



FOR LEASE

1238 FENWICK ST.

Augusta, GA 30901

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**MATT AITKEN**  
Commercial Broker  
maitken@shermanandhemstreet.com  
706.288.1079 x314



# Property Summary



## PROPERTY DESCRIPTION

Available flex space offers a 2,368 sqft office with a 2,393 sqft warehouse in the rear. Driveway to the warehouse is gated. Prime property for a small distribution office or construction company. There are 3+ offices with a front reception area. The warehouse has several sections that would be easy to transition into multiuse work areas.

## LOCATION DESCRIPTION

Located right off Walton Way, in the Medical District of Downtown Augusta. Situated with one side of the building facing the Augusta Canal. Quick and easy access to Downtown Augusta and North Augusta, South Carolina.

## PROPERTY HIGHLIGHTS

- 3+ Offices
- Front Reception Area
- Plenty of Parking
- Gated
- Dock Door
- Signage Opportunity

## OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (MG)
Lot Size:	0.19 Acres
Building Size:	4,661 SF



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# Additional Photos



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# Additional Photos



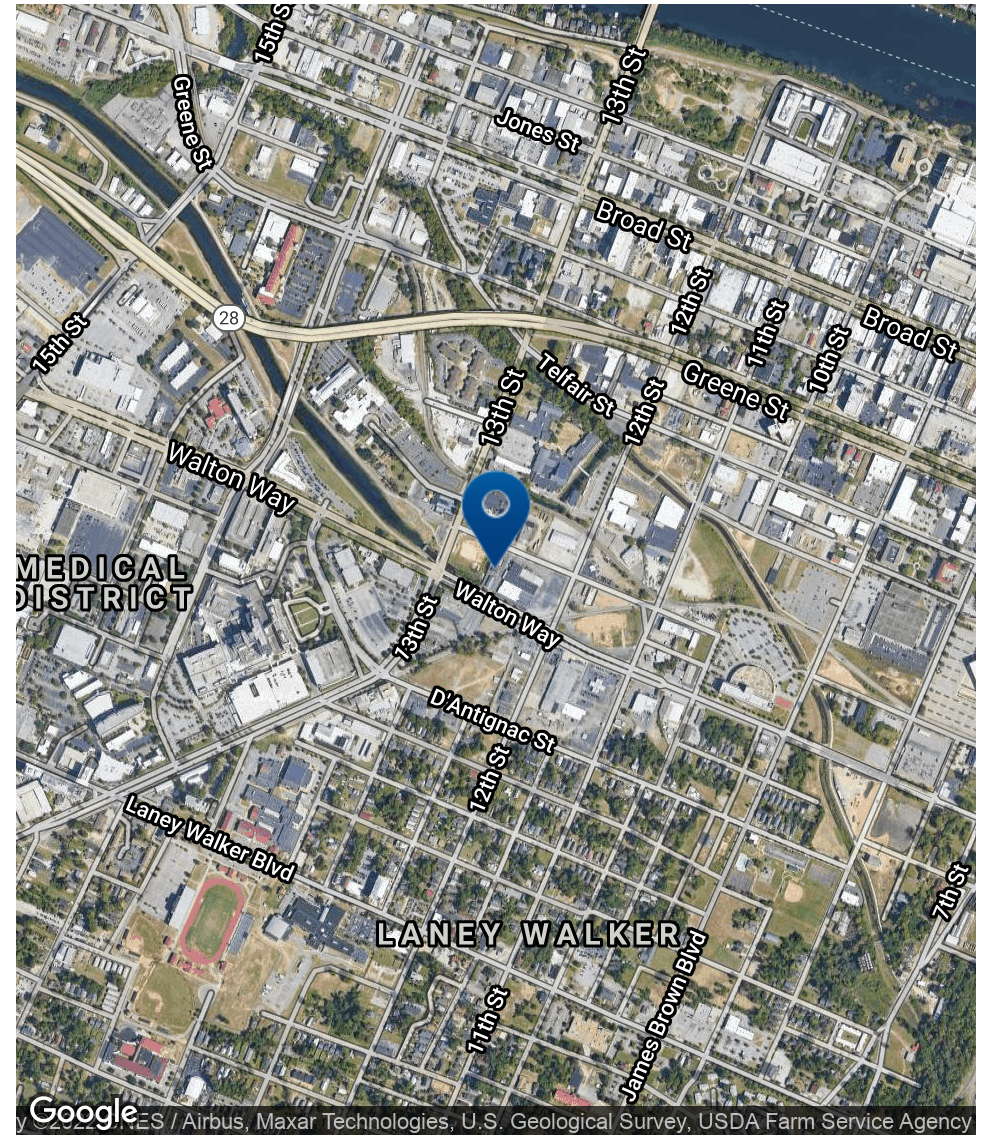
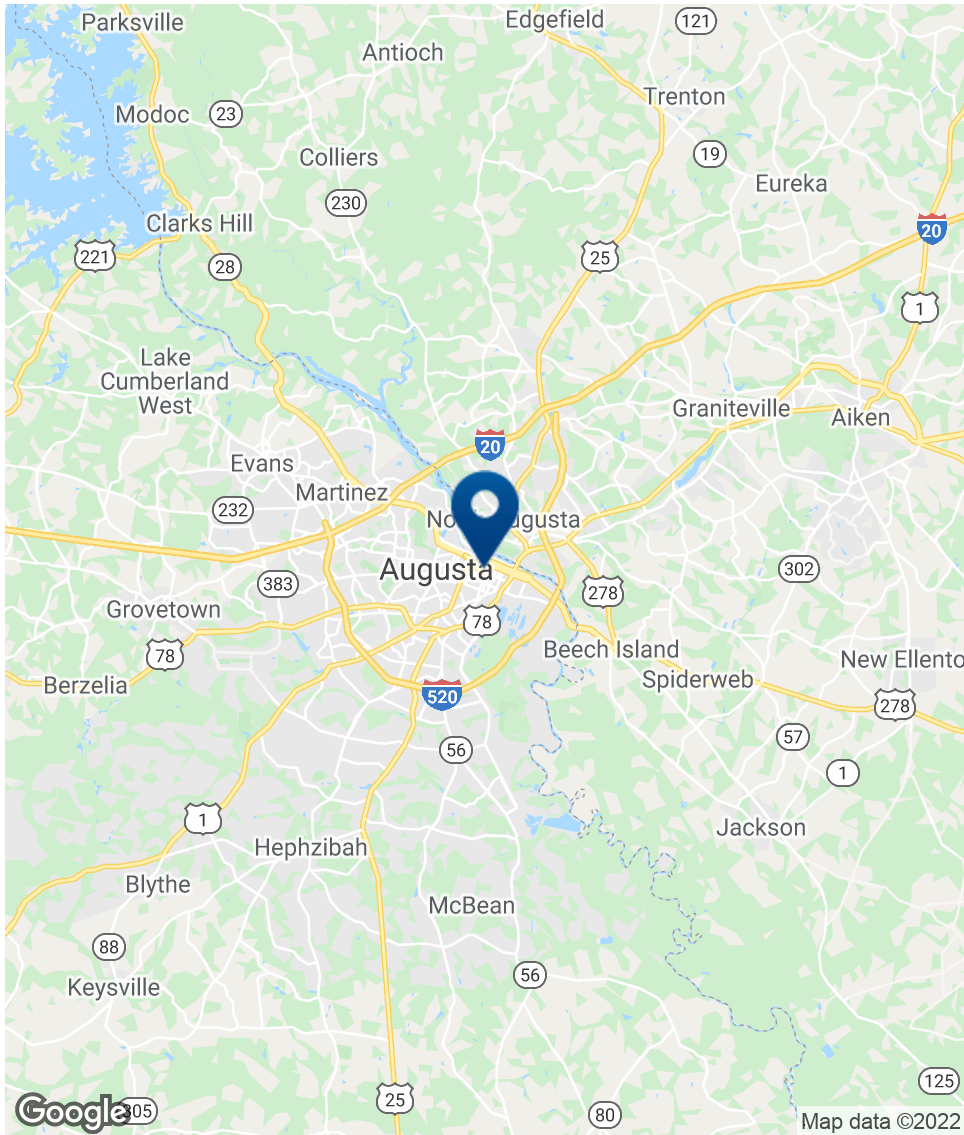
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# Location Map



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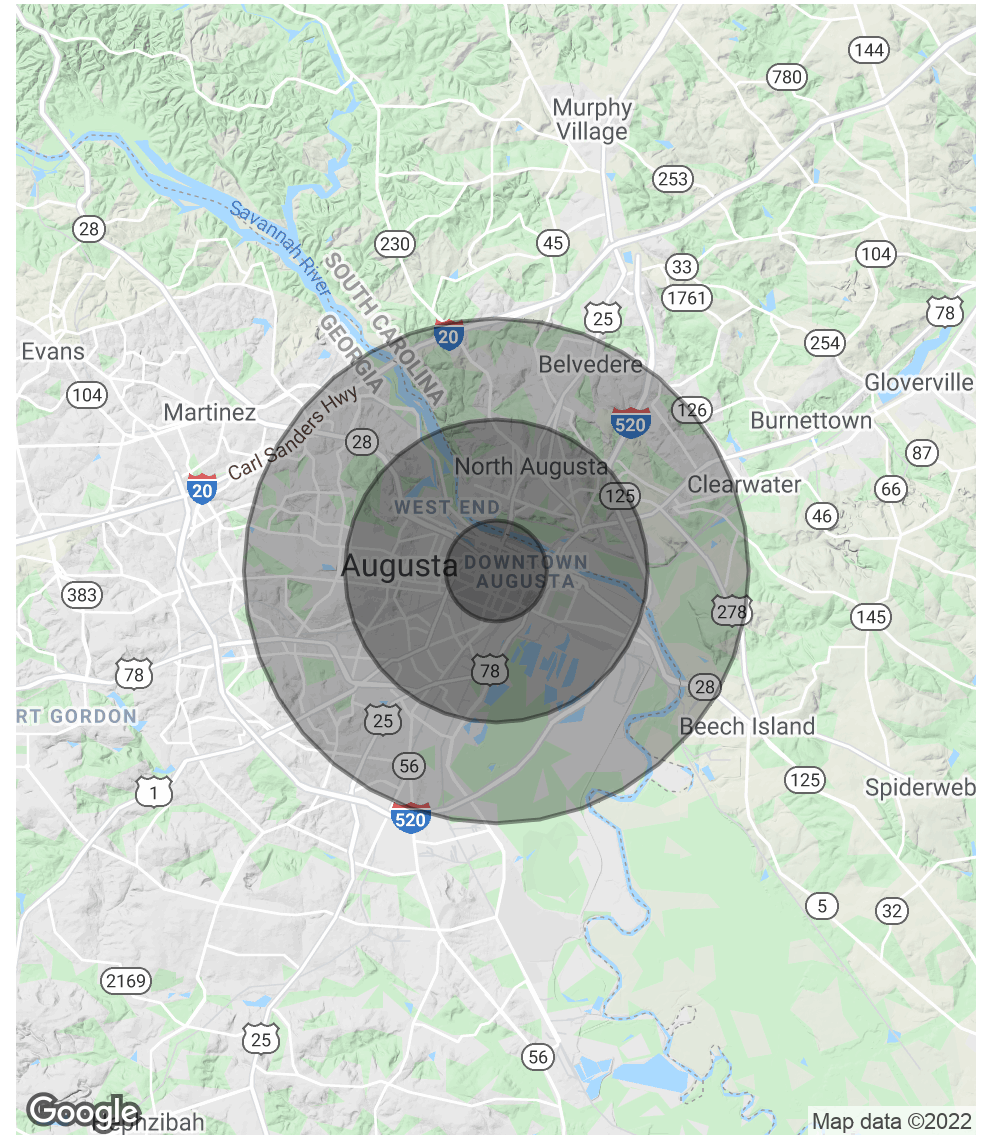
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	7,363	43,825	102,696
Average Age	32.8	35.7	36.7
Average Age (Male)	31.3	34.1	35.0
Average Age (Female)	34.5	37.2	38.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,923	18,524	43,938
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$29,990	\$40,887	\$47,327
Average House Value	\$152,131	\$150,097	\$137,296

\* Demographic data derived from 2010 US Census



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# Advisor Bio 1



## MATT AITKEN

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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.

## MEMBERSHIPS

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

### Sherman & Hemstreet Real Estate Company

624 Ellis St.  
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