

Coworking Space

4290 Belair Frontage Rd, Augusta, GA 30909



OFFERING SUMMARY

Available SF: 120 SF

Lease Rate: \$625.00 per month
(Full Service)

Lot Size: 0.46 Acres

Year Built: 1985

Zoning: C-2

PROPERTY OVERVIEW

Only one unit left. 4290 Belair Frontage is a coworking property offering 12 individual office suites suitable for small businesses, independent professionals, and personal service providers. Each suite is approximately 120 square feet and leased on a full-service basis, with utilities included. The setup is ideal for tenants seeking flexible lease terms and short-term or incubator space.

LOCATION OVERVIEW

The property is positioned at the front of Belair Business Park on Belair Frontage Road in Augusta, GA. It benefits from high visibility and convenient access between the Wheeler Road and Belair Road exits off Interstate 20. The location offers quick connectivity to Dyess Parkway, Fort Gordon, and Grovetown, making it ideal for businesses serving the Columbia County and Augusta metro area.

SHERMAN & HEMSTREET REAL ESTATE COMPANY

4316 Washington Road, Evans, GA 30809
shermanandhemstreet.com
706.722.8334

JOE EDGE, SIOR, CCIM

jedge@shermanandhemstreet.com
706.288.1077

Coworking Space

4290 Belair Frontage Rd, Augusta, GA 30909



SHERMAN & HEMSTREET REAL ESTATE COMPANY

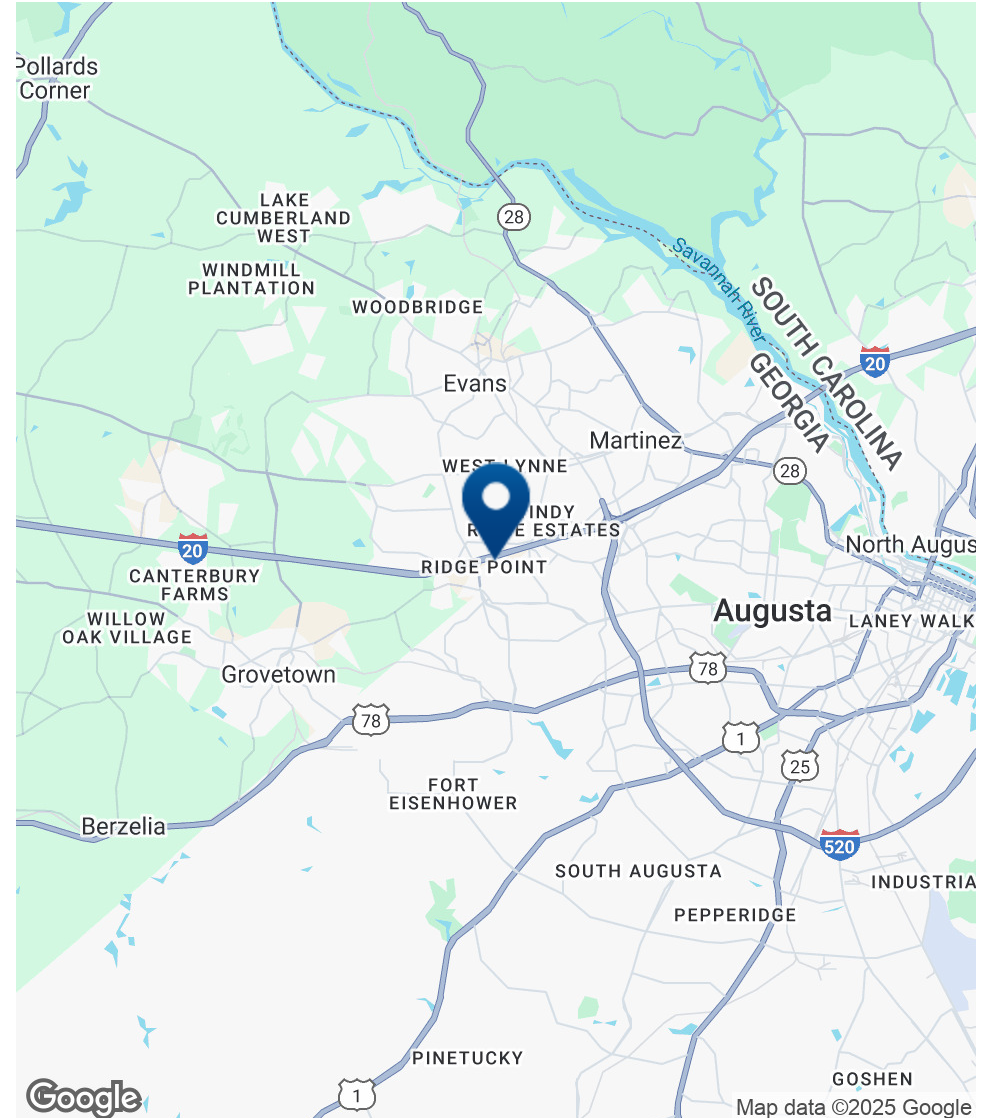
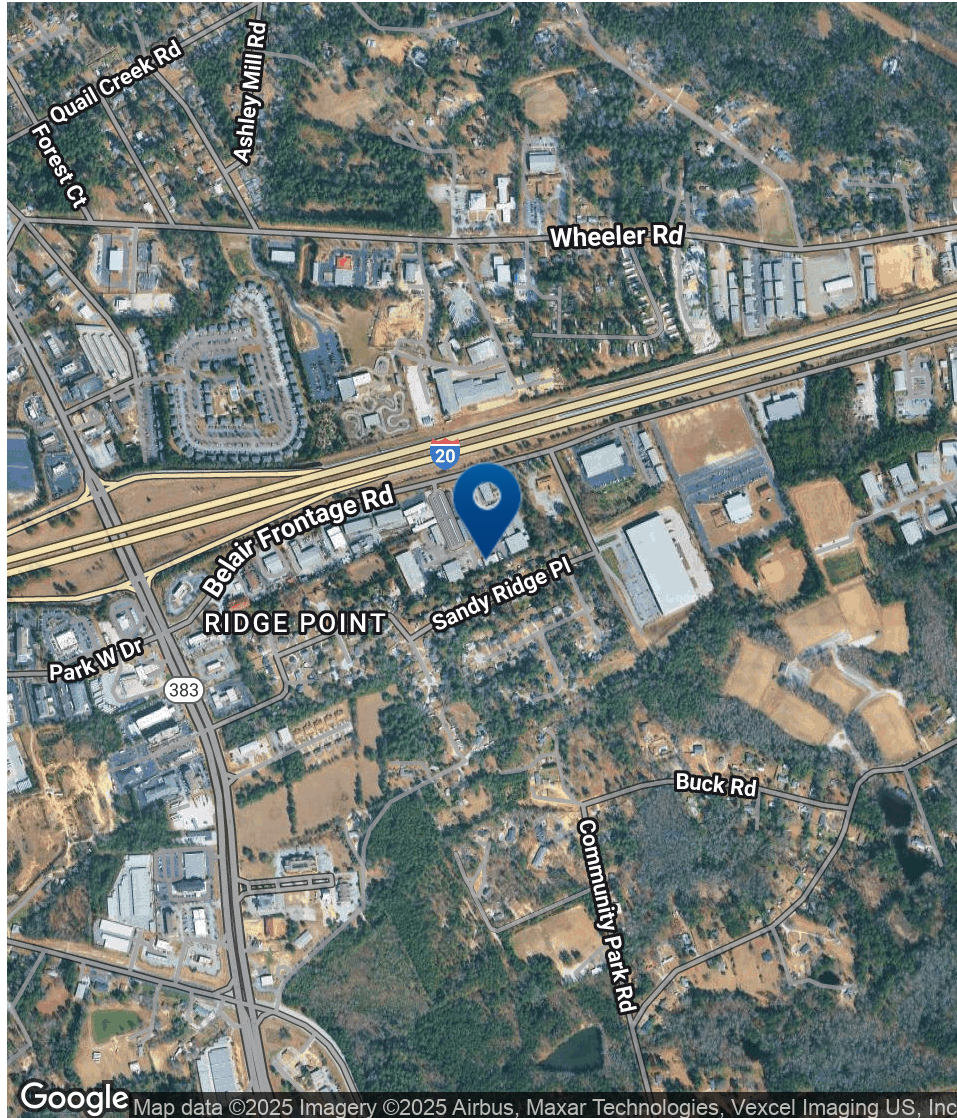
4316 Washington Road, Evans, GA 30809
shermanandhemstreet.com
706.722.8334

JOE EDGE, SIOR, CCIM

jedge@shermanandhemstreet.com
706.288.1077

Coworking Space

4290 Belair Frontage Rd, Augusta, GA 30909



SHERMAN & HEMSTREET REAL ESTATE COMPANY

4316 Washington Road, Evans, GA 30809
shermanandhemstreet.com
706.722.8334

JOE EDGE, SIOR, CCIM

jedge@shermanandhemstreet.com
706.288.1077

Coworking Space

4290 Belair Frontage Rd, Augusta, GA 30909

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	120 SF	Lease Rate:	\$625.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite C-6	Available	120 SF	Full Service	\$625 per month

SHERMAN & HEMSTREET REAL ESTATE COMPANY

4316 Washington Road, Evans, GA 30809
shermanandhemstreet.com
706.722.8334

JOE EDGE, SIOR, CCIM

jedge@shermanandhemstreet.com
706.288.1077

Coworking Space

4290 Belair Frontage Rd, Augusta, GA 30909

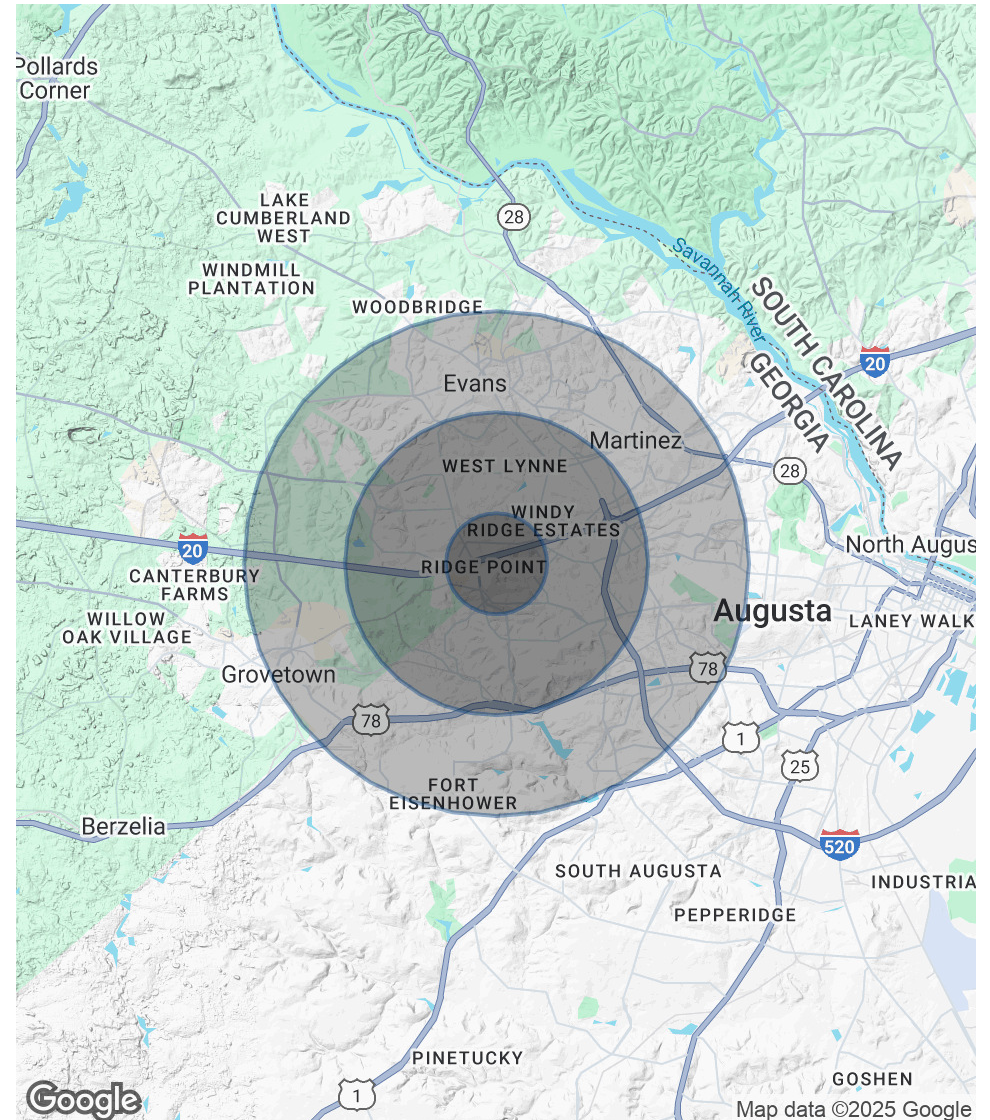
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,982	49,565	123,086
Average age	37.5	38.5	38.1
Average age (Male)	32.0	37.7	38.1
Average age (Female)	43.0	40.3	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,157	22,128	54,204
# of persons per HH	2.3	2.2	2.3
Average HH income	\$55,062	\$60,254	\$67,070
Average house value	\$149,982	\$171,611	\$176,096

* Demographic data derived from 2020 ACS - US Census



Coworking Space

4290 Belair Frontage Rd, Augusta, GA 30909

JOE EDGE, SIOR, CCIM

President & Broker



4316 Washington Road
Evans, GA 30809
T 706.288.1077
C 706.627.2789
jedge@shermanandhemstreet.com



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 & AFFILIATIONS

Certified Commercial Investment Member (CCIM)
Society of Industrial and Office Realtors (SIOR)

SHERMAN & HEMSTREET REAL ESTATE COMPANY

4316 Washington Road, Evans, GA 30809
shermanandhemstreet.com
706.722.8334

JOE EDGE, SIOR, CCIM

jedge@shermanandhemstreet.com
706.288.1077