



FOR LEASE

SOUTH AUGUSTA
RETAIL CENTER

2658 Barton Chapel Rd, Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

Two spaces available, one is 1,400 SF and the other is 1,000 SF. Both offer a spacious layout perfect for retail use. The property features ample parking and high visibility.

LOCATION DESCRIPTION

Located on Barton Chapel Rd just off of Deans Bridge Rd. Minutes from Deans Bridge Walmart Supercenter as well as I-520. Site is centrally located in Augusta placing it a short drive from the Augusta Exchange, Washington Crossing, and Perimeter Square, and Downtown Augusta.

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Number of Units:	3
Available SF:	1,000 - 1,400 SF
Lot Size:	1.4 Acres
Building Size:	6,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,283	17,772	48,699
Total Population	6,456	47,165	127,304
Average HH Income	\$55,615	\$63,402	\$74,298



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Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 1,400 SF	Lease Rate:	\$12.00 SF/yr

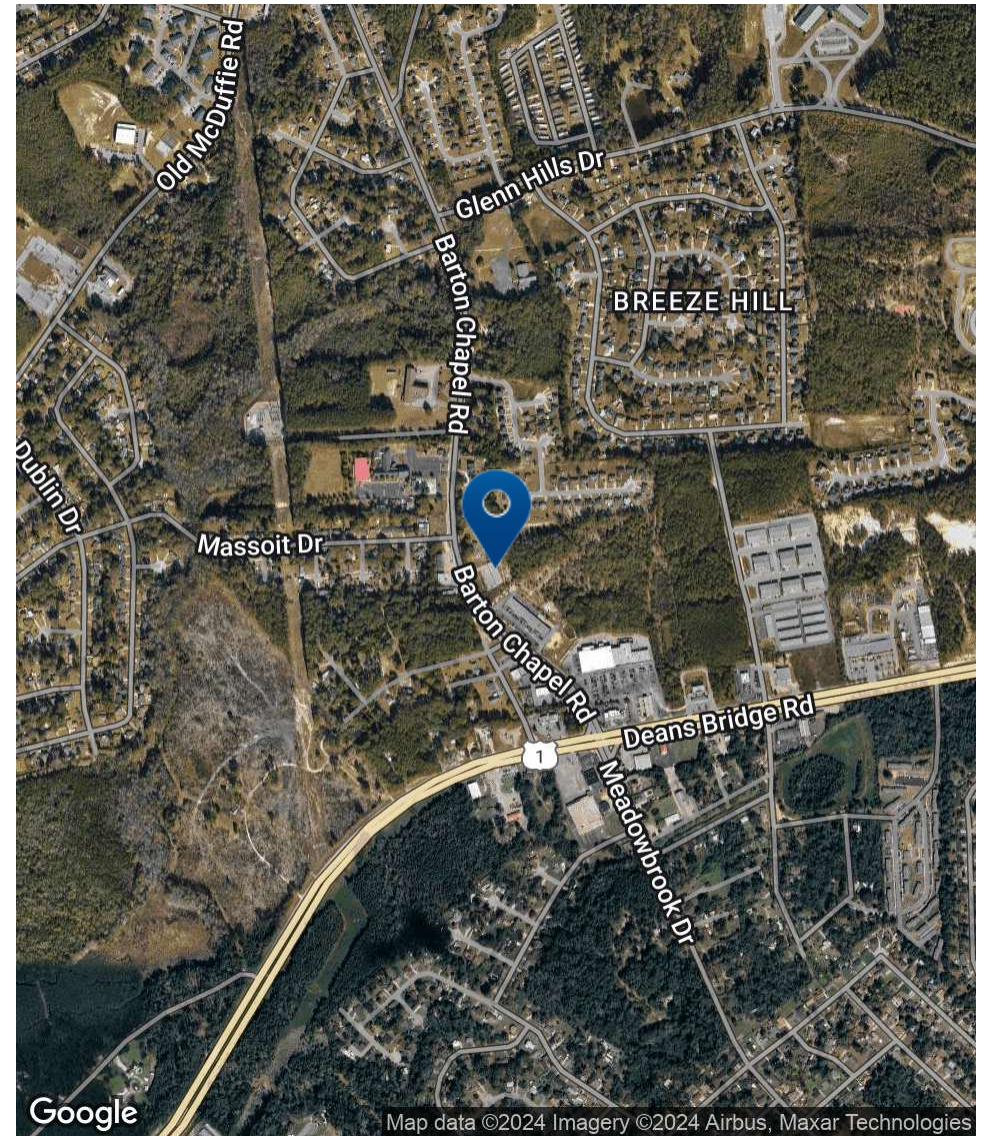
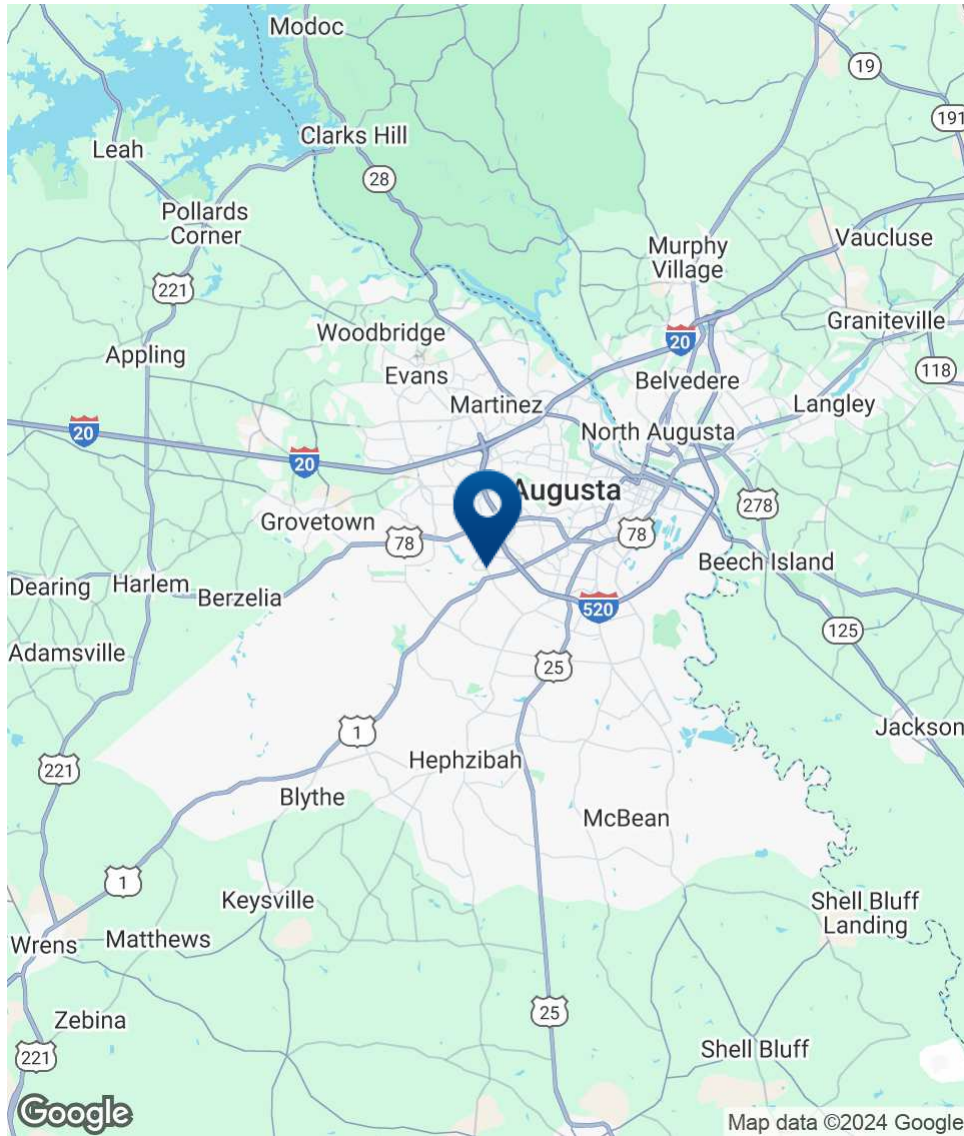
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 2	Available	1,400 SF	NNN	\$12.00 SF/yr	-
Suite 3	Available	1,000 SF	NNN	\$12.00 SF/yr	-



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Location Map



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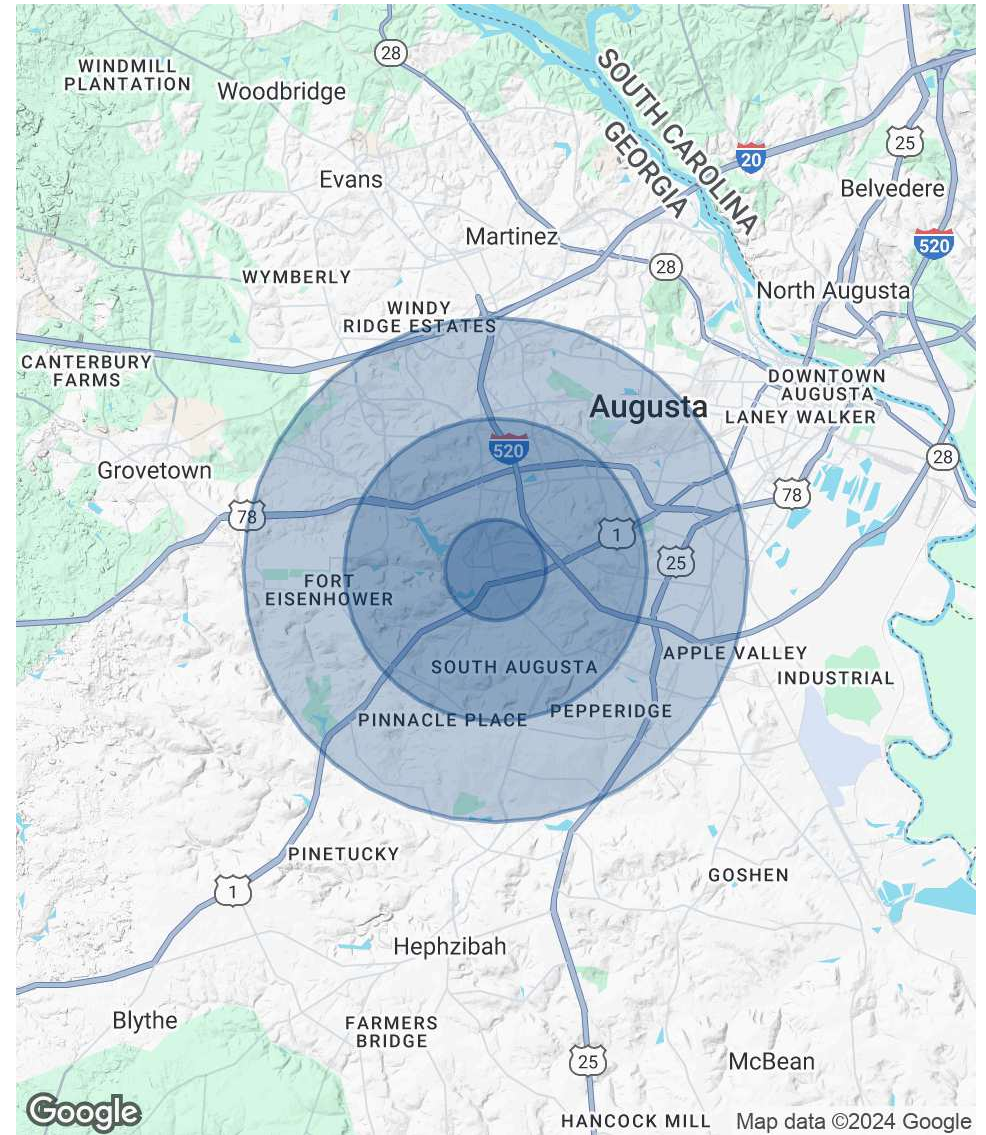
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,456	47,165	127,304
Average Age	38	38	38
Average Age (Male)	35	36	37
Average Age (Female)	40	39	39

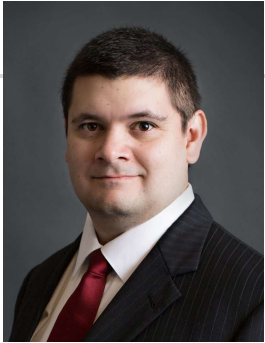
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,283	17,772	48,699
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$55,615	\$63,402	\$74,298
Average House Value	\$129,298	\$159,166	\$203,781

Demographics data derived from AlphaMap



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

Direct: **706.288.1077** | Cell: **706.627.2789**

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

4316 Washington Road
Evans, GA 30809
706.722.8334



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