



FOR LEASE

MILLEDGEVILLE ROAD  
FLEX SPACE

2403 Milledgeville Rd, Augusta, GA 30906

# Property Summary



## PROPERTY DESCRIPTION

Flex space warehouse with 5 different units all in varying sizes and layouts. Currently one space is available - one at 5,739 SF. Spaces are 70 foot wide and have 12-14 foot ceiling height. All spaces have a drive in door. Site is secured and has vehicle storage space in the rear. Property is zoned B-2.

## LOCATION DESCRIPTION

Located on Milledgeville Road in South Augusta, this industrial property is nearby many major thoroughfares through Richmond County to include Deans Bridge Road, Gordon Highway, and Wrightsboro Road. The area is mostly industrial and commercial with multiple garages and warehouses in the surrounding area.

## OFFERING SUMMARY

Lease Rate:	\$5.80 SF/yr (MG)
Available SF:	5,739 SF
Lot Size:	1.97 Acres
Building Size:	32,741 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,382	25,367	60,228
Total Population	7,600	54,407	127,147
Average HH Income	\$27,678	\$40,978	\$47,034



**JOE EDGE, SIOR, CCIM**  
 President & Broker  
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# Lease Spaces

## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	5,739 SF	Lease Rate:	\$5.80 SF/yr

## AVAILABLE SPACES

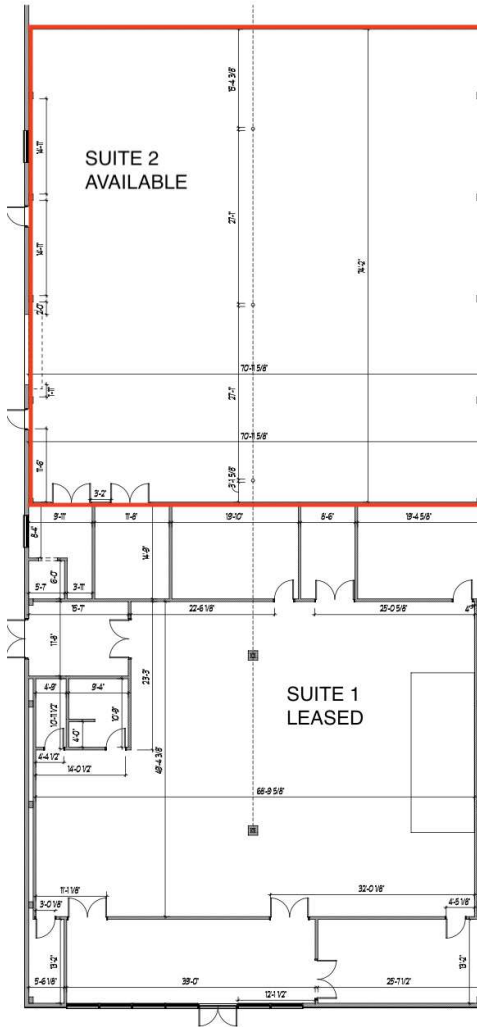
SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
2403 Milledgeville Rd Suite 1	5,364 SF	LEASED	-
2403 Milledgeville Rd Suite 2	5,739 SF	\$5.80 SF/yr	Space directly behind front suite.
2403 Milledgeville Rd Suite 3	6,850 - 19,617 SF	\$5.80 SF/yr	Suite 3 is open and combined with Suite 4 but can be subdivided.
2403 Milledgeville Rd Suite 4	7,028 - 19,617 SF	\$5.80 SF/yr	Space is 86x70 with 12 foot ceilings. Space has one drive up door.
2403 Milledgeville Rd Suite 5-6	7,684 SF	LEASED	-



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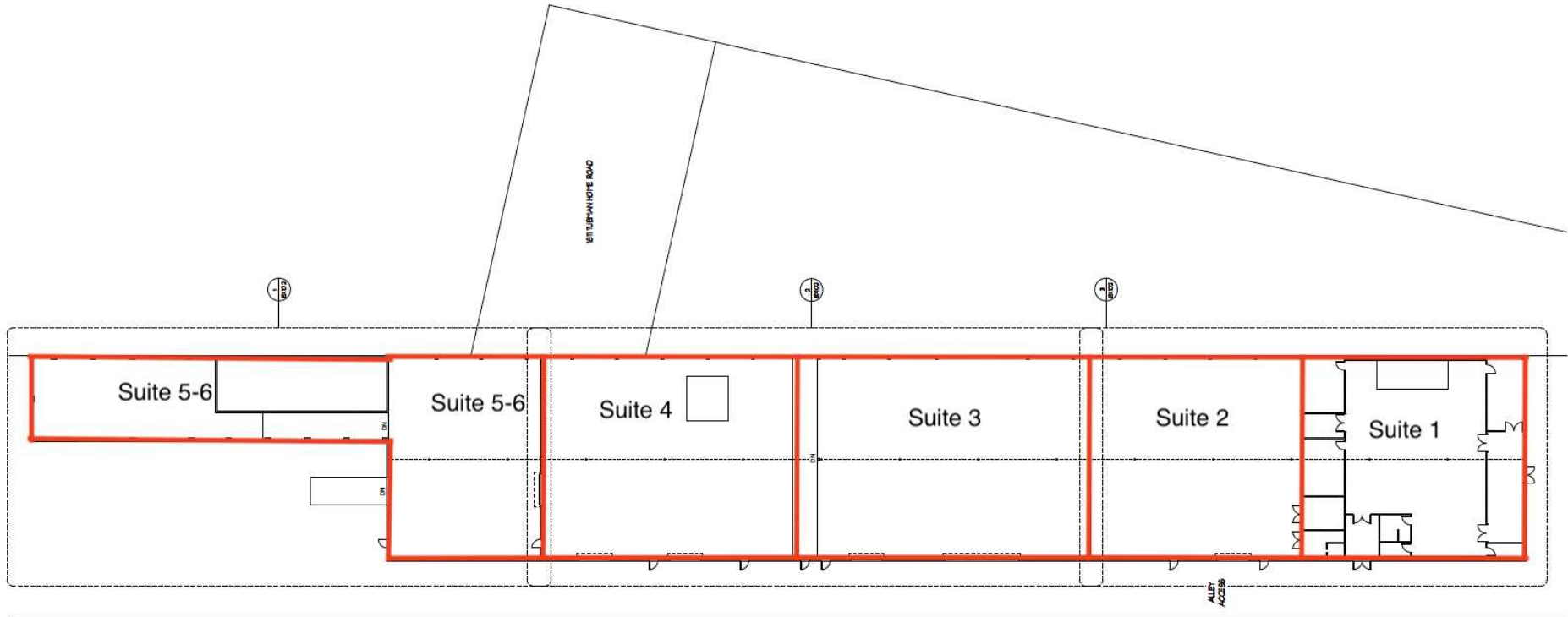


# FLOORPLANS



3 EXISTING FLOORPLAN - FRONT  
SCALE: 1/8" = 1'-0"

# SITE PLAN



1 EXISTING FLOORPLAN - COMPOSITE  
SCALE: 1/8" = 1'-0"

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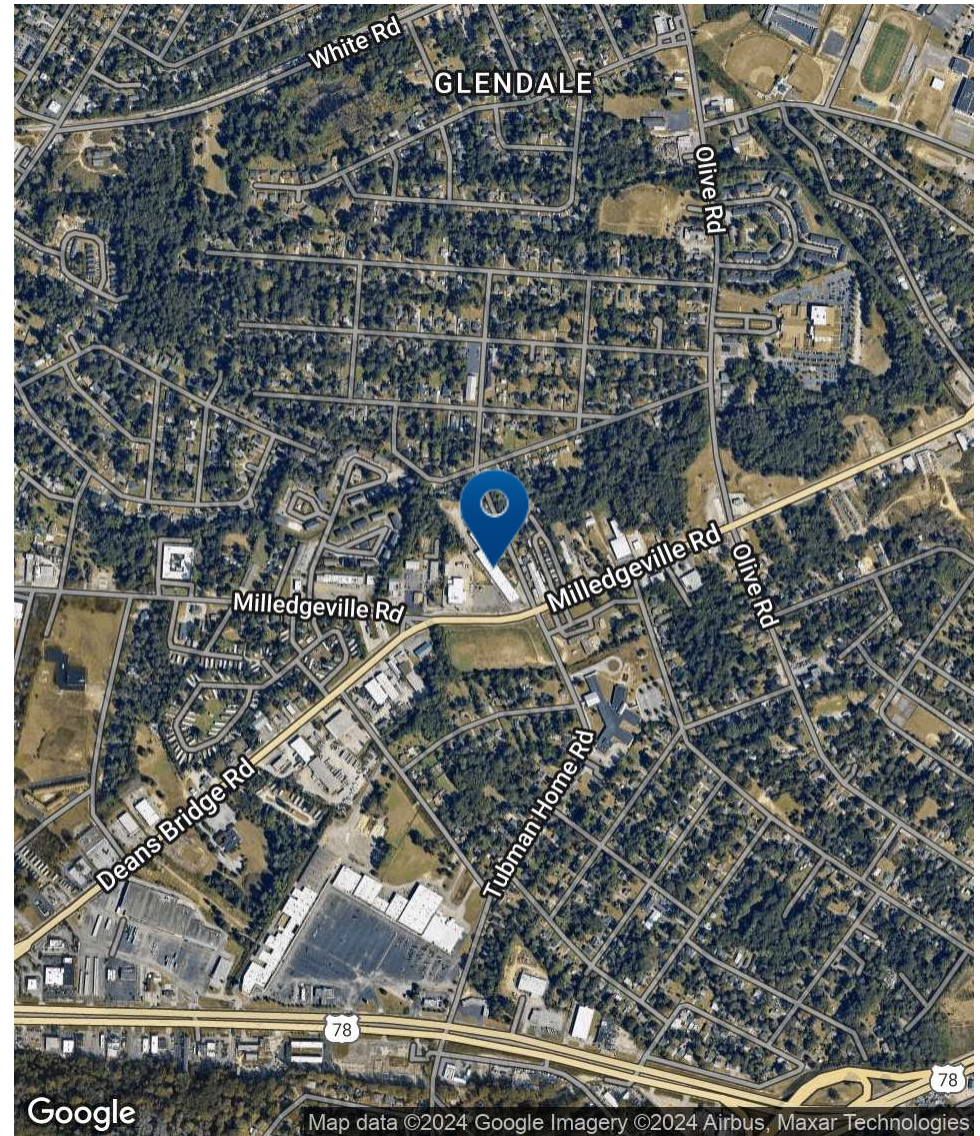
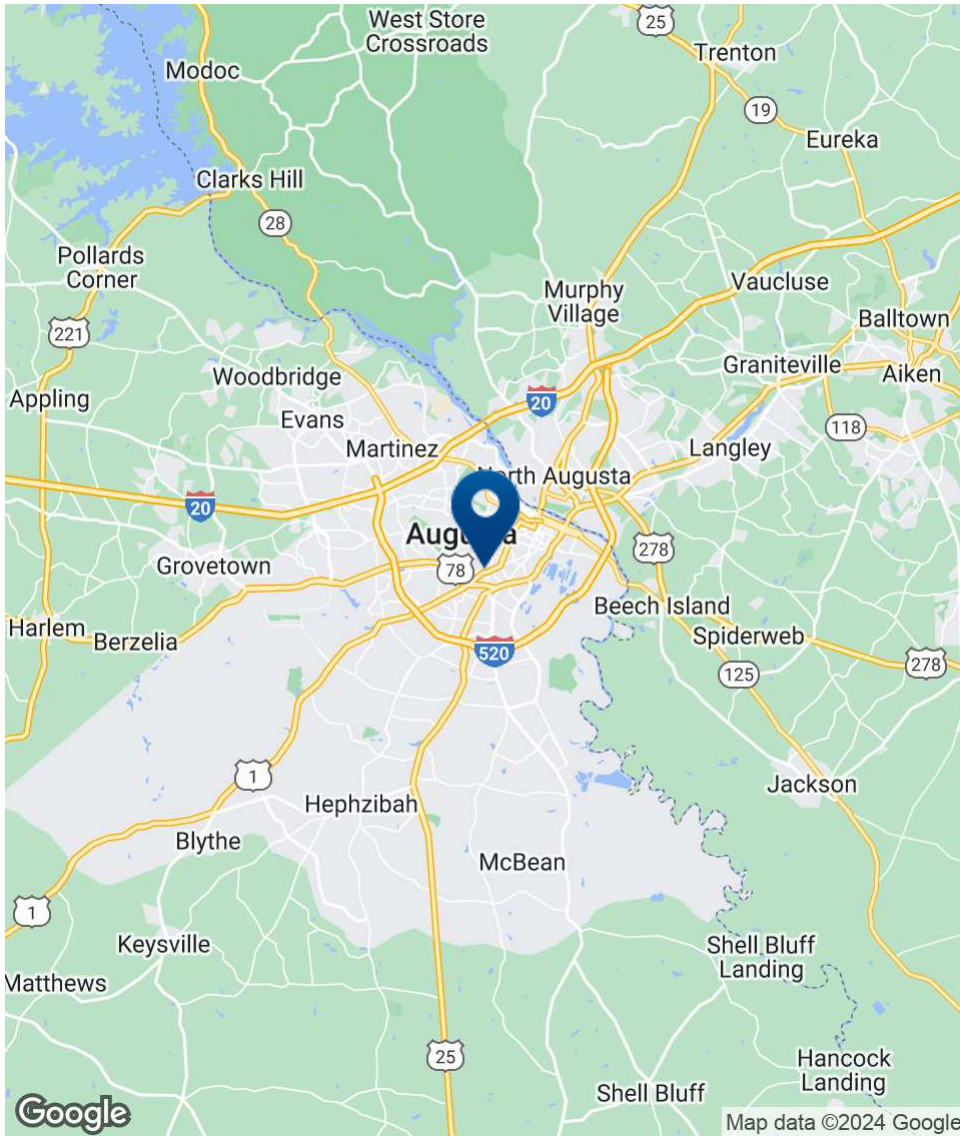


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# Location Map



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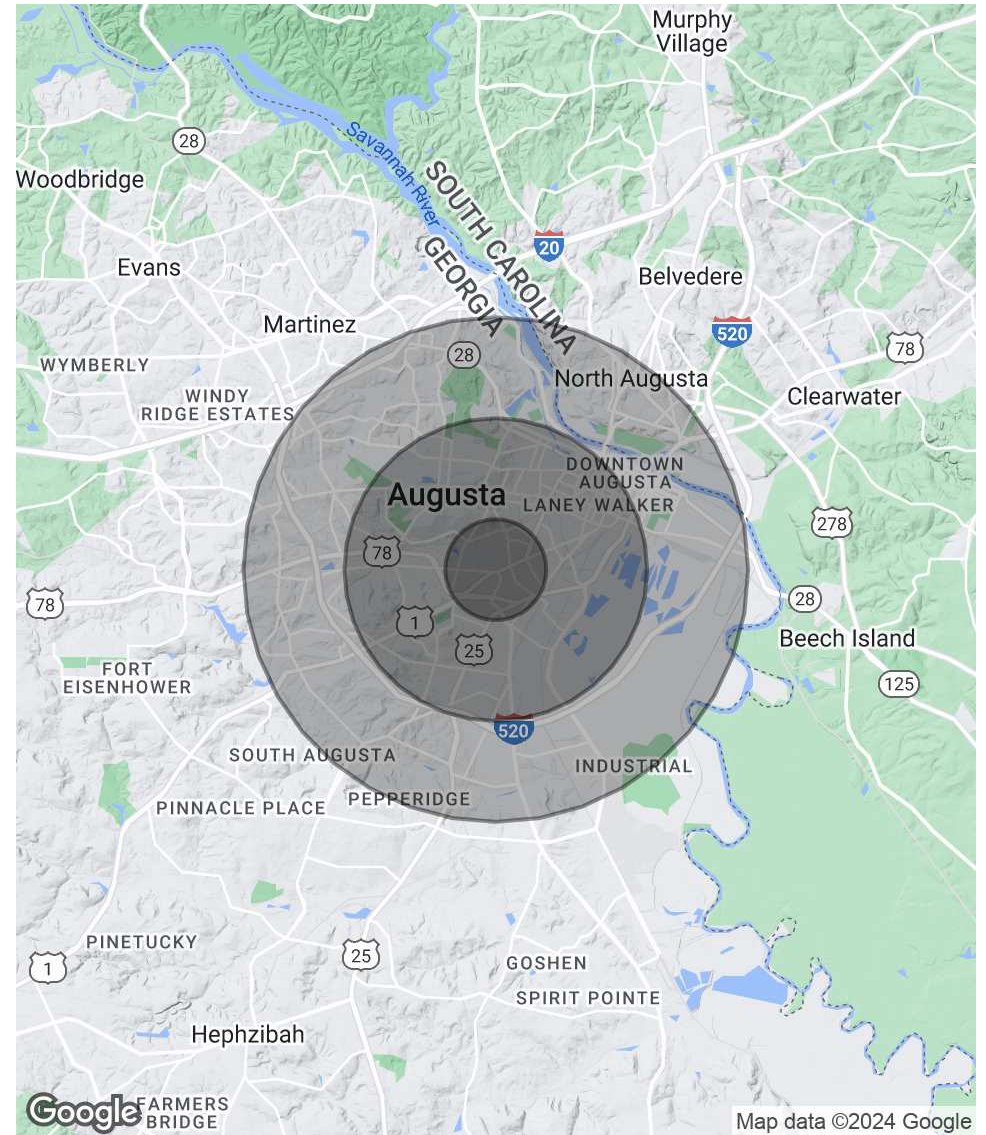
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,600	54,407	127,147
Average Age	33.5	35.3	36.6
Average Age (Male)	30.9	32.3	34.1
Average Age (Female)	37.1	38.6	39.5

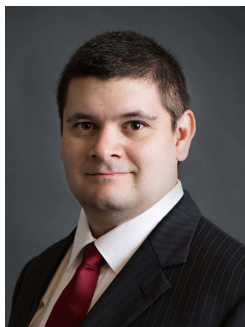
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,382	25,367	60,228
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$27,678	\$40,978	\$47,034
Average House Value	\$44,645	\$98,117	\$120,344

\* Demographic data derived from 2020 ACS - US Census





# Contact



## JOE EDGE, SIOR, CCIM

President & Broker

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## PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. 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. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten 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](http://www.ccim.com) or [www.sior.com](http://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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