



FOR LEASE OR SALE

TELFAR @ 10TH

1002 Telfair St, Augusta, GA 30901

05/10/2010 12:23

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Property Summary



PROPERTY DESCRIPTION

The property is comprised of a 23,638 square foot building which includes two distinct units that may be leased together or separately.

Unit One consists of 12,348 square feet of ADA-compliant medical space, currently occupied by Augusta Renal for dialysis operations. The tenant has been in place for several years, with the lease set to expire at the end of 2025. Space is in A+ condition.

Unit Two comprises 11,290 square feet of warehouse space with three drive-in doors, 20-foot high eave height ceilings, and 18-foot clear height. Space is clear span with no columns in the way. Space is currently leased.

The site spans 1.22 acres, is zoned light industrial, and offers convenient access and ample on-site parking.

LOCATION DESCRIPTION

Located in the heart of downtown Augusta, 1002 Telfair Street offers a central and accessible location with close proximity to government buildings, legal offices, medical centers, and downtown amenities. The property benefits from strong visibility and convenient access to major thoroughfares including Broad Street, Greene Street, and Gordon Highway. Positioned within walking distance to the Augusta Judicial Center and University Medical District, the site is well-suited for a variety of professional, medical, or commercial uses.

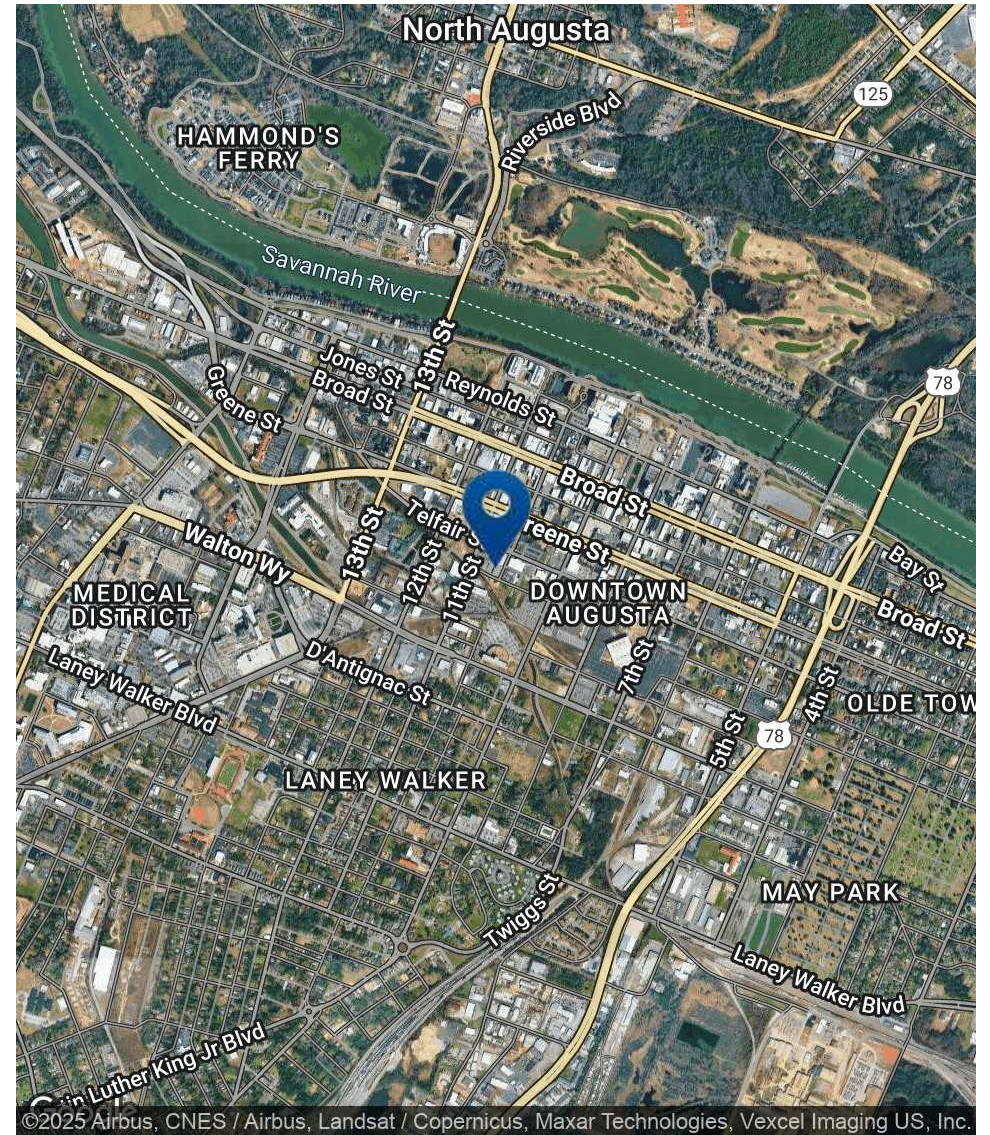
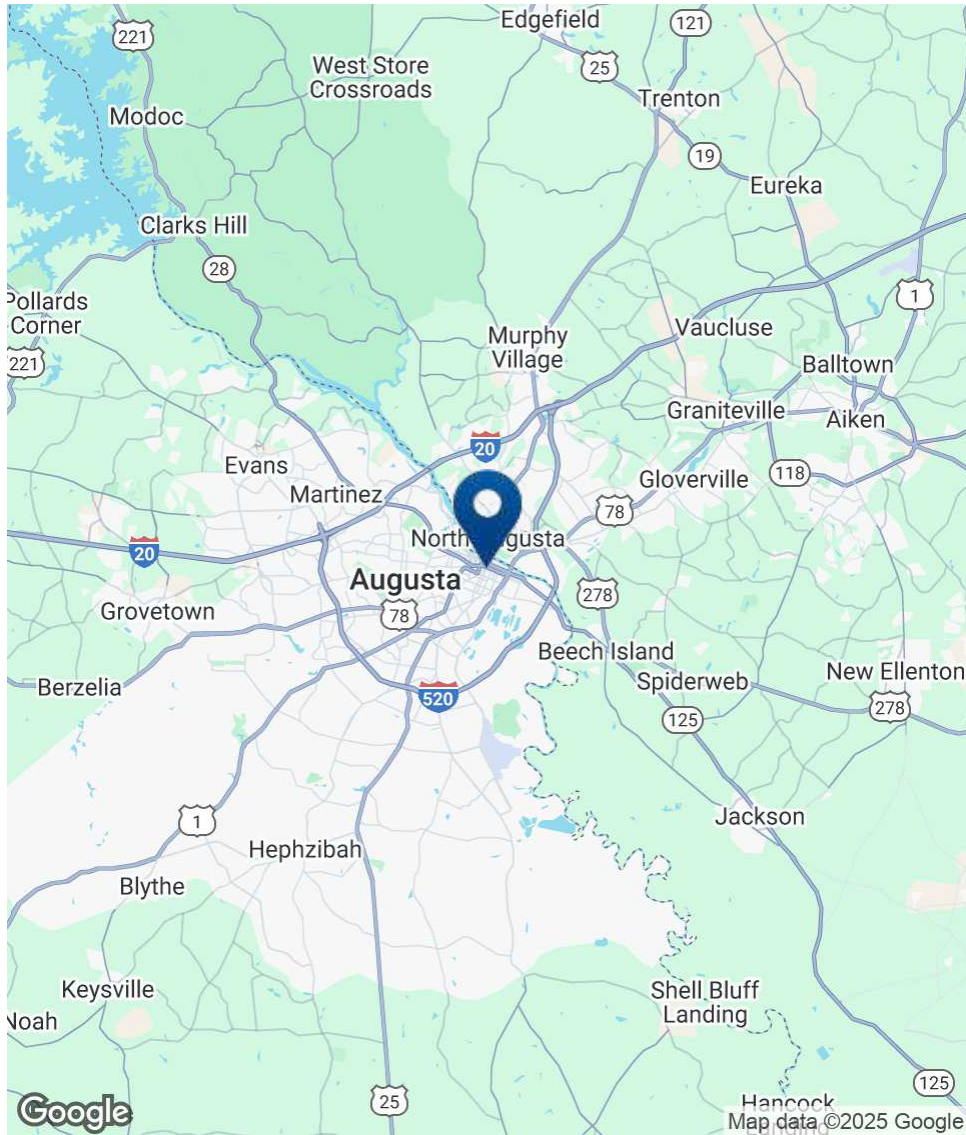
OFFERING SUMMARY

Sale Price:	\$2,500,000
Lease Rate:	\$13.00 SF/yr (NNN)
Lot Size:	1.22 Acres
Building Size:	23,638 SF



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Location Map



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Downtown Augusta

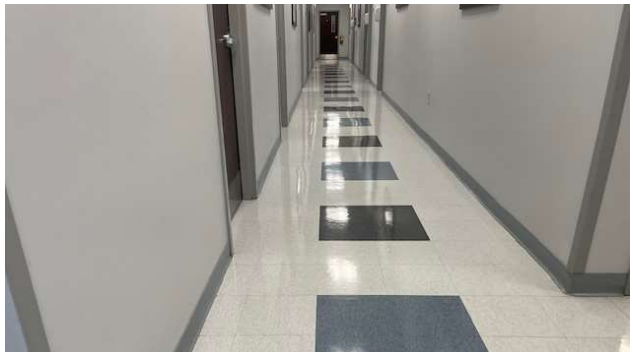
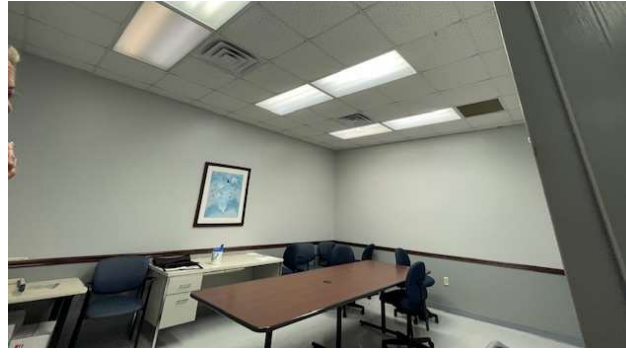


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Additional Photos



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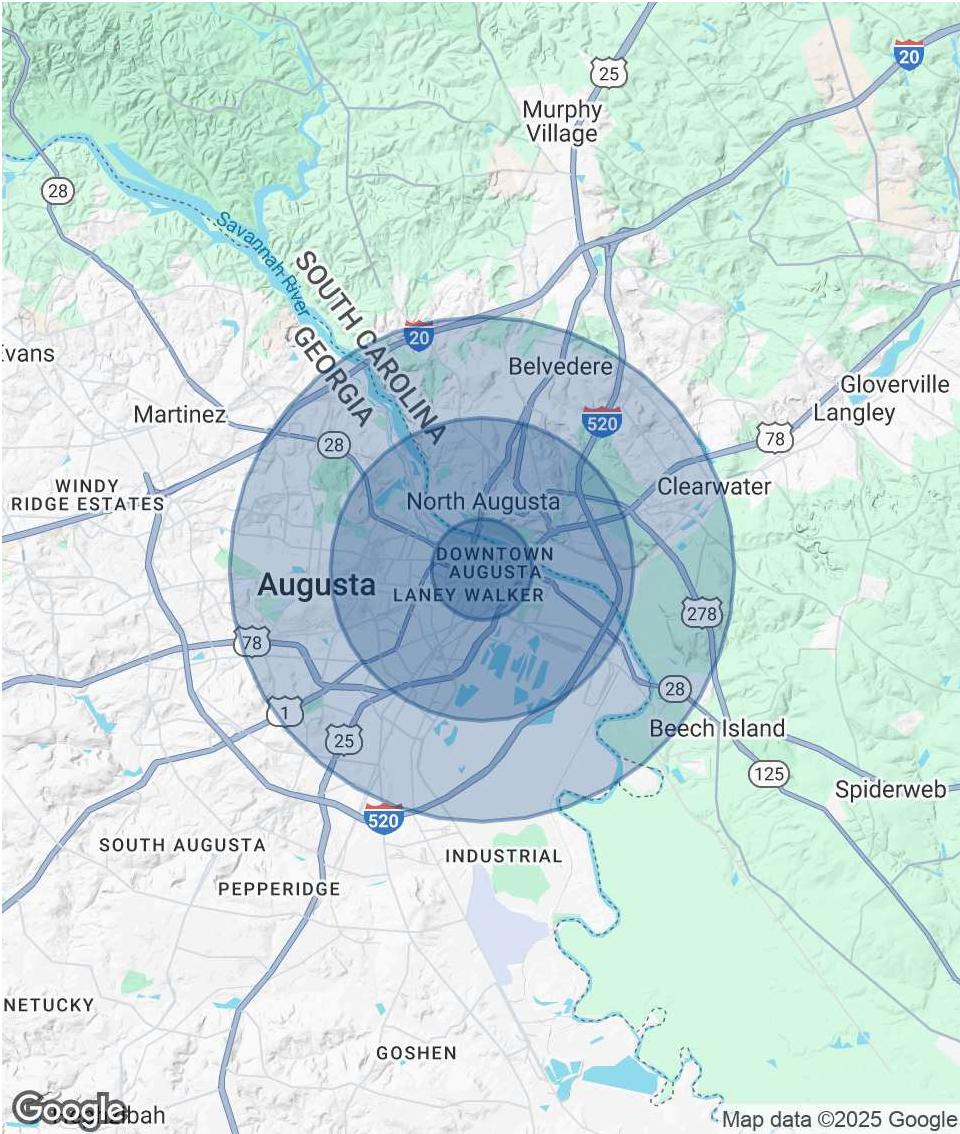
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Demographics Map & Report

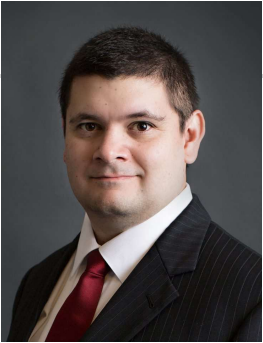
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,144	43,503	106,720
Average Age	44	41	40
Average Age (Male)	42	39	39
Average Age (Female)	45	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,046	19,476	47,302
# of Persons per HH	2	2.2	2.3
Average HH Income	\$45,635	\$63,931	\$73,501
Average House Value	\$199,428	\$215,978	\$226,011

Demographics data derived from AlphaMap



Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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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)

Sherman & Hemstreet Real Estate Company

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