



FOR LEASE

525 BROAD ST

Augusta, GA 30901

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**

President & Broker

[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)

706.288.1077

# Property Summary



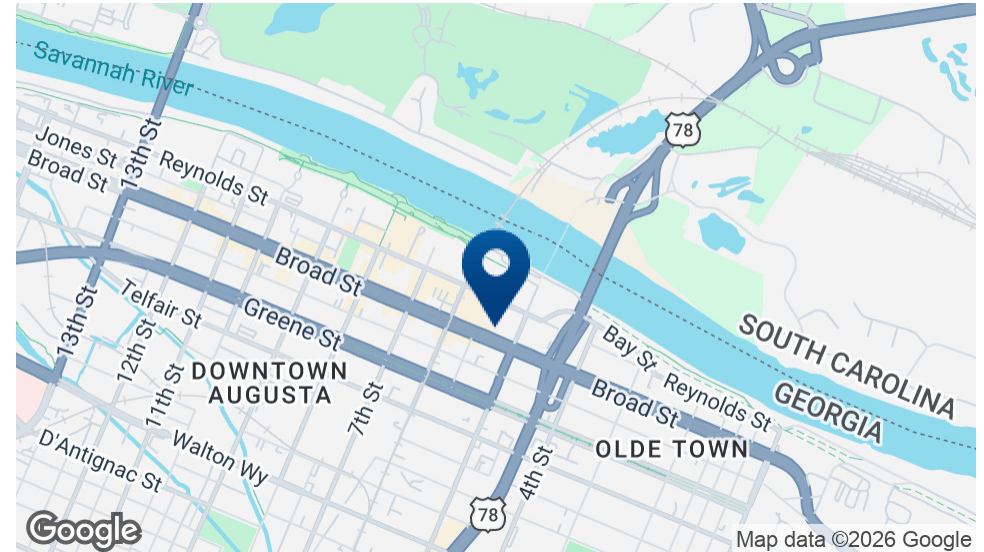
## PROPERTY DESCRIPTION

This single tenant 4,494 square foot building is ideal for retail use. (SF includes 1,200 storage building in rear) The space is primarily wide open with a few rooms towards the rear including a bathroom and office. In the rear there is ample storage space with higher ceilings. Rear of building opens up to a courtyard which allows alley access through a secure gate towards the front of the building on Broad St. Behind the main building is a 1,200 square foot storage building. Building has good electrical, plumbing, and new HVAC. Roof was replaced fairly recently and interior has new drop ceiling. Space has great visibility and sign opportunities in a fast growing part of Broad St. A new high-end restaurant is scheduled to open on the same block within the next few months. Storage space in rear has brand new roof and doors.

## PROPERTY HIGHLIGHTS



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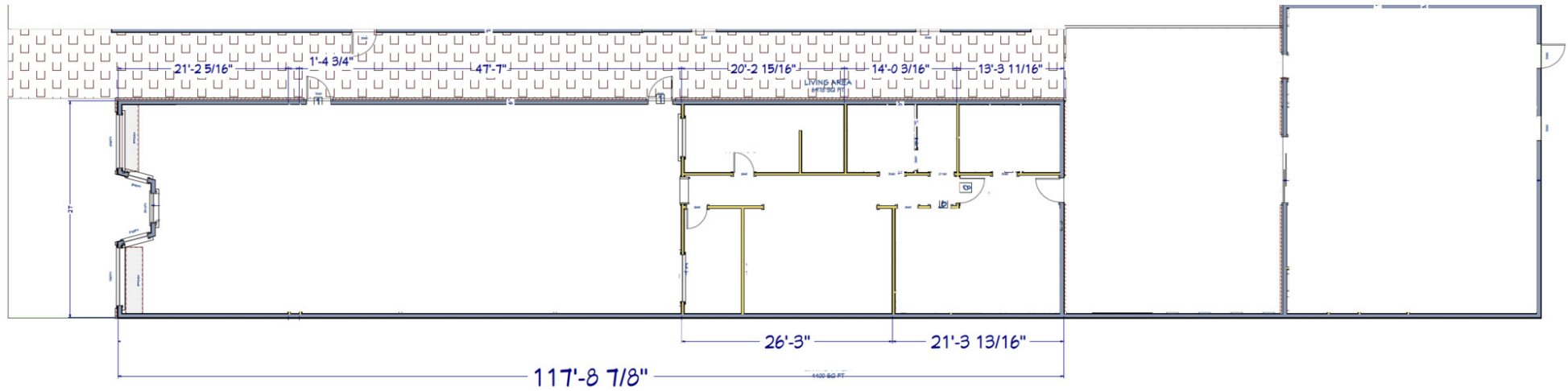
## LOCATION DESCRIPTION

Situated in the heart of downtown Augusta, this property is perfect for retail use, benefiting from consistent foot traffic. It's surrounded by a variety of restaurants, shops, and businesses, providing excellent visibility. Additionally, the location has close proximity to all major highways and is convenient to both Georgia and South Carolina.

## OFFERING SUMMARY

Lease Rate:	\$9.35 SF/yr (NNN)
Available SF:	4,494 SF
Lot Size:	0.12 Acres

# FLOORPLAN



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# Retailer Map

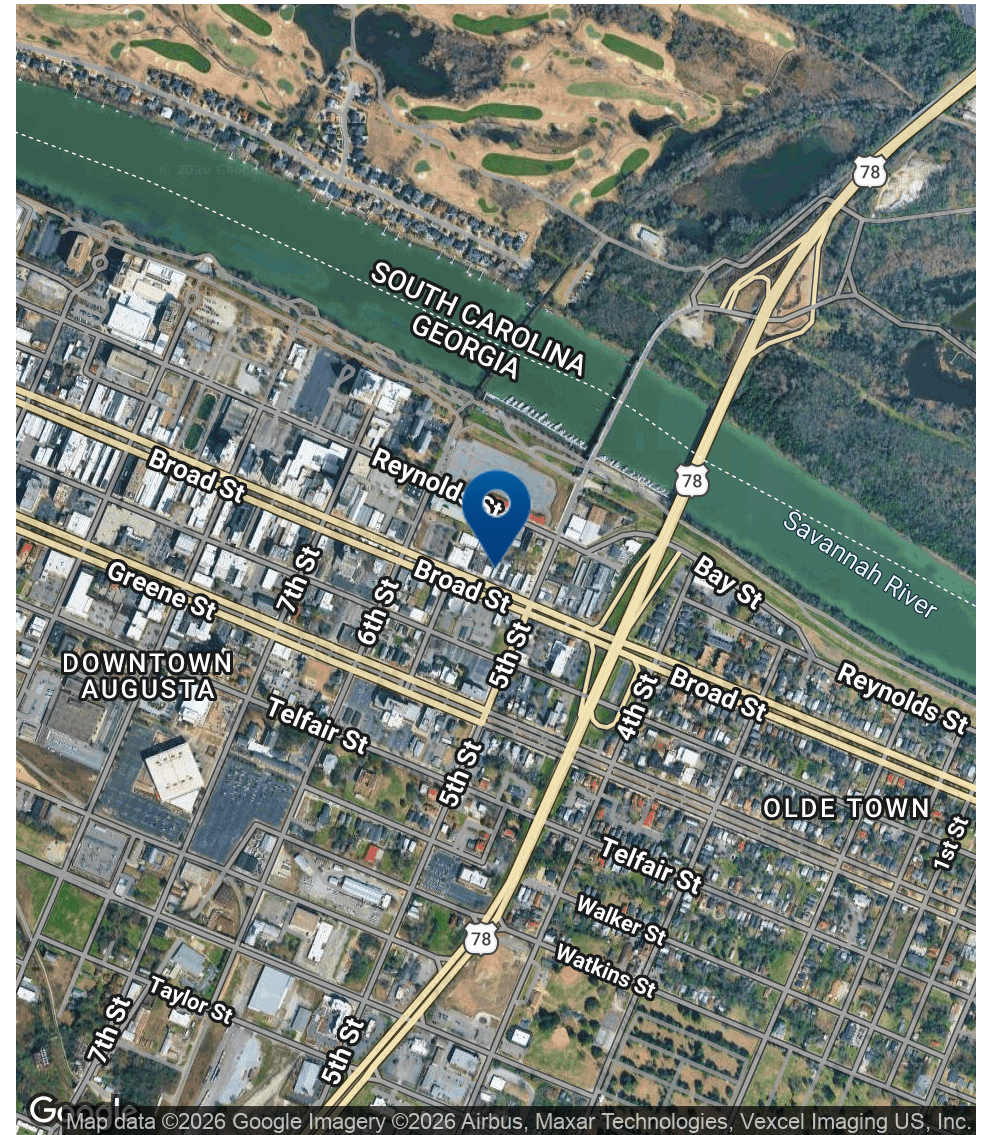
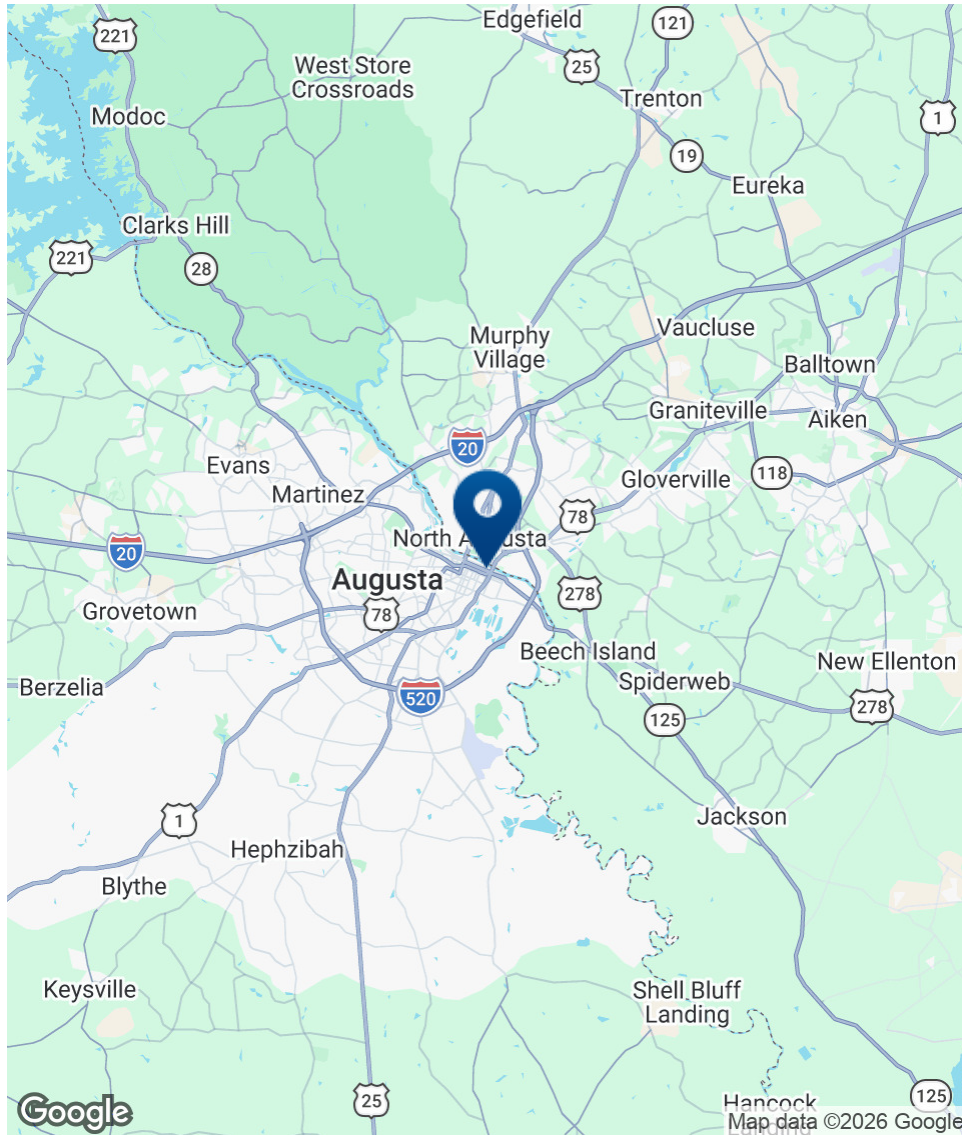


Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

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# Location Map



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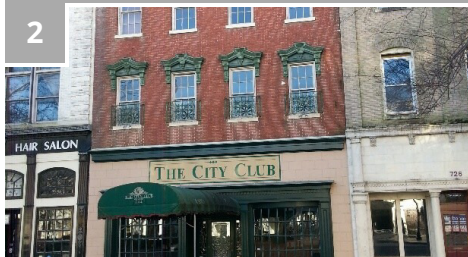
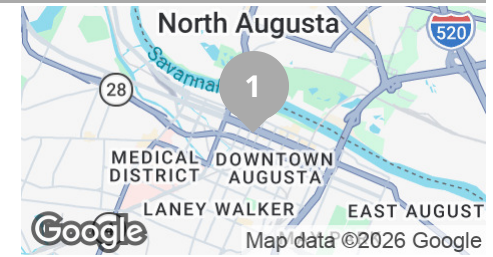
# Lease Comps



**1032 BROAD**  
1032 Broad St, Augusta, GA 30901

Leased 1/1/2026

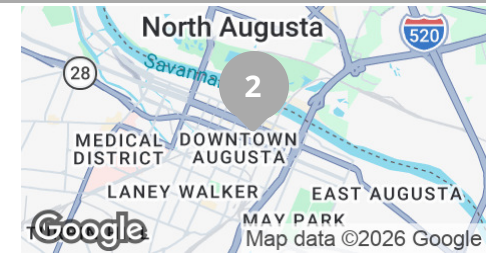
Lease Rate: \$17.00 /SF/yr    Lease Type: Modified Gross  
Space Size: 1,850 SF    Lease Term: 60 months



**722 BROAD ST**  
722 Broad St, Augusta, GA 30901

Leased 6/1/2025

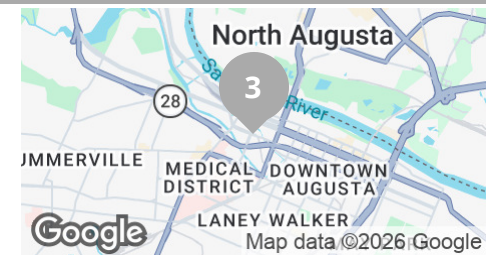
Lease Rate: \$13.00 /SF/yr    Lease Type: Modified Gross  
Space Size: 3,251 SF    Lease Term: 36 months



**1439 GREENE ST**  
1439 Greene St, Augusta, GA 30901

Leased 10/1/2025

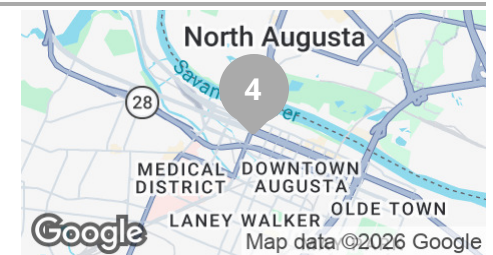
Lease Rate: \$9.42 /SF/yr    Lease Type: Modified Gross  
Space Size: 10,186 SF    Lease Term: 60 months



**1290 BROAD ST**  
1290 Broad St, Augusta, GA 30901

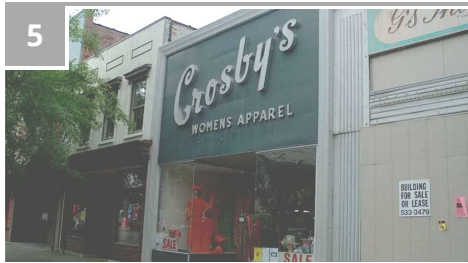
Leased 8/1/2025

Lease Rate: \$12.00 /SF/yr    Lease Type: Modified Gross  
Space Size: 4,845 SF    Lease Term: 36 months



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# Lease Comps

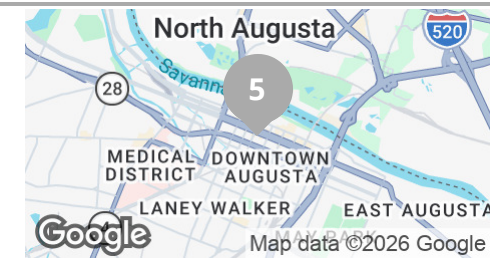


5

**970 BROAD**  
970 Broad St, Augusta, GA 30901

Leased 8/11/2023

Lease Rate: \$15.00 /SF/yr    Lease Type: NNN  
Space Size: 3,700 SF

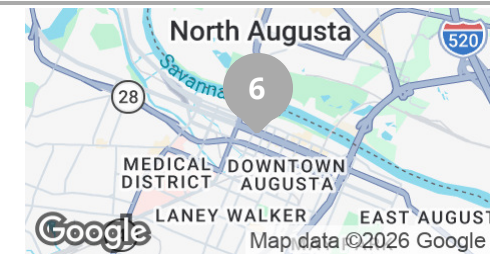


6

**1137 BROAD ST**  
1137 Broad St, Augusta, GA 30901

Leased 8/1/2025

Lease Rate: \$12.00 /SF/yr    Lease Type: Modified Gross  
Space Size: 1,500 SF    Lease Term: 36 months

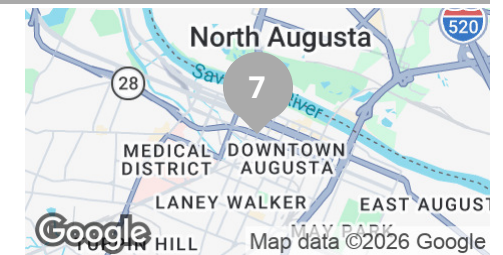


7

**1101 GREENE ST**  
1101 Greene St, Augusta, GA 30901

Leased 10/1/2021

Lease Rate: \$15.00 /SF/yr    Lease Type: Modified Gross  
Space Size: 2,310 SF    Lease Term: 36 months

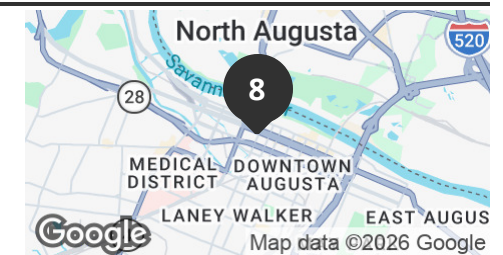


8

**1208 BROAD ST**  
1208 Broad St, Augusta, GA 30901

On Market

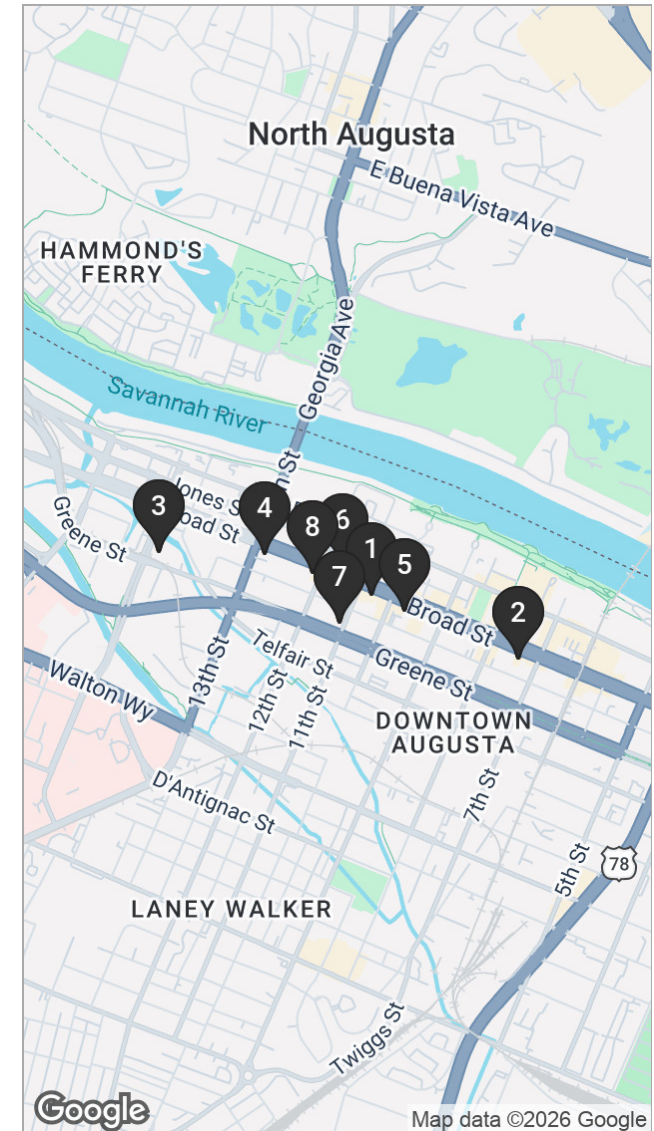
Lease Rate: \$16.00 /SF/yr    Lease Type: NNN  
Space Size: 3,079 SF



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# Lease Comps Map & Summary

	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE	DEAL STATUS
1	<b>1032 Broad</b> 1032 Broad St Augusta, GA	\$17.00 /SF/yr	Modified Gross	1,850 SF	Leased 1/1/2026
2	<b>722 Broad St</b> 722 Broad St Augusta, GA	\$13.00 /SF/yr	Modified Gross	3,251 SF	Leased 6/1/2025
3	<b>1439 Greene St</b> 1439 Greene St Augusta, GA	\$9.42 /SF/yr	Modified Gross	10,186 SF	Leased 10/1/2025
4	<b>1290 Broad St</b> 1290 Broad St Augusta, GA	\$12.00 /SF/yr	Modified Gross	4,845 SF	Leased 8/1/2025
5	<b>970 Broad</b> 970 Broad St Augusta, GA	\$15.00 /SF/yr	NNN	3,700 SF	Leased 8/11/2023
6	<b>1137 Broad St</b> 1137 Broad St Augusta, GA	\$12.00 /SF/yr	Modified Gross	1,500 SF	Leased 8/1/2025
7	<b>1101 Greene St</b> 1101 Greene St Augusta, GA	\$15.00 /SF/yr	Modified Gross	2,310 SF	Leased 10/1/2021
8	<b>1208 Broad St</b> 1208 Broad St Augusta, GA	\$16.00 /SF/yr	NNN	3,079 SF	On Market
<b>AVERAGES</b>		<b>\$13.68 /SF/YR</b>		<b>3,840 SF</b>	



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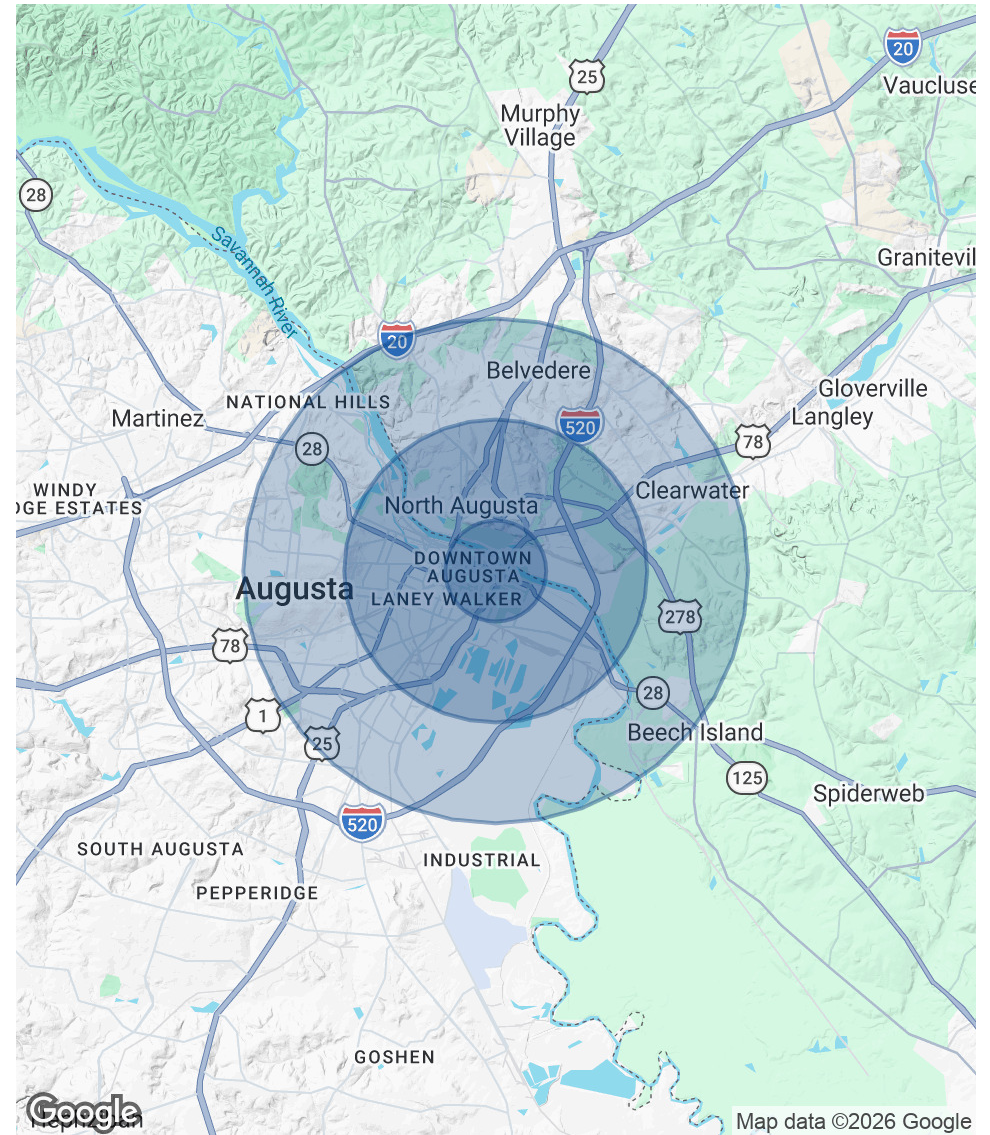
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,696	36,236	81,518
Average Age	43	40	41
Average Age (Male)	42	39	39
Average Age (Female)	44	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,813	16,062	35,852
# of Persons per HH	2	2.3	2.3
Average HH Income	\$42,012	\$59,643	\$68,250
Average House Value	\$172,604	\$193,809	\$217,722

Demographics data derived from AlphaMap



# Advisor Bio 1



**JOE EDGE, SIOR, CCIM**

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## 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

Certified Commercial Investment Member (CCIM)

### Sherman & Hemstreet Real Estate Company

4316 Washington Road  
Evans, GA 30809  
706.722.8334



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