

FOR SALE

SOCIAL SECURITY ADMIN CENTER - AUGUSTA

115 Robert C Daniel Junior Parkway, Augusta, GA
30909

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
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Property Summary



PROPERTY DESCRIPTION

Exceptionally rare offering of a U.S. Government facility located in prime area of Augusta, GA. This building was a build-to-suit for Social Security/ General Services Administration, GSA in 2005. Tenant recently renewed lease in 2020 and expanded square footage in 2023. Most HVAC units have been replaced and roof on original section was recently replaced. Facility is in first class condition.

Income is divided into rent, expense reimbursement, and TI reimbursement. Reimbursement adjusts annually based on cost of living index and local property tax increases. Part of the purchase includes a note payable monthly to landlord from tenant for consideration of the expansion of building that was completed in 2023. Note was originally \$659,183 and amortized over 84 months at 7% interest. As of July 1, 2026 balance is approximately \$450,000.

LOCATION DESCRIPTION

Building is surrounded by national retailers such as Target, Best Buy, Hobby Lobby and Regal Cinemas. The neighboring area is pedestrian friendly with convenient bus transportation within the vicinity. Site is located conveniently near I-20 @ I-520 location, Wheeler Rd & Walton Way Extension.

OFFERING SUMMARY

| | |
|------------------|--------------|
| Sale Price: | \$6,950,000 |
| Number of Units: | 1 |
| Lot Size: | 1.88 Acres |
| Building Size: | 19,180 SF |
| NOI: | \$442,622.95 |
| Cap Rate: | 6.37% |



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Income & Expenses

INCOME SUMMARY

| | |
|-------------------------------------|------------------|
| Rent | \$347,158 |
| Operating Expense Reimbursement | \$139,439 |
| Tenant Improvement Reimbursement | \$117,234 |
| Opex Cost of Living Increase | \$24,536 |
| Property Tax Increase Reimbursement | \$21,985 |
| GROSS INCOME | \$650,351 |

EXPENSES SUMMARY

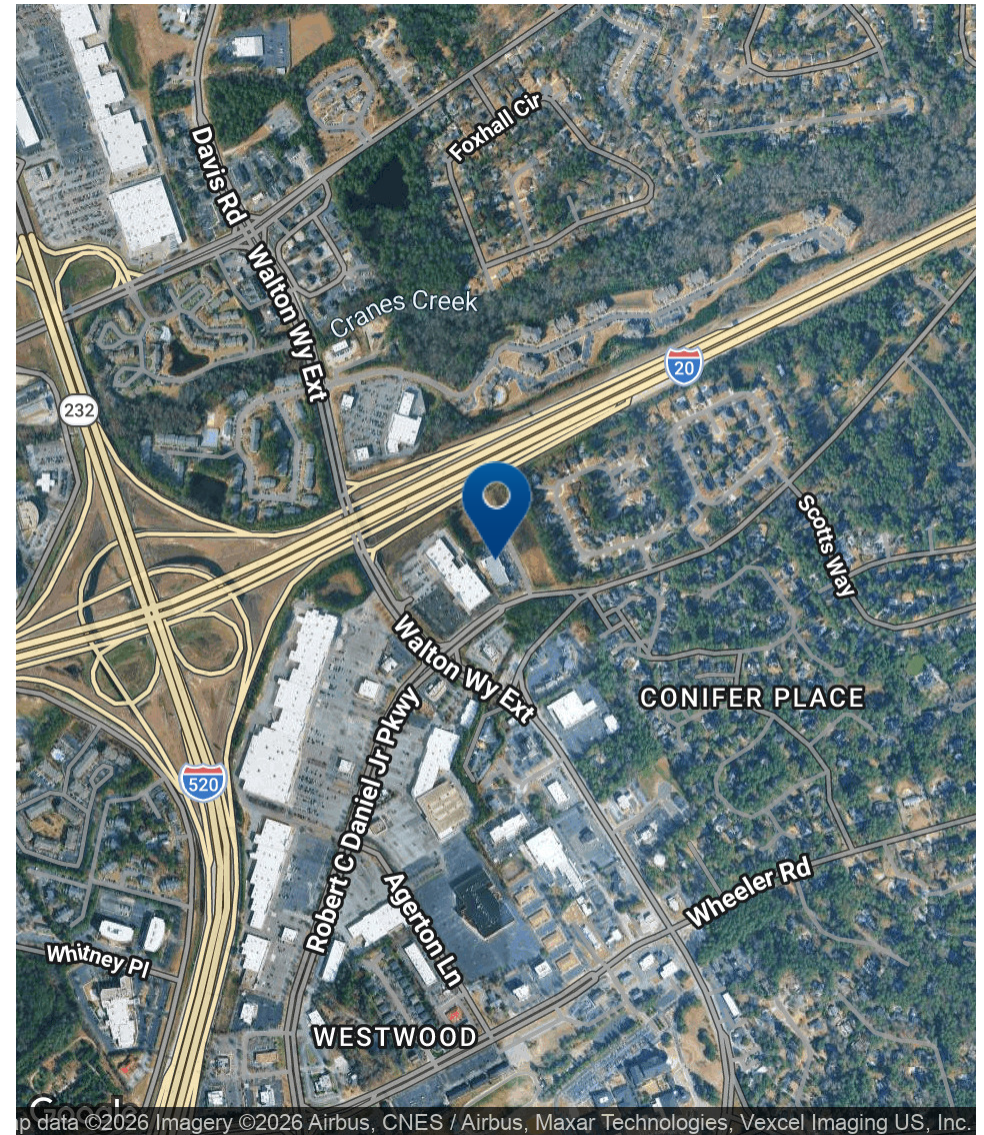
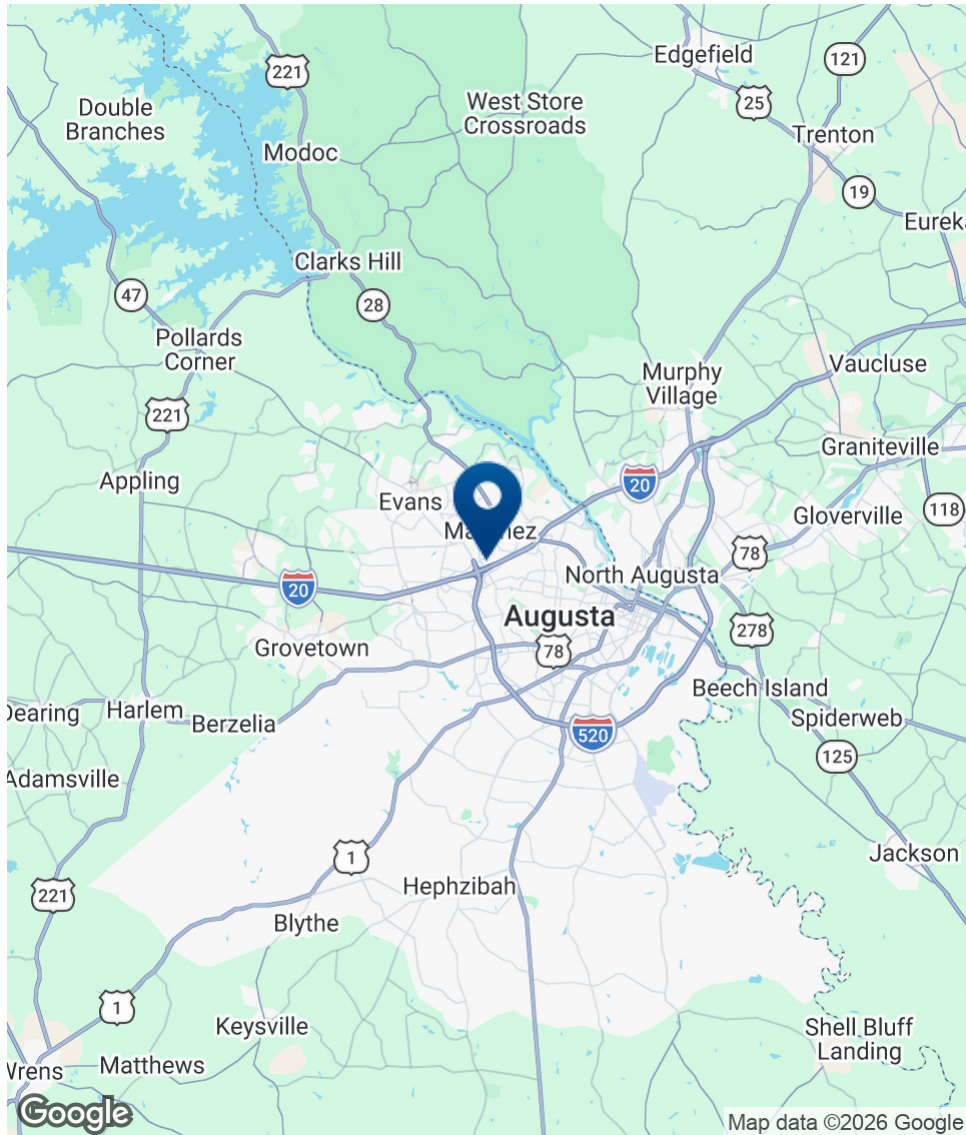
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|-----------------------------|------------------|
| Property Taxes | \$42,235 |
| Insurance | \$13,156 |
| Repairs & Maintenance | \$12,000 |
| Janitorial | \$37,963 |
| Landscaping | \$29,450 |
| Utilities | \$59,724 |
| Management Fees | \$13,200 |
| OPERATING EXPENSES | \$207,728 |
| NET OPERATING INCOME | \$442,623 |



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Location Map



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Additional Photos



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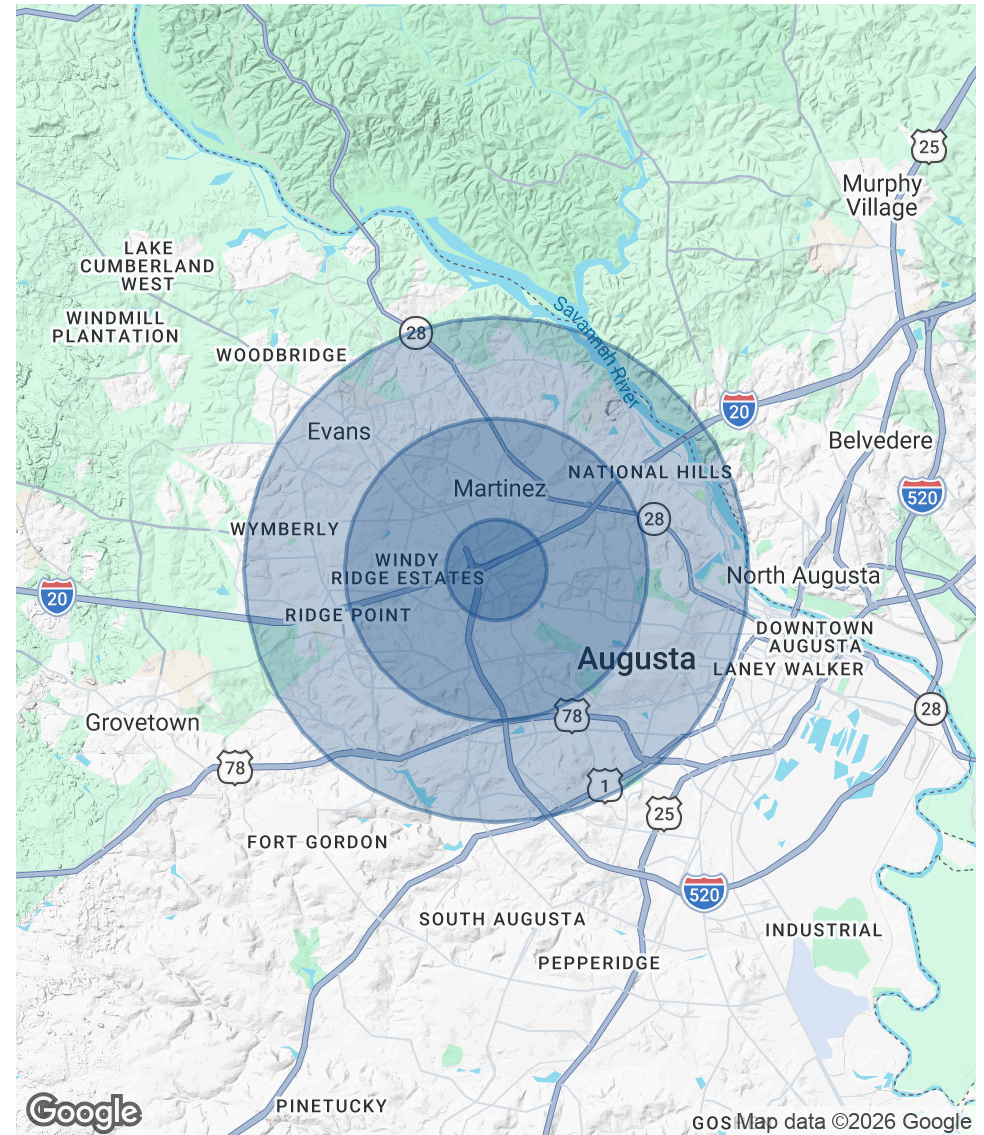
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Demographics Map & Report

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,638 | 56,585 | 139,803 |
| Average Age | 45.8 | 40.0 | 39.9 |
| Average Age (Male) | 43.1 | 37.9 | 37.2 |
| Average Age (Female) | 48.0 | 41.6 | 41.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,867 | 24,185 | 54,267 |
| # of Persons per HH | 2.0 | 2.3 | 2.6 |
| Average HH Income | \$100,395 | \$96,346 | \$93,955 |
| Average House Value | \$283,707 | \$254,511 | \$247,297 |

2023 American Community Survey (ACS)



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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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



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Advisor Bio 2



MATT AITKEN

Commercial Broker

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Direct: **706.288.1079 x314** | Cell: **706.267.0107**

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. Currently Matt is running for his old Augusta Richmond County District 1 Commission seat, that election is May 21, 2024.

MEMBERSHIPS

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

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