



FOR LEASE

DEANS BRIDGE ROAD
OFFICE BUILDING

3107 Deans Bridge Road, Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

This former real estate office is the ideal location for someone looking for office space near I-520 or Augusta Tech. The building includes a reception area, two small offices, two large offices with private bathrooms, a kitchen, a large conference room, and a storage area/garage space in the rear. Building is in great condition and has ample parking.

LOCATION DESCRIPTION

Located near the intersection of Deans Bridge Road and Lumpkin Road, this office building is directly across from the entrance into Augusta Technical College. The building is very close to Bobby Jones Expressway and Fort Gordon as well as multiple large retailers such as Walmart, Lowe's, and the Augusta Mall. Miller Motte Technical College recently opened across the street from the site and the area has seen substantial redevelopment in the recent future.

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (MG)
Available SF:	3,840 SF
Lot Size:	0.29 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,804	24,204	56,694
Total Population	7,039	58,938	129,731
Average HH Income	\$40,916	\$39,856	\$49,323



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Retailer Map



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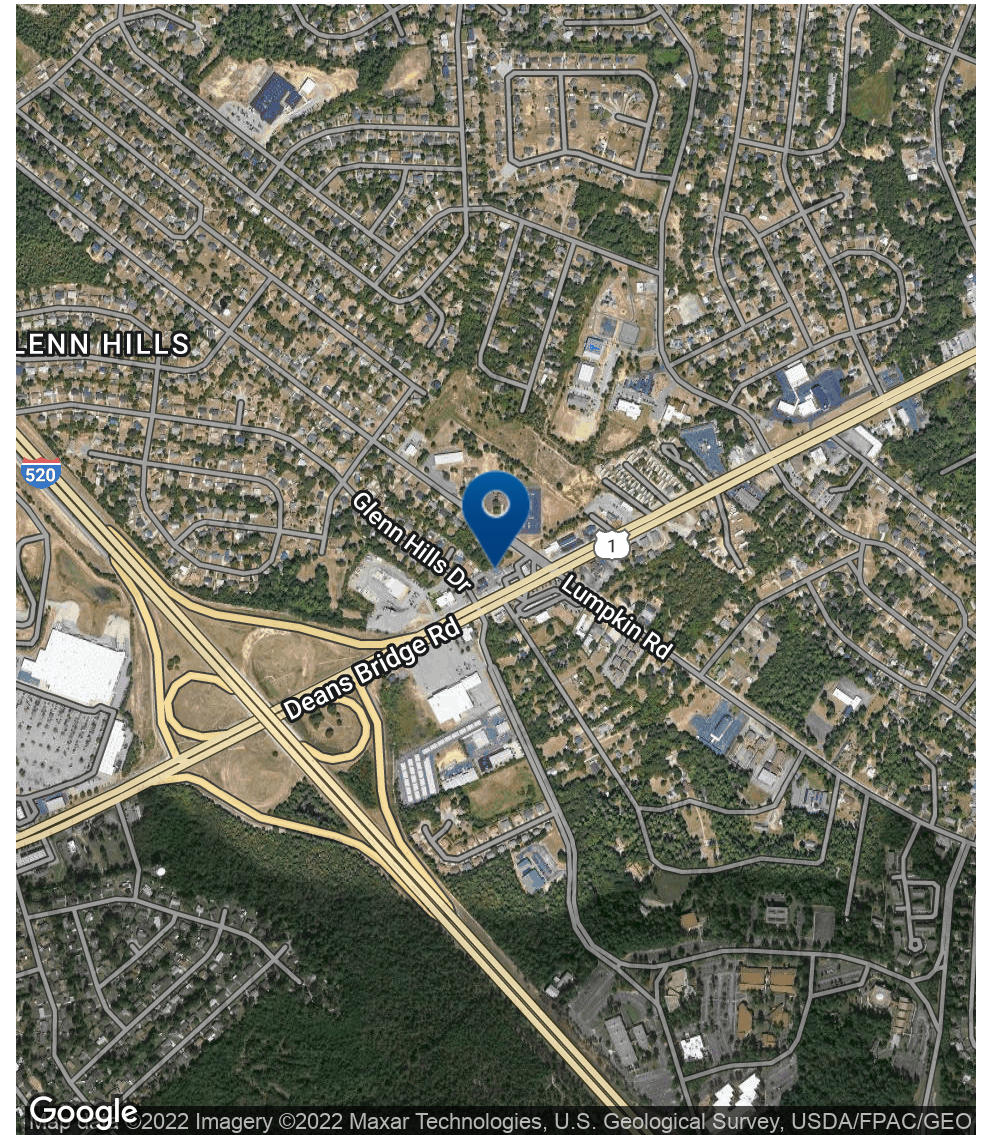
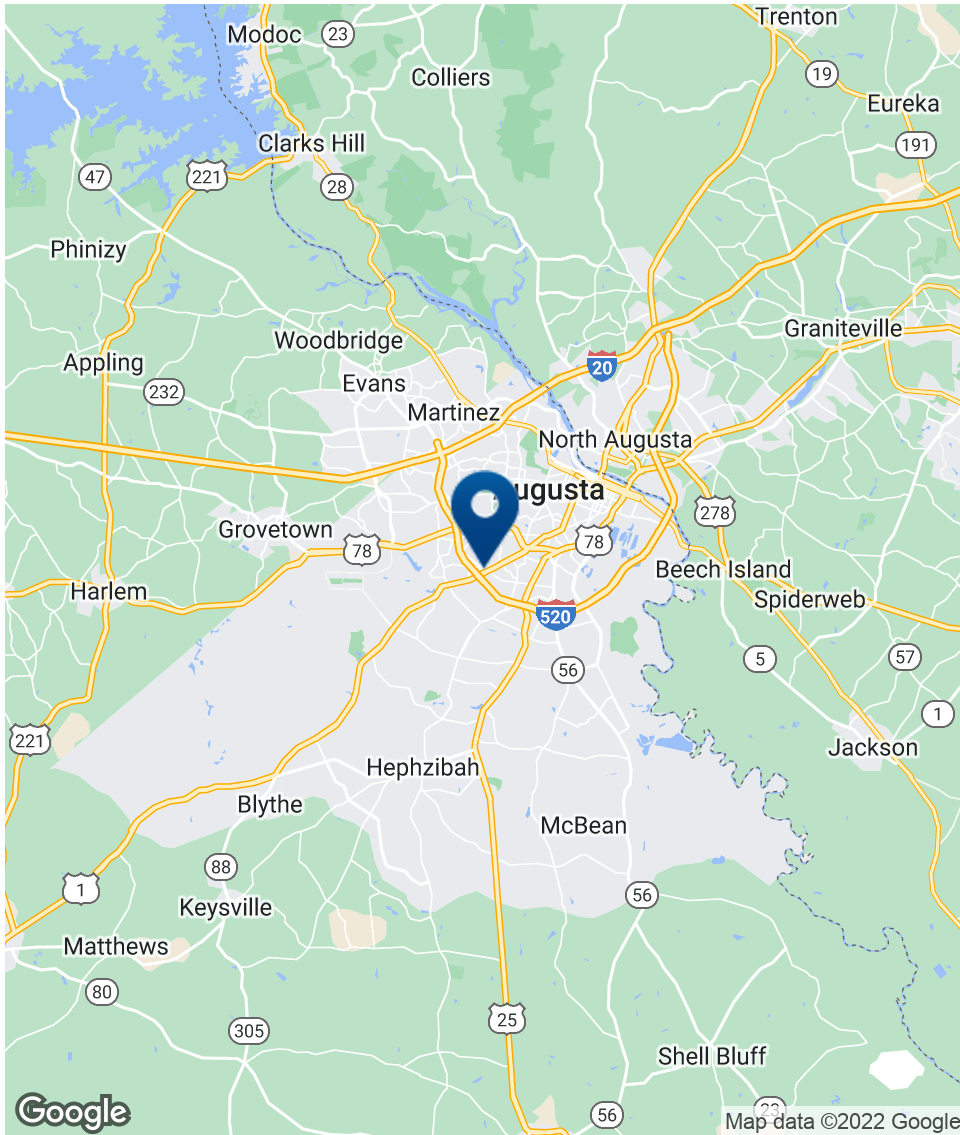
Additional Photos



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Location Map



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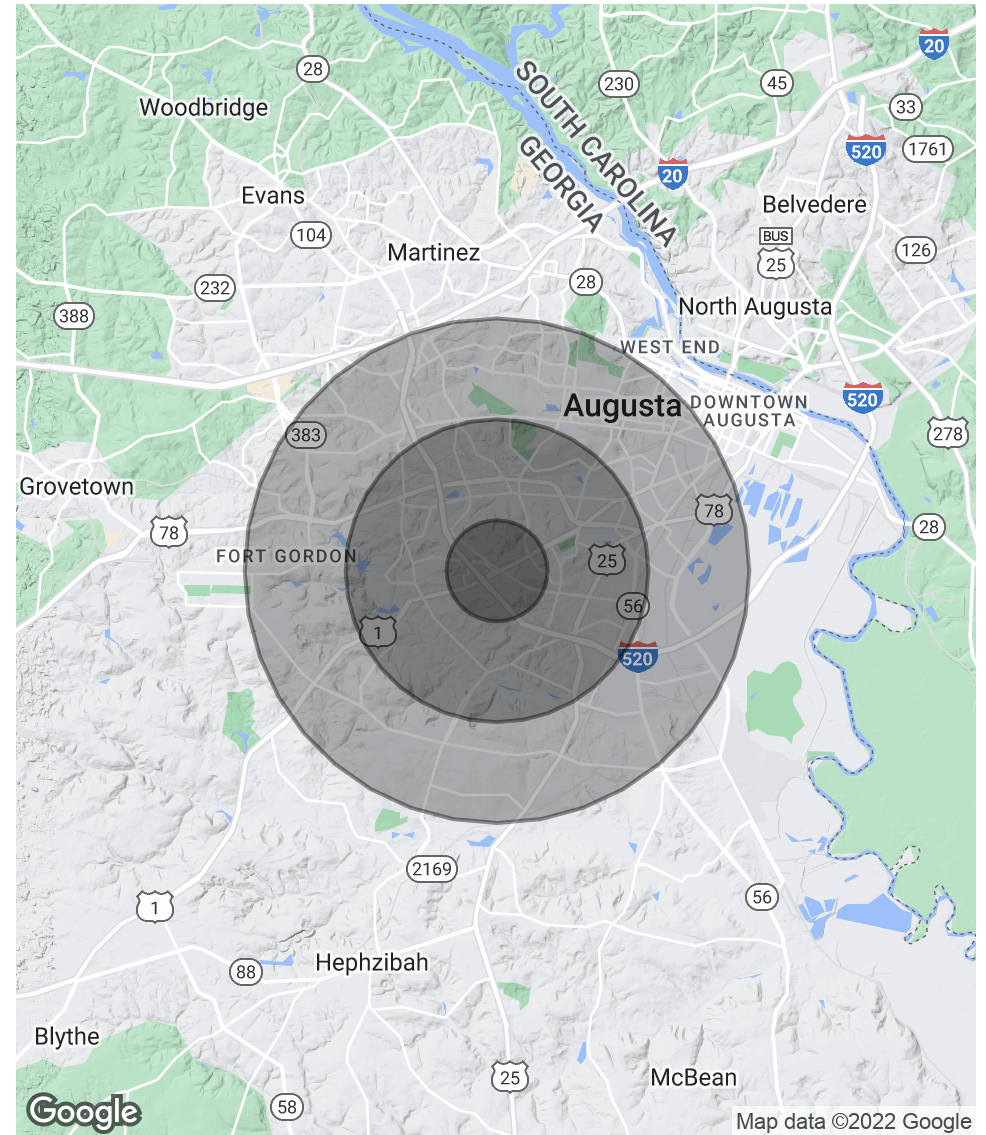
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,039	58,938	129,731
Average Age	33.6	34.1	35.5
Average Age (Male)	28.0	31.1	33.9
Average Age (Female)	40.5	37.1	37.9

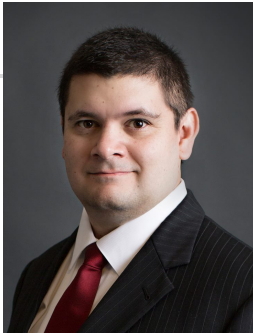
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,804	24,204	56,694
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$40,916	\$39,856	\$49,323
Average House Value	\$93,153	\$82,870	\$114,698

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio



JOE EDGE, SIOR, CCIM

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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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