



FOR LEASE

OFFICE - RETAIL SPACE

FOR LEASE

1205 Troupe St, Augusta, GA 30904

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

This single tenant building is ideal for either a small office space or a salon. Building is laid out with multiple rooms and a layout that is suitable for multiple uses. The building has wood floors throughout and has undergone substantial updates in recent years. Building is located one parcel off Central Avenue.

LOCATION DESCRIPTION

Located in midtown this site is centrally located just off of Central Avenue between Wrightsboro Road and Kings Way. This area has easy access to downtown Augusta, Augusta University as well as the Historic Summerville neighborhood.

OFFERING SUMMARY

Lease Rate:	\$16.70 SF/yr (MG)
Building Size:	1,294 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,275	26,242	61,369
Total Population	8,980	58,836	138,189
Average HH Income	\$87,701	\$74,823	\$77,520

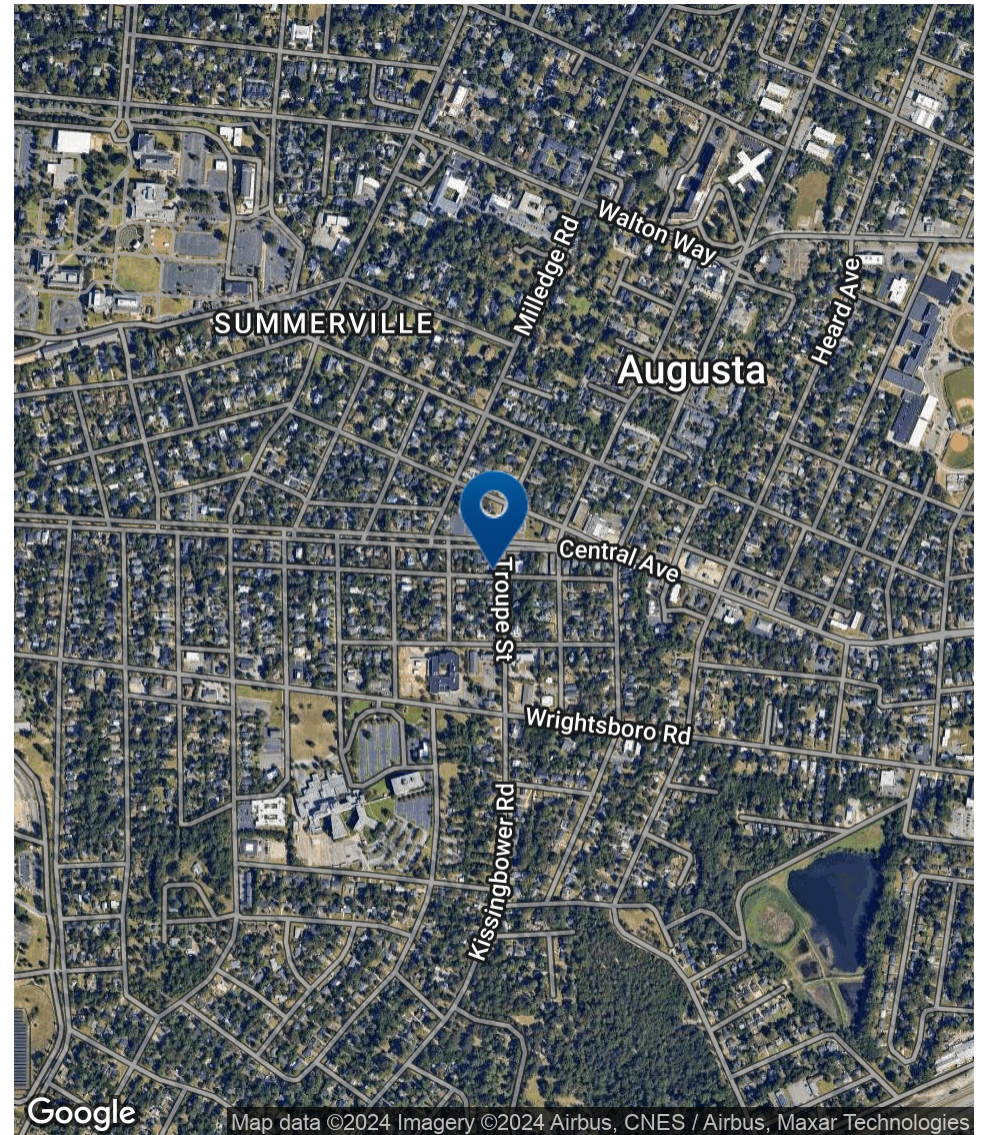
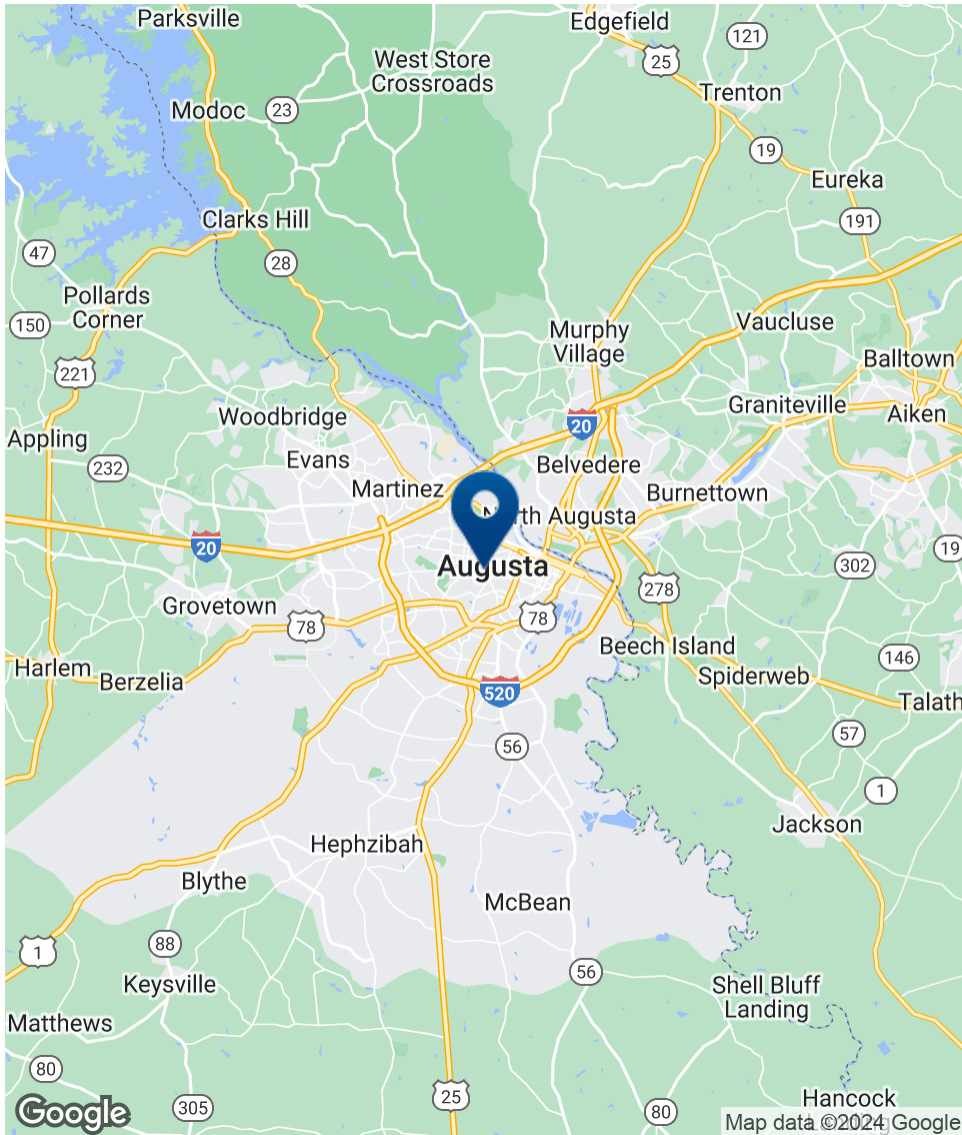


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Retailer Map



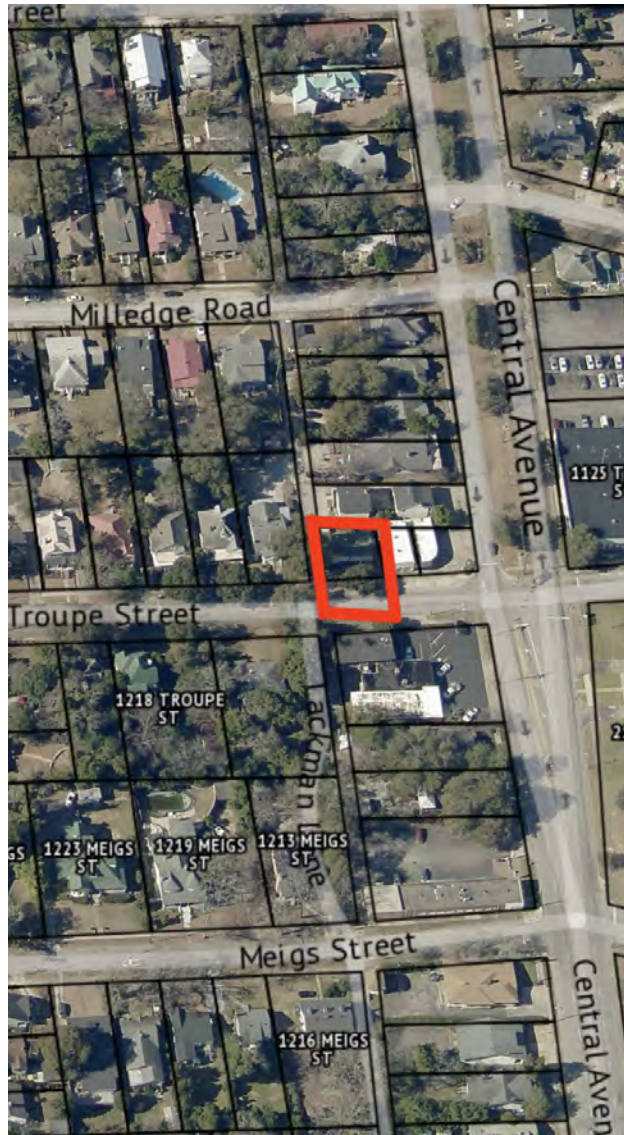
Location Map



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Additional Photos



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Additional Photos



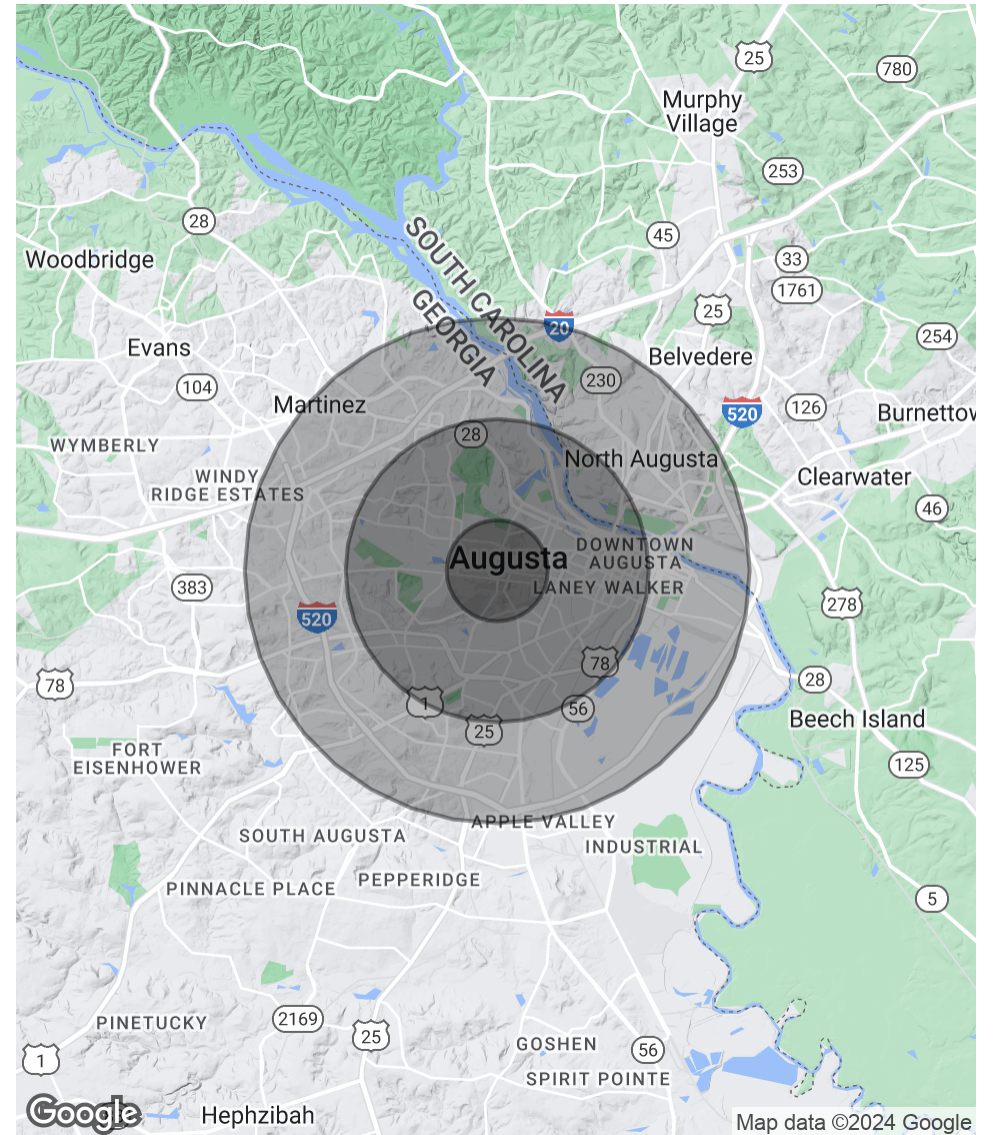
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Demographics Map & Report

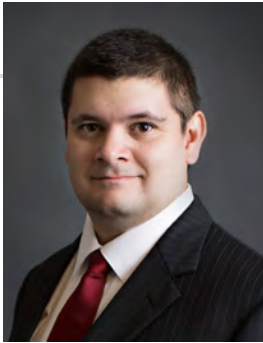
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,980	58,836	138,189
Average Age	42	40	40
Average Age (Male)	42	39	39
Average Age (Female)	42	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,275	26,242	61,369
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$87,701	\$74,823	\$77,520
Average House Value	\$324,127	\$252,033	\$227,901

Demographics data derived from AlphaMap



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Advisor Bio 1



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)

Sherman & Hemstreet Real Estate Company

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