



FOR LEASE

WHEELER ROAD
EXECUTIVE SUITES

3540 Wheeler Road Suite 409, Augusta, GA 30909

Property Summary



PROPERTY DESCRIPTION

Multiple suites available that can be leased as single offices or together for a discounted rate. All spaces are on 2nd floor except one 3rd floor unit. Lease rate includes all utilities including janitorial . Leases have flexible terms making this ideal for a startup company, a business that just needs an address or a company needing temporary space that doesn't want to sign a long term lease.

LOCATION DESCRIPTION

This office suite is located in the Wheeler Executive Center located off Bobby Jones Exp. (I-520) and Wheeler Rd. Interchange. The local area is surrounded by plenty of retail, restaurants, hotels, and local banks. The suite is located in the easy to find and well known Wheeler Executive Center which is on Wheeler Road near the Target shopping center and surrounded by heavy retail, banking, offices, and First Baptist Church.

OFFERING SUMMARY

Lease Rate:	\$500.00 - 1,000.00 per month
Available SF:	240 - 637 SF
Building Size:	3,225 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,693	26,328	63,461
Total Population	7,553	58,226	149,454
Average HH Income	\$106,706	\$93,263	\$92,280



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President & Broker
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Lease Spaces



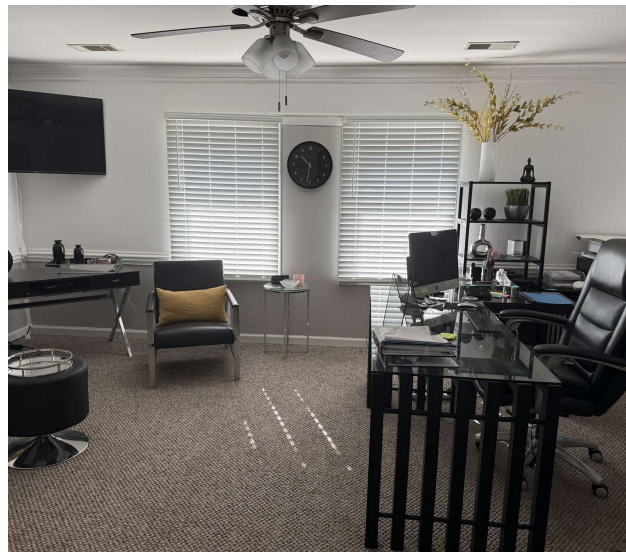
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	243 SF	Full Service	\$650 per month	Suite with private bathroom.
Suite 2	-	246 SF	Full Service	LEASED	Suite with private bathroom.
Suite 3	-	174 SF	Full Service	LEASED	Smaller back corner office
Suite 4	Available	251 SF	Full Service	\$700 per month	Large front office with double door entry and window.
Suite 5	Available	251 SF	Full Service	\$700 per month	Large front office with window.
Suite 6	Available	637 SF	Full Service	\$1,000 per month	Suite is the entirety of the third floor. The suite includes 2 bathrooms, a break area, and a private office.
Suite 7	Available	240 SF	Full Service	\$500 per month	Front office closest to door with exterior window and large closet.



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Additional Photos

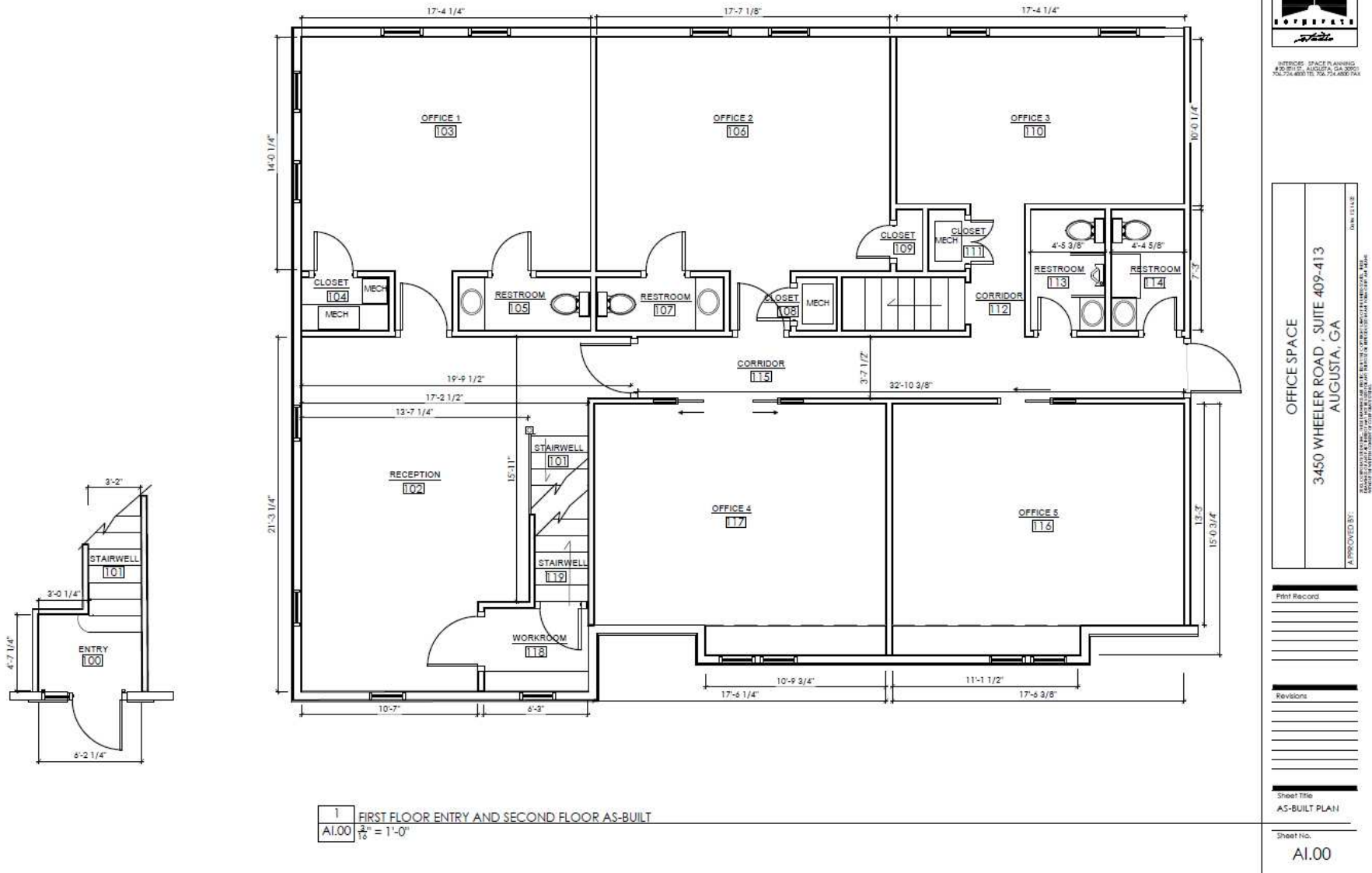


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INTERIORS SPACE PLANNING
#20 8TH ST., AUGUSTA, GA 30901
706.724.4800 TEL 706.724.4800 FAX

OFFICE SPACE
3450 WHEELER ROAD , SUITE 409-413
AUGUSTA, GA

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APPROVED BY:

[Print Record](#)

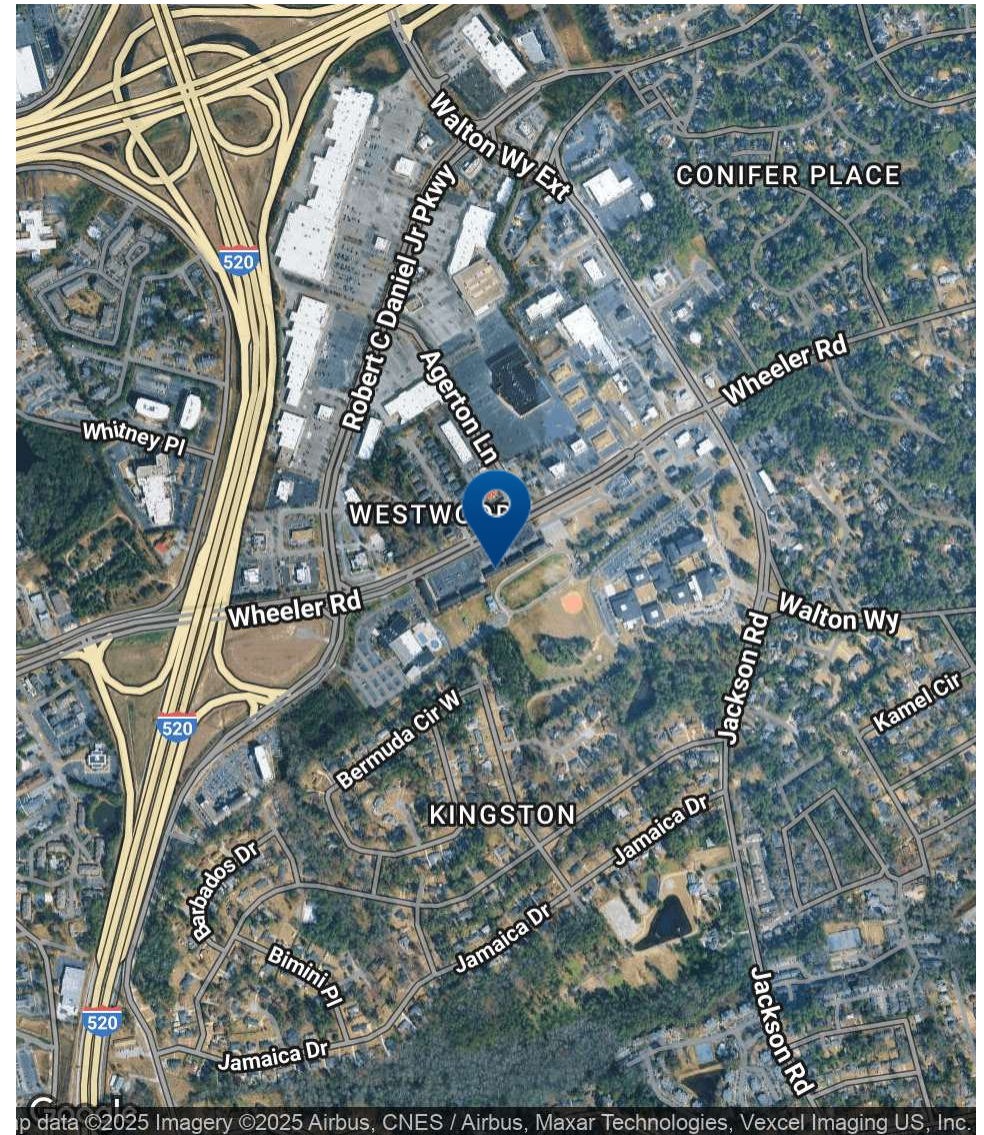
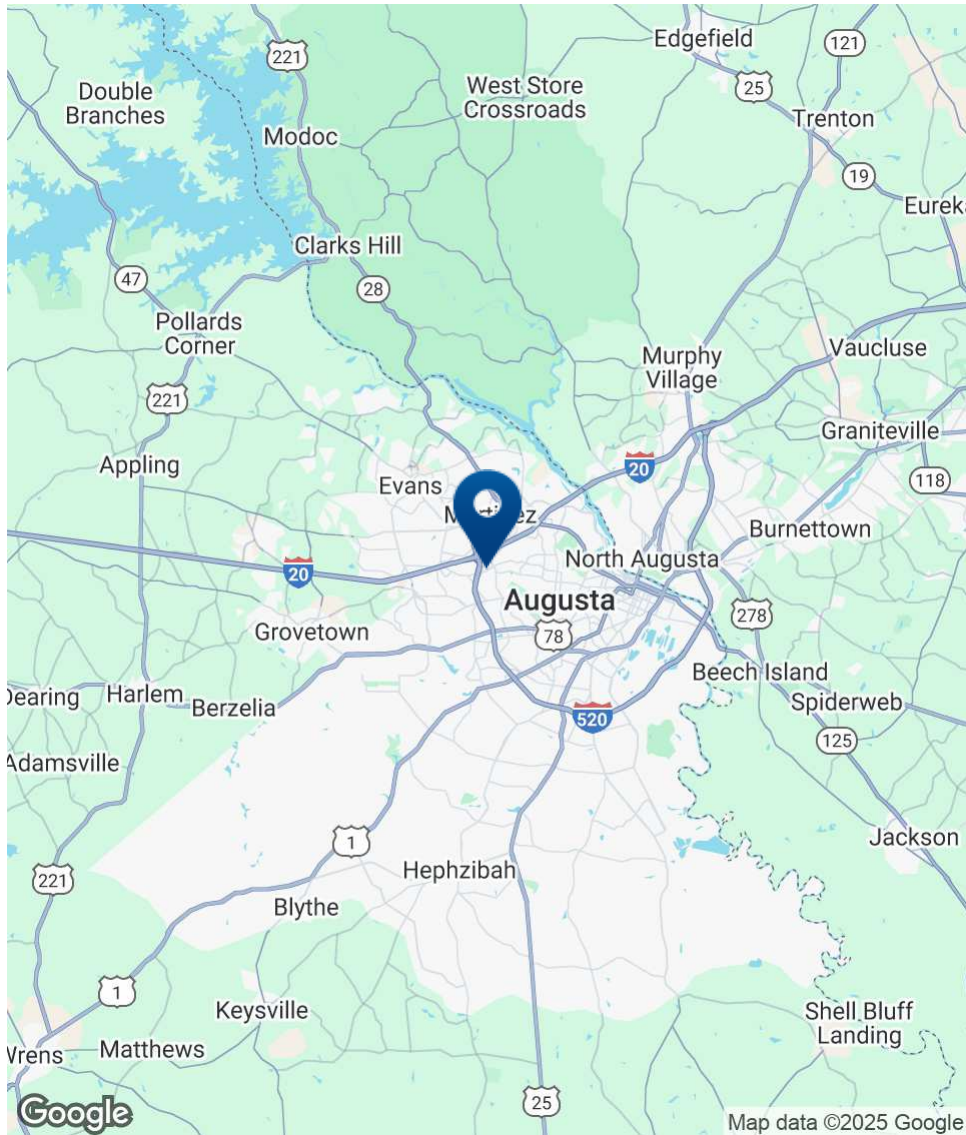
Revisions

Sheet Title
AS-BUILT PLAN

Sheet No.

AI.01

Location Map



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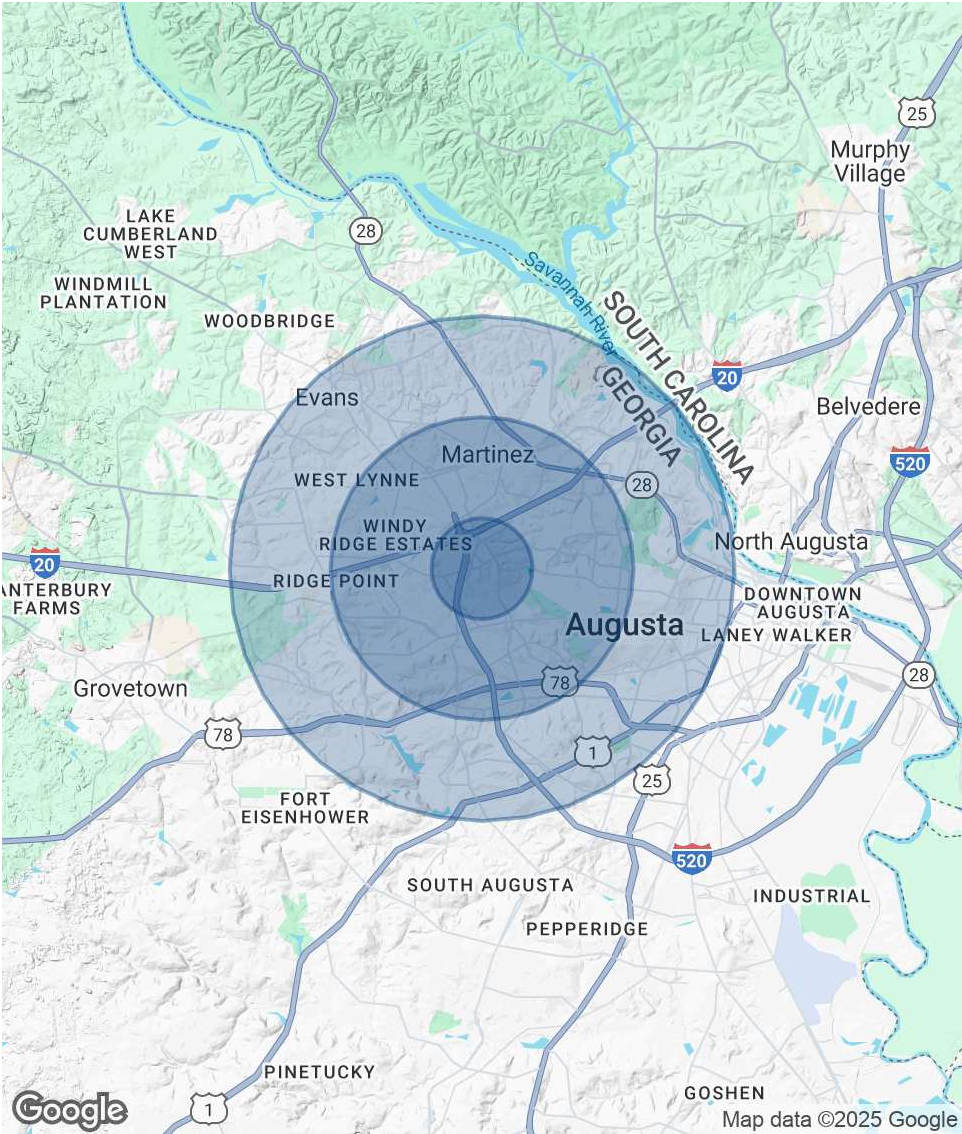
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,553	58,226	149,454
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,693	26,328	63,461
# of Persons per HH	2	2.2	2.4
Average HH Income	\$106,706	\$93,263	\$92,280
Average House Value	\$336,091	\$266,073	\$252,659

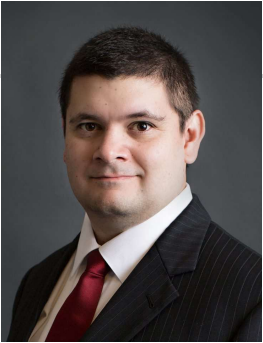
Demographics data derived from AlphaMap



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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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