



FOR LEASE

SALEM PLAZA

2228 Rosier 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

This shopping center has one vacancy remaining. The unit is a 988 SF retail space that is primarily wide open inside. Property features a strong mix of tenants, ample parking, and high-visibility signage along a busy feeder road. Leases are modified gross with landlord responsible for the roof (new), exterior of the property and parking lot. Space is ideal for retail, salon, or general office use, the suite offers easy access to Peach Orchard Road, Windsor Spring Road, and is just 10 minutes from Fort Gordon.

LOCATION DESCRIPTION

Located on Rosier Road in South Augusta, this small strip center is located between Peach Orchard Road and Windsor Spring Road. It is just a ten minute drive away from Fort Gordon and other busy thoroughfares such as Bobby Jones Expressway.

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Number of Units:	6
Available SF:	988 SF



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Lease Spaces

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	988 SF	Lease Rate:	\$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2228 Rosier Rd - A	-	1,690 SF	Modified Gross	LEASED
2228 Rosier Rd - B	-	570 SF	Modified Gross	LEASED
2228 Rosier Rd - C	-	570 SF	Modified Gross	LEASED
2228 Rosier Rd - D	Available	988 SF	Modified Gross	\$15.00 SF/yr
2228 Rosier Rd - E	-	1,140 SF	Modified Gross	LEASED
2228 Rosier Rd - F	-	2,242 SF	Modified Gross	LEASED

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Additional Photos

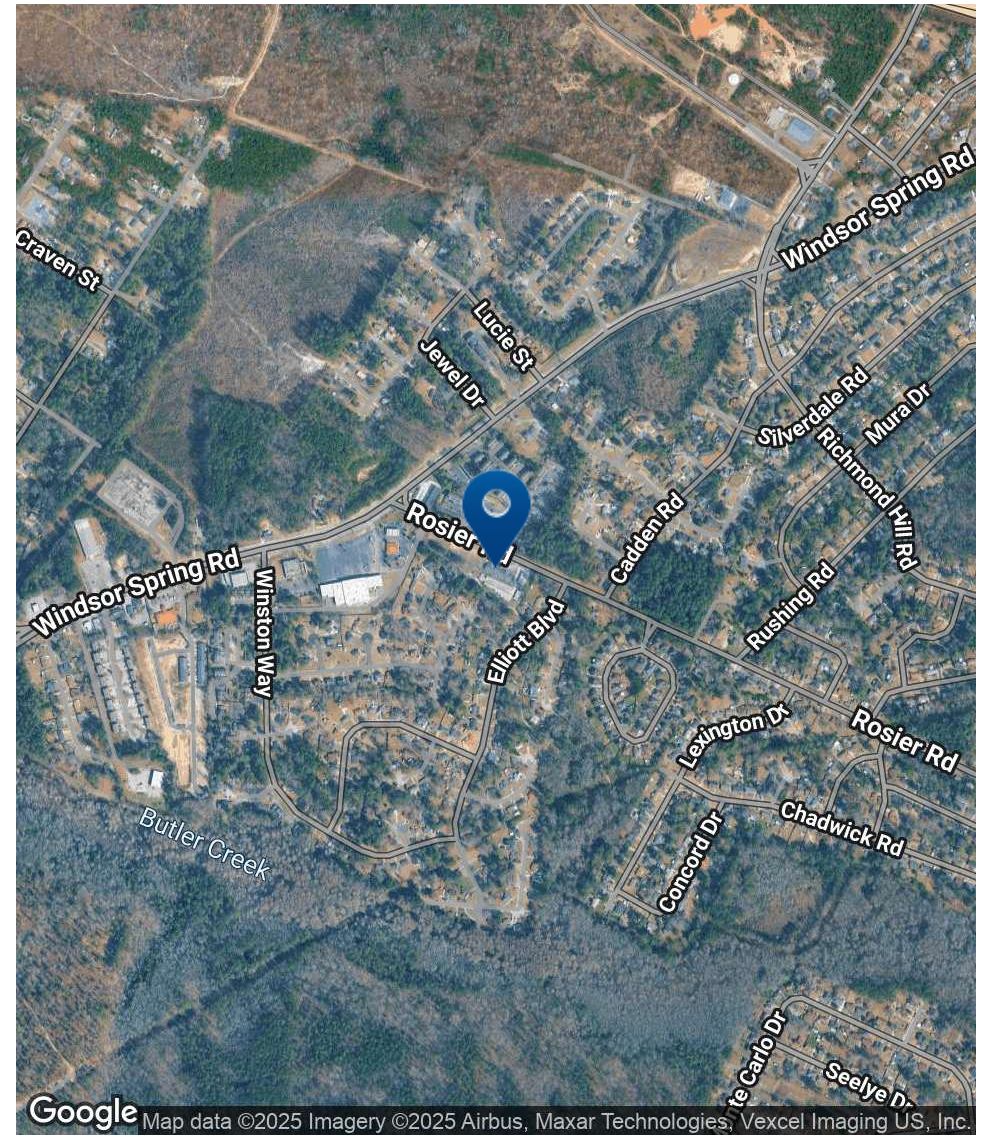
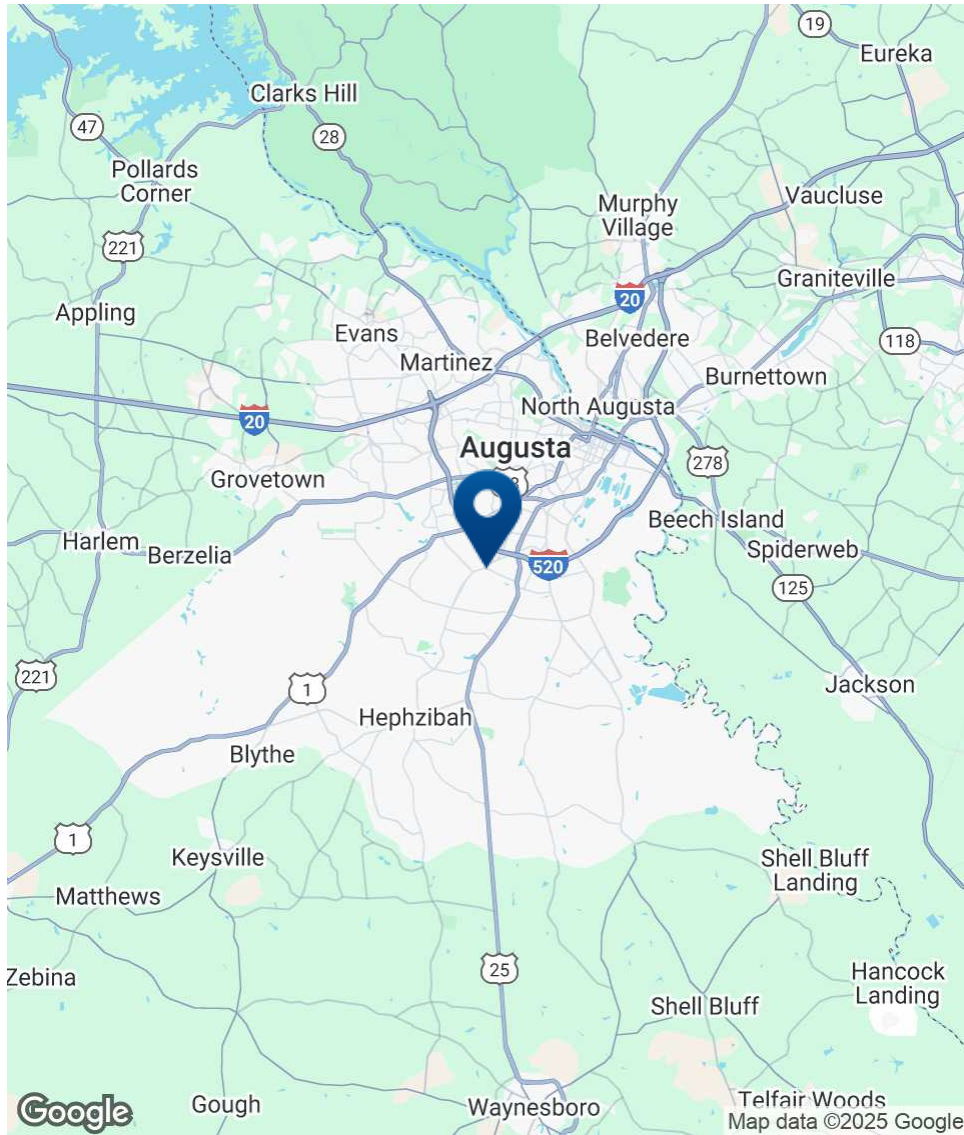


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Location Map



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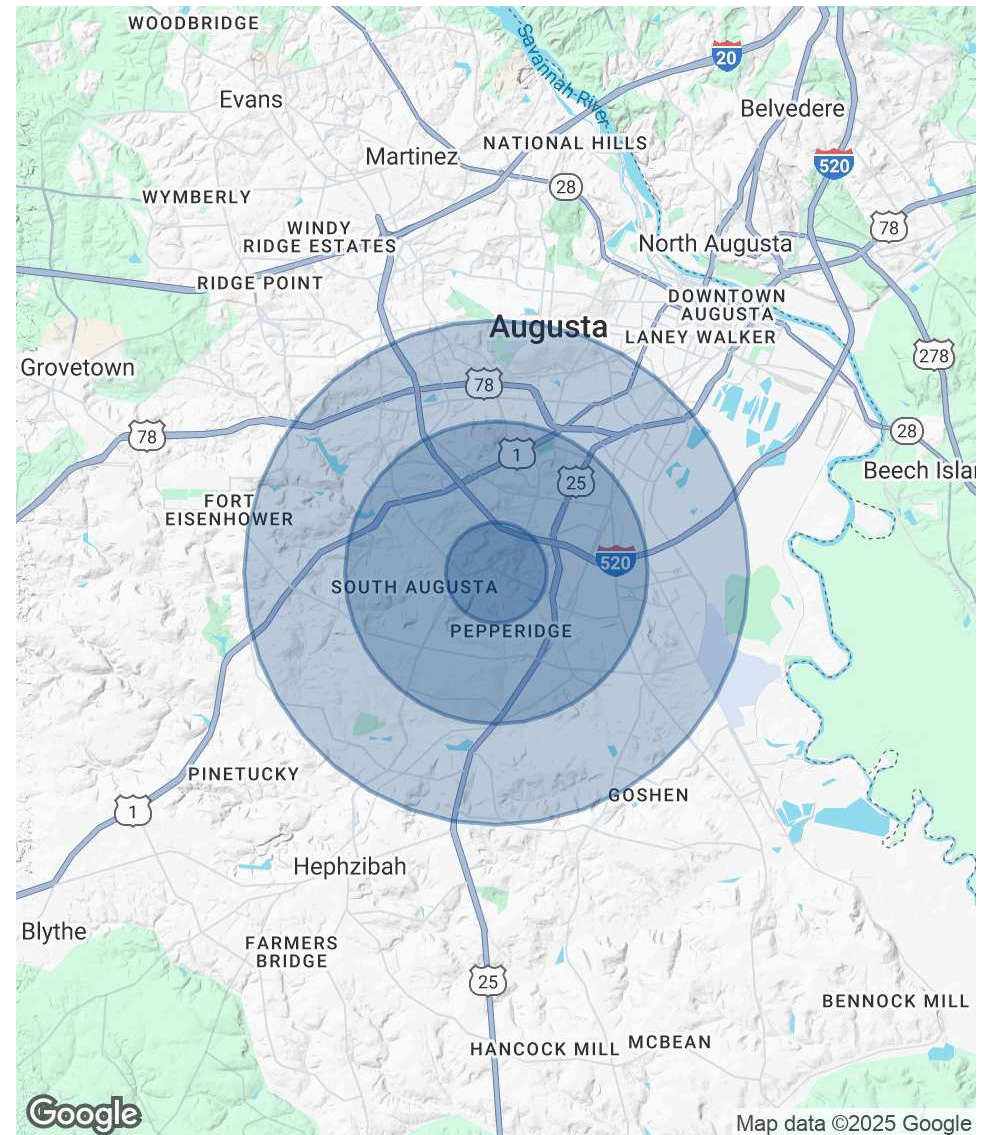
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Demographics Map & Report

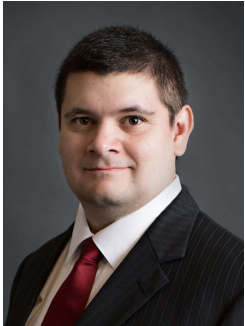
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,089	54,271	98,758
Average Age	40	39	39
Average Age (Male)	37	37	37
Average Age (Female)	42	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,283	20,317	37,664
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$59,952	\$61,958	\$65,213
Average House Value	\$161,031	\$143,877	\$165,457

* Demographic data derived from 2020 ACS - US Census



Advisor Bio



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

4316 Washington Road
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