



FOR SALE

MILLEDGEVILLE ROAD
OFFICE BUILDING

2325 Milledgeville Road, Augusta, GA 30904

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

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706.288.1077

Property Summary



PROPERTY DESCRIPTION

This mixed-use property features 3 units. One unit is a warehouse in the rear which is in very high demand in the area. The warehouse has a long-term tenant in place which just signed a new multi-year lease. The front building has a new salon that just signed a 2-year lease. Building has had lots of improvements. The middle space is a parking area that leased to a large medical group that has locations nationwide. That user purchased the building next door in 2022 for \$850,000. The medical group is putting substantial renovation into the building. That site has very limited parking necessitating the parking lot lease at 2325 Milledgeville. That lease is for 10 years and has renewal options. Rental rates on the warehouse and salon are below market.

LOCATION DESCRIPTION

Located on Milledgeville Road in Augusta, this mixed-use property is nearby many major thoroughfares in Richmond County including Deans Bridge Road, Gordon Highway, and Wrightsboro Road. The area is mostly industrial and commercial with multiple garages and warehouses in the surrounding area. A substantial renovation is taking place next door to provide a medical facility to the residents in the area.

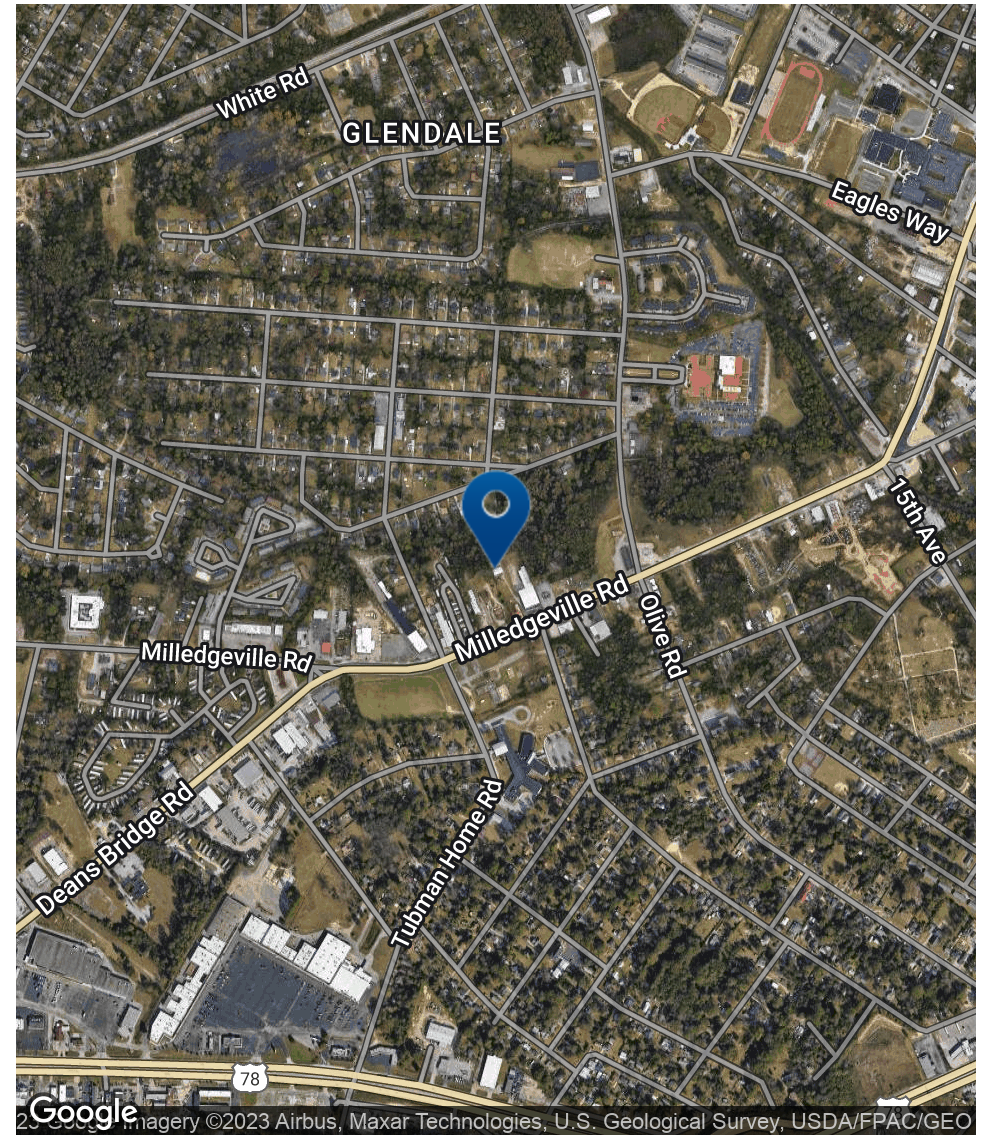
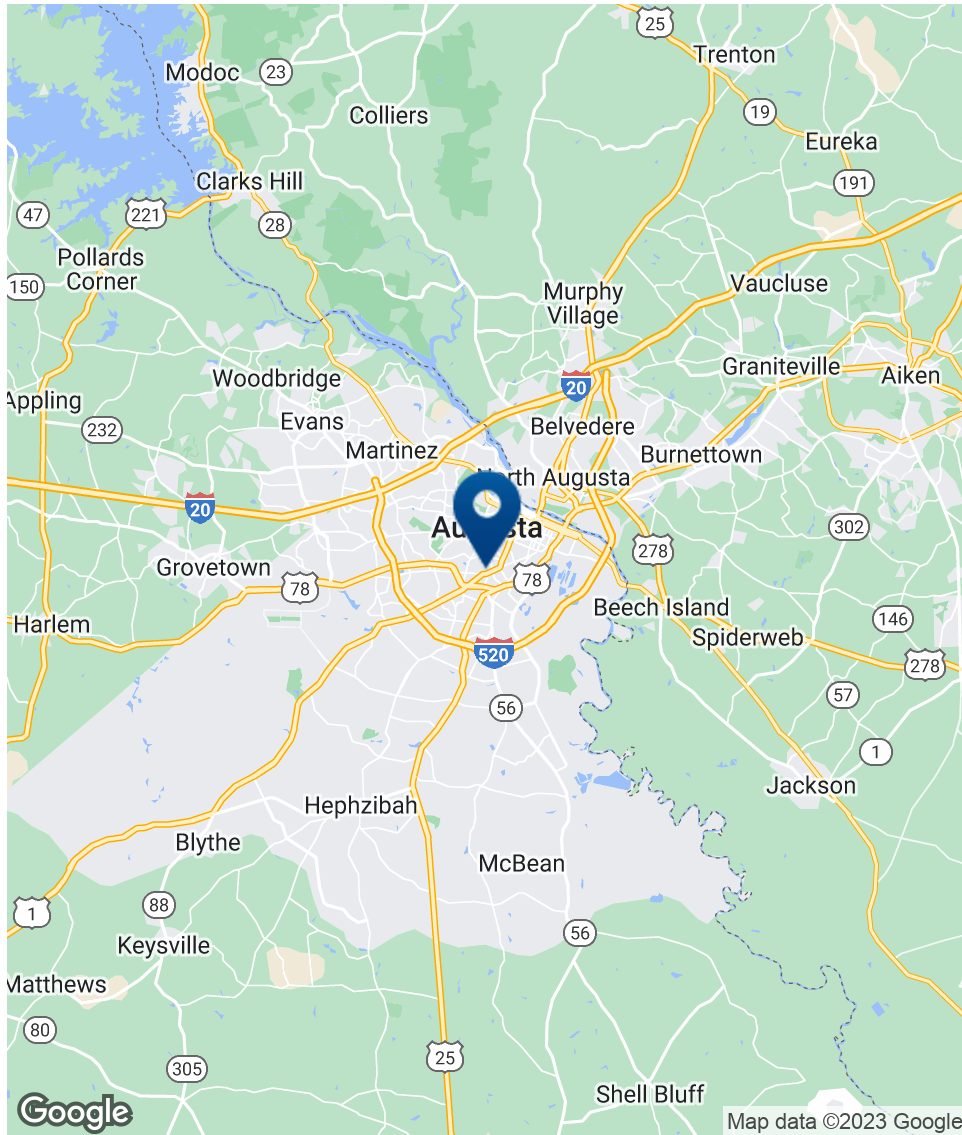
OFFERING SUMMARY

Sale Price:	\$399,000
Number of Units:	3
Lot Size:	1.1 Acres
Building Size:	3,530 SF
NOI:	\$37,681.00
Cap Rate:	9.44%



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Location Map



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Additional Photos



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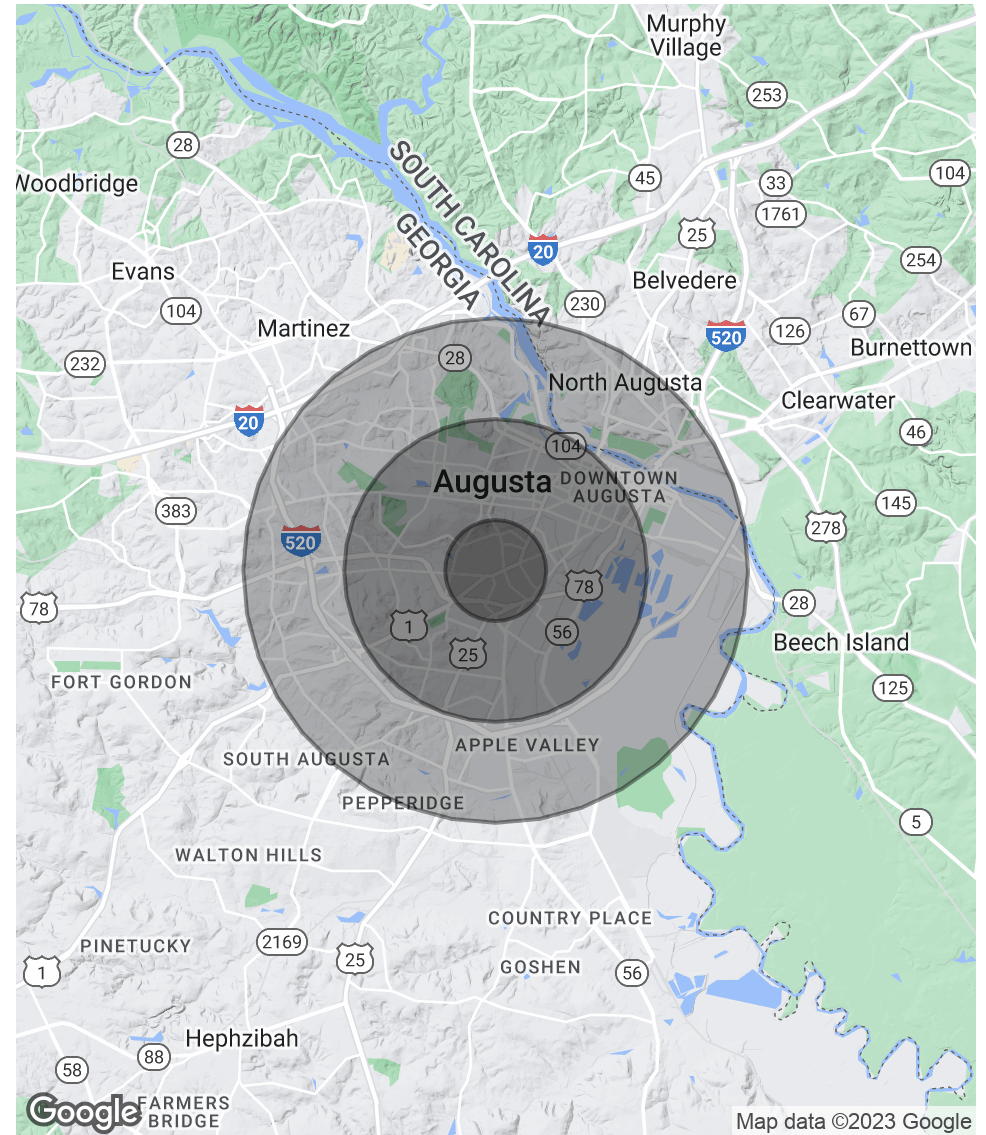
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,770	53,738	126,279
Average Age	34.5	35.3	36.6
Average Age (Male)	32.2	32.3	34.1
Average Age (Female)	37.9	38.4	39.6

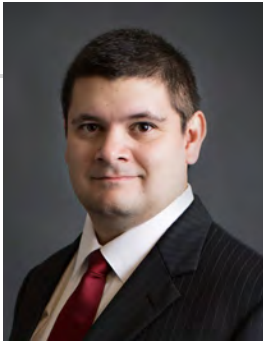
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,515	25,134	59,922
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$27,448	\$40,872	\$46,975
Average House Value	\$47,310	\$99,022	\$120,698

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio 1



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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 or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

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