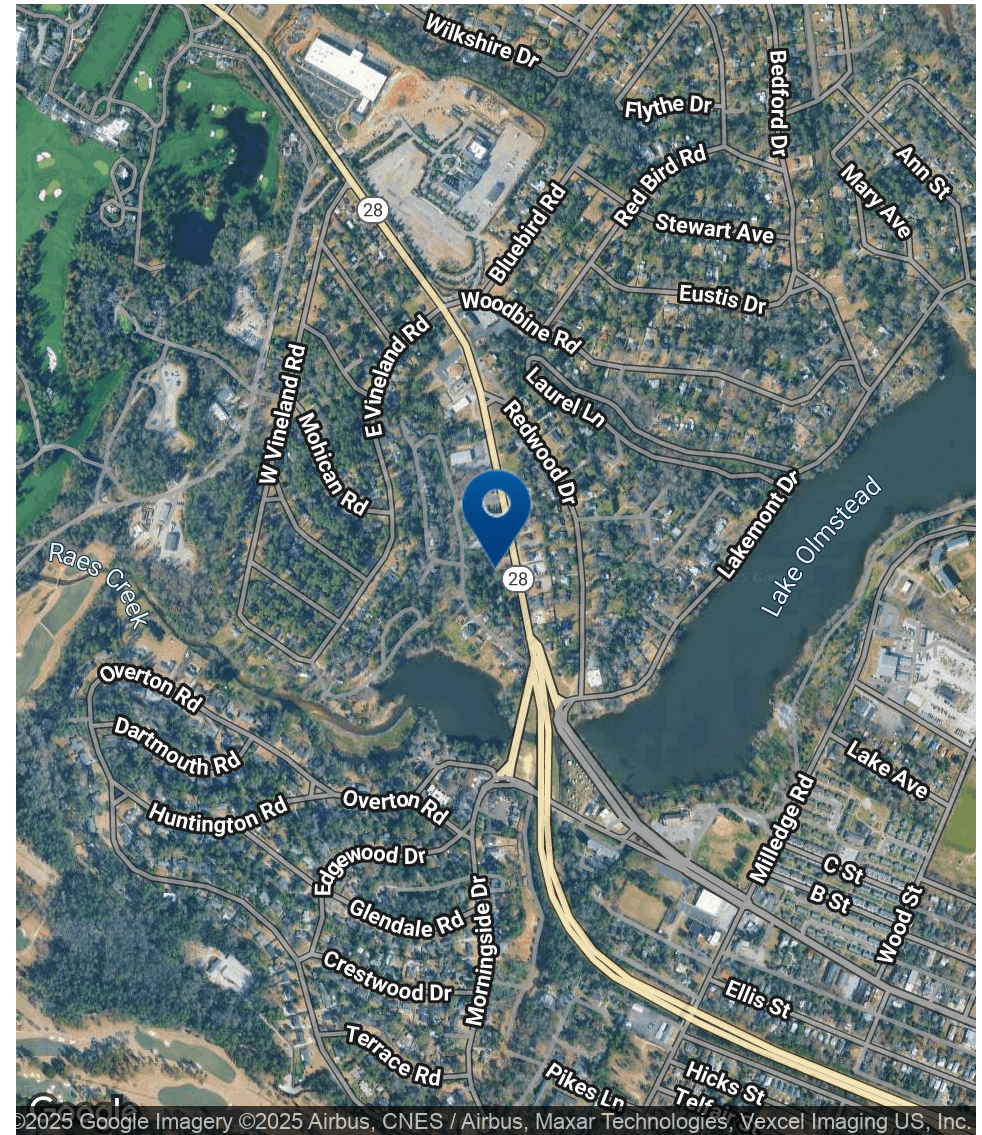
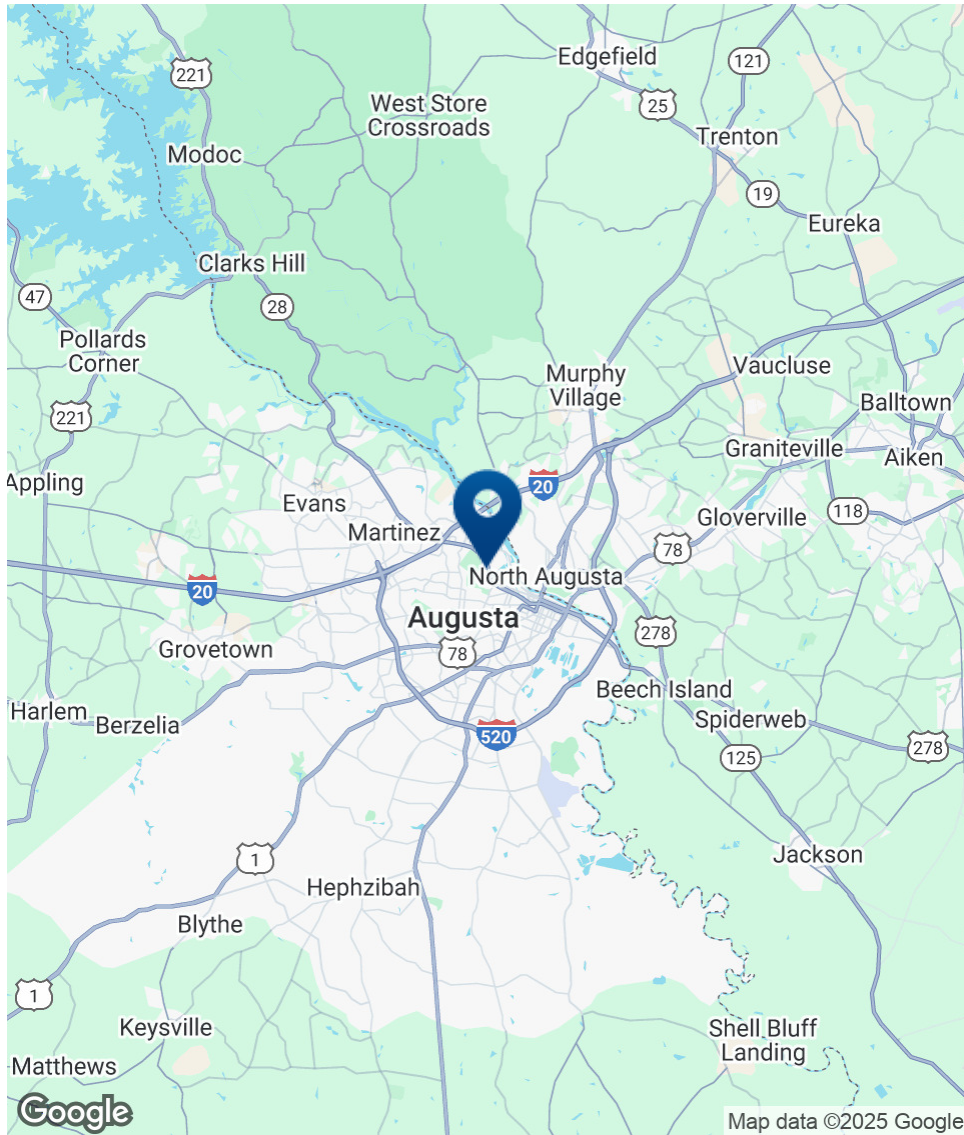
Lease Rate:	\$1,500.00 per month (MG)
Available SF:	875 SF
Lot Size:	0.65 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,568	25,167	54,617
Total Population	5,688	55,324	126,481
Average HH Income	\$53,690	\$56,331	\$54,323



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

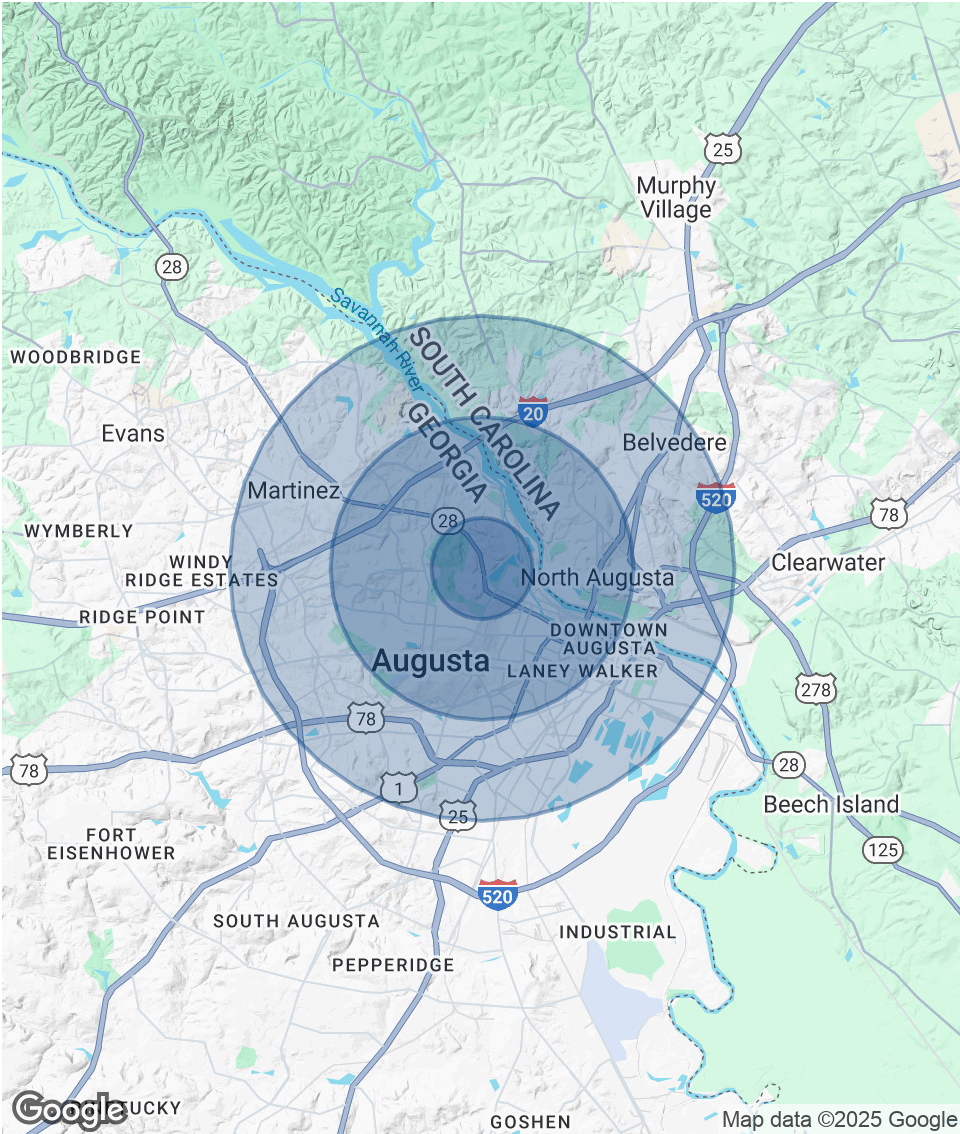
FOR LEASE | 2322 WASHINGTON RD | AUGUSTA, GA 30904

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,688	55,324	126,481
Average Age	37.0	37.2	37.2
Average Age (Male)	35.6	35.9	35.7
Average Age (Female)	39.0	38.8	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,568	25,167	54,617
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$53,690	\$56,331	\$54,323
Average House Value	\$135,725	\$149,270	\$171,965

2020 American Community Survey (ACS)



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