



FOR LEASE

HEPHZIBAH CENTER

2476 Georgia 88, Hephzibah, GA 30815

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

Hephzibah Center is the city's premier shopping center located on Highway 88 just outside of the main intersection in town. Currently there are two available spaces. One space was previously used as office space and consists of 820 square feet. The second space was used for retail purposes and measures at 1,938 square feet. The property has more than enough parking for any use and has excellent signage opportunity. This is an ideal location for salons, general retail, or office space.

LOCATION DESCRIPTION

Located on Georgia Highway 88 in Hephzibah, this strip center offers exceptional visibility and accessibility. Highway 88 connects Peach Orchard Road and Windsor Spring Roads. The site is just a short drive away from major highways, providing easy connectivity to Augusta, Fort Gordon, and other surrounding areas.

OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (MG)
Available SF:	1,938 SF
Lot Size:	1.14 Acres
Building Size:	8,970 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,549	11,635	41,132
Total Population	6,927	30,916	117,257
Average HH Income	\$85,646	\$87,208	\$75,198



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Lease Spaces



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,938 SF	Lease Rate:	\$16.50 SF/yr

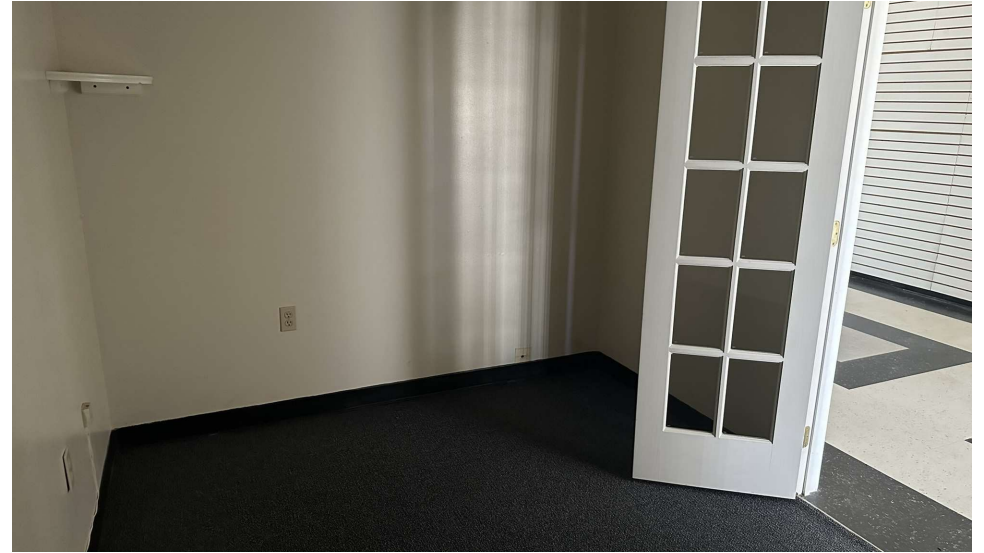
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2476 Georgia 88	-	820 SF	Modified Gross	\$16.50 SF/yr	Office space layout that could be used for retail.
2476 Georgia 88	Available	1,938 SF	Modified Gross	\$16.50 SF/yr	Open floorpan more suitable for showroom or retail uses.



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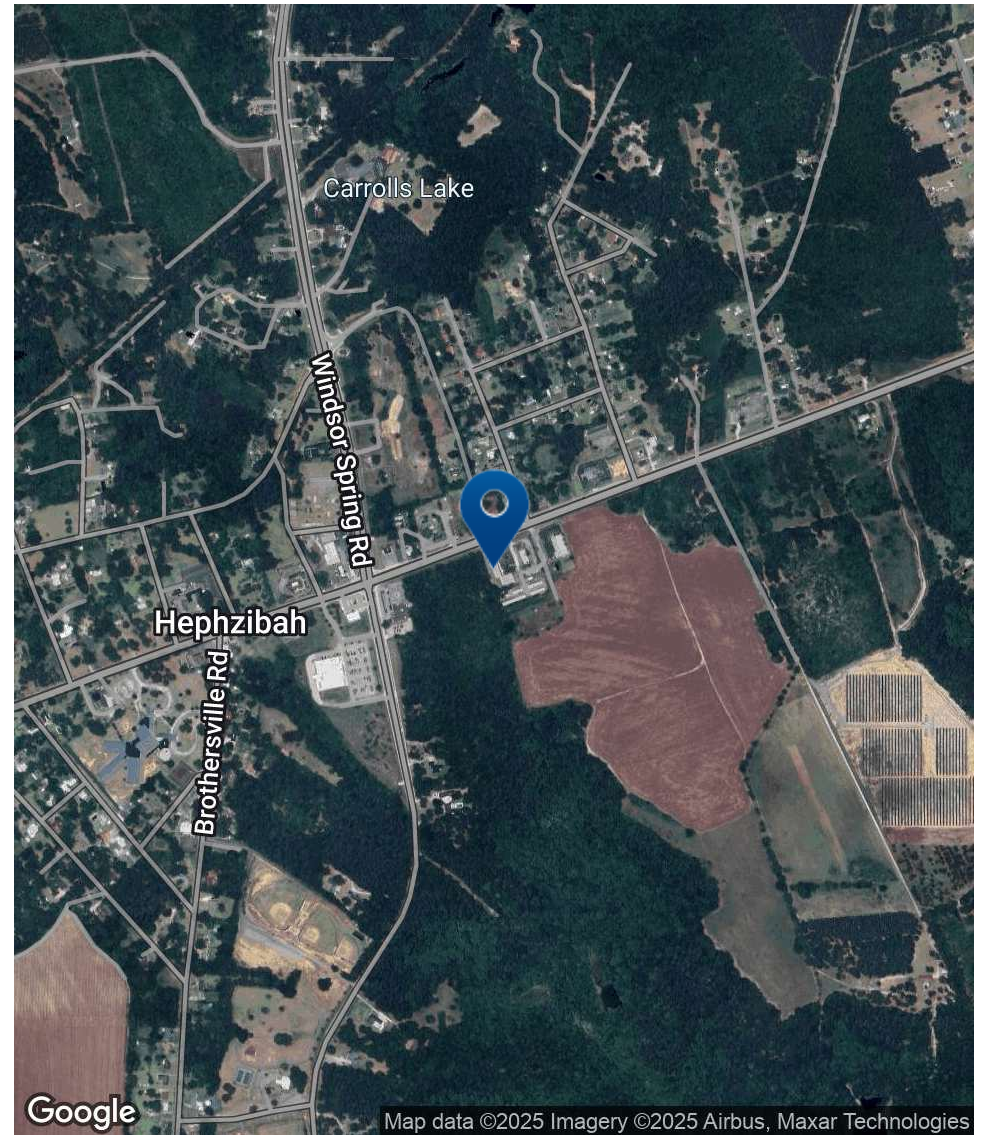
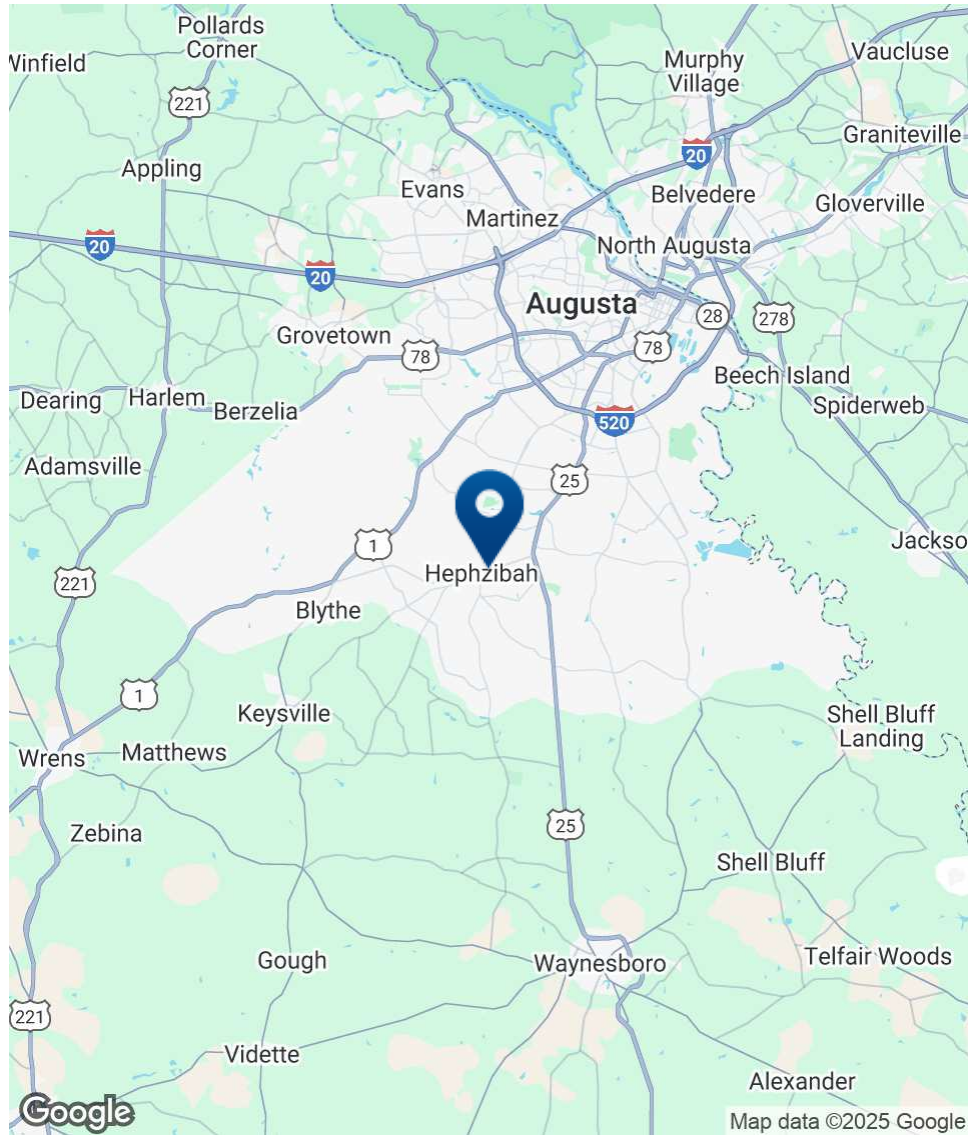
Additional Photos



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Location Map



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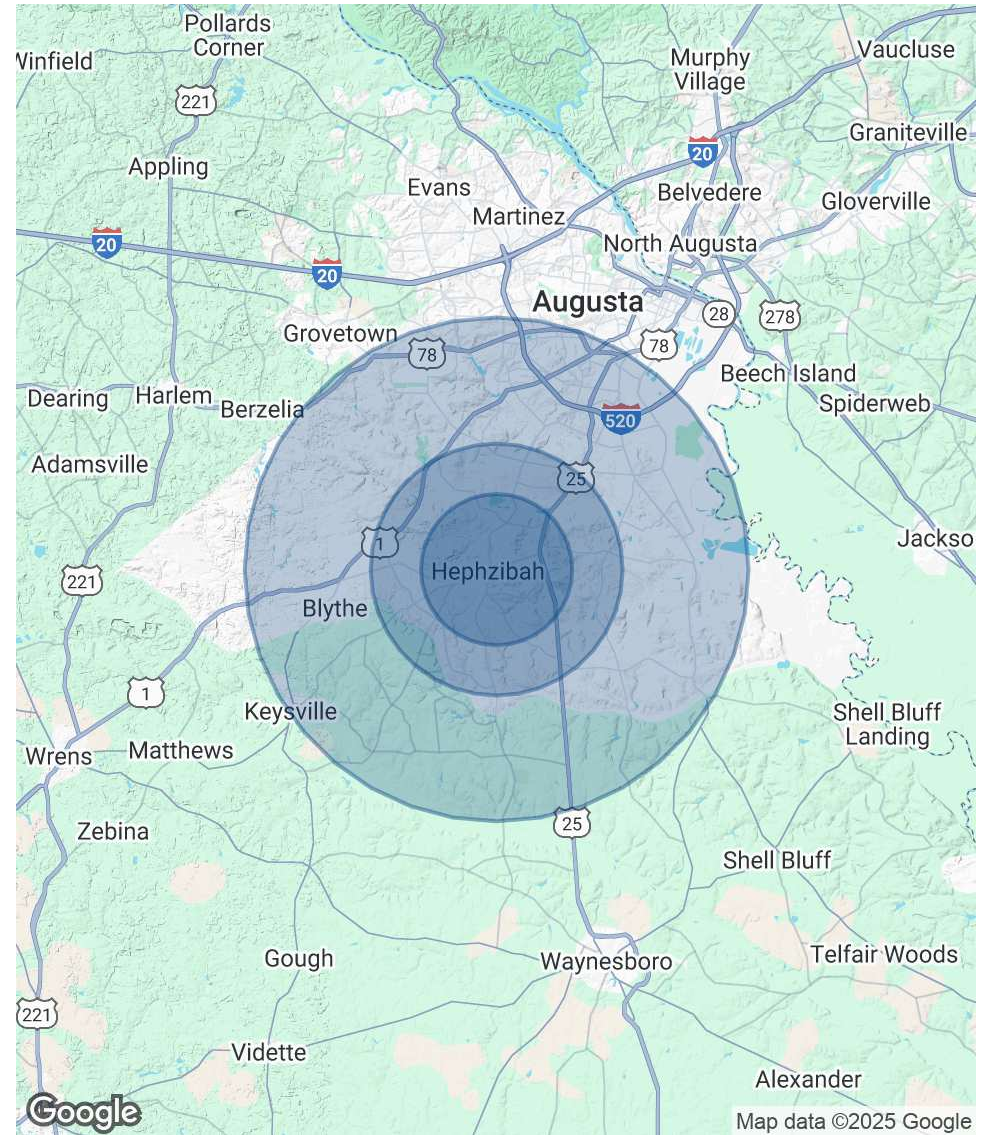
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Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,927	30,916	117,257
Average Age	40	40	38
Average Age (Male)	39	39	37
Average Age (Female)	41	41	39

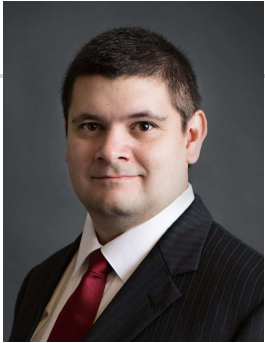
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,549	11,635	41,132
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$85,646	\$87,208	\$75,198
Average House Value	\$187,185	\$222,627	\$181,855

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 nearly two decades. 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.

Currently Sherman & Hemstreet manages over 10 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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