



FOR LEASE

CLASS A OFFICE NORTH
AUGUSTA

400 West Ave, North Augusta, SC 29841

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

Class A office building located at the busy intersection of West Ave and W Buena Vista Ave in downtown North Augusta. Building has private parking in the rear. This site is truly one of the nicest buildings in North Augusta. Layout includes multiple private rooms, a small waiting area, a large conference room, break room, ADA compliant bathrooms, and plenty of extra storage in attic (not part of the 2,100 SF). Space has hardwood floors, A+ quality finishes and is in move in ready condition. The ideal user is professional services, i.e., lawyer, accountant, insurance, real estate or medical.

Downtown North Augusta is undergoing a substantial growth spurt with high demand for quality office and retail properties. Traffic counts at this location are 5k to 6k per day on West Ave while W Buena Vista Ave averages over 7k. Georgia Ave in one street over and has over 18k per day. The city is attempting to adjust traffic patterns to push more traffic to West Ave which is one block over from Georgia Ave. 400 West Ave has easy access to all major thoroughfares as well quick access to downtown Augusta and Interstate 20 via Martintown Rd.

OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Available SF:	2,100 SF
Lot Size:	0.23 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,003	49,950	125,765
Total Population	5,961	99,690	276,798
Average HH Income	\$65,137	\$50,471	\$57,925



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Additional Photos



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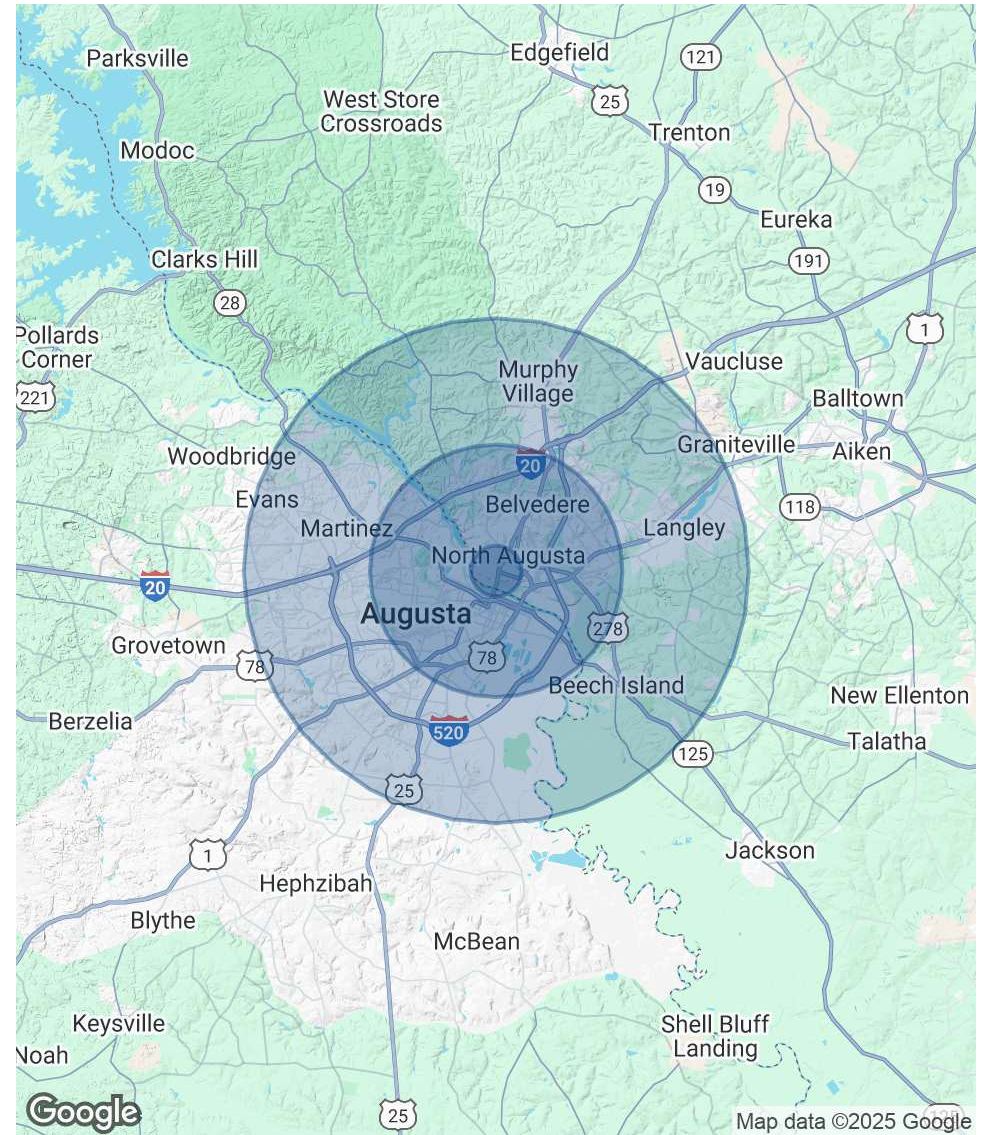
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,961	99,690	276,798
Average Age	40.1	37.6	38.0
Average Age (Male)	37.4	35.8	36.2
Average Age (Female)	41.6	40.5	40.3

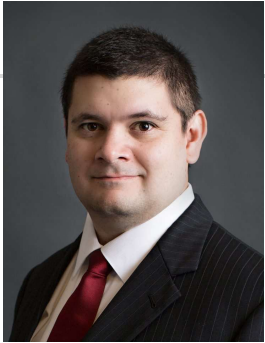
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,003	49,950	125,765
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$65,137	\$50,471	\$57,925
Average House Value	\$199,439	\$138,325	\$141,095

2020 American Community Survey (ACS)



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Advisor Bio 1



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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for nearly two decades. 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.

Currently Sherman & Hemstreet manages over 10 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 or 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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