



FOR LEASE

1305 GEORGIA AVENUE

North Augusta, SC 29841

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

This office building can be leased to a single user, or it can be divided in two or three sections. Building has tons of extra storage in addition to the office space. All spaces have multiple office arrangements and options. Building has ample parking and easy access on Georgia Avenue as well as rear street access.

LOCATION DESCRIPTION

This property is located on Georgia Avenue and is near the Martintown Road intersection. It just minutes away from Downtown North Augusta and Downtown Augusta and the Georgia Cyber Center.

OFFERING SUMMARY

Lease Rate:	\$2,000 per month (MG)
Number of Units:	3
Available SF:	1,650 SF
Lot Size:	0.6 Acres
Building Size:	7,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,156	16,269	36,581
Total Population	4,736	38,134	86,046
Average HH Income	\$48,001	\$48,845	\$49,189



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Lease Spaces



LEASE INFORMATION

Lease Type:	NN	Lease Term:	Negotiable
Total Space:	1,650 SF	Lease Rate:	\$14.50 SF/yr

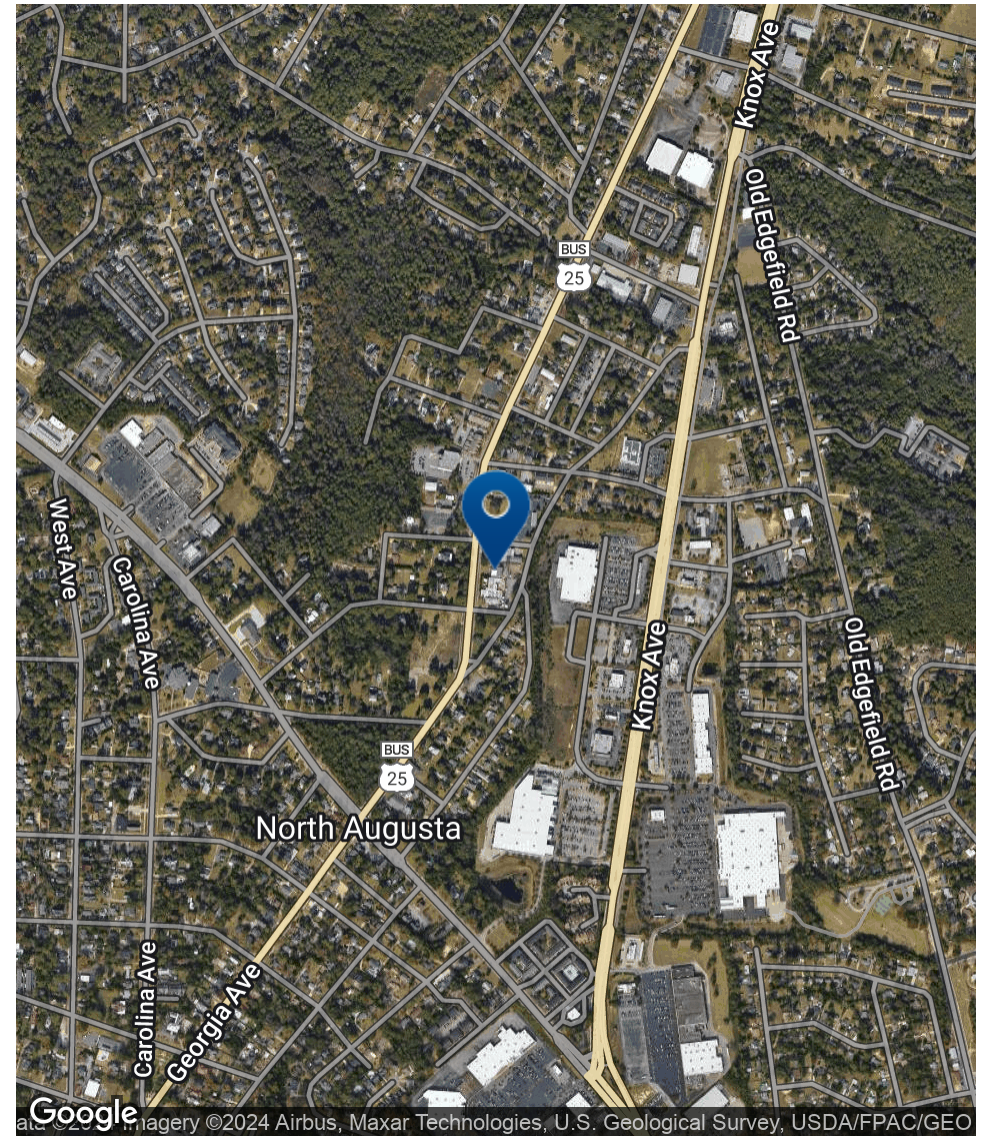
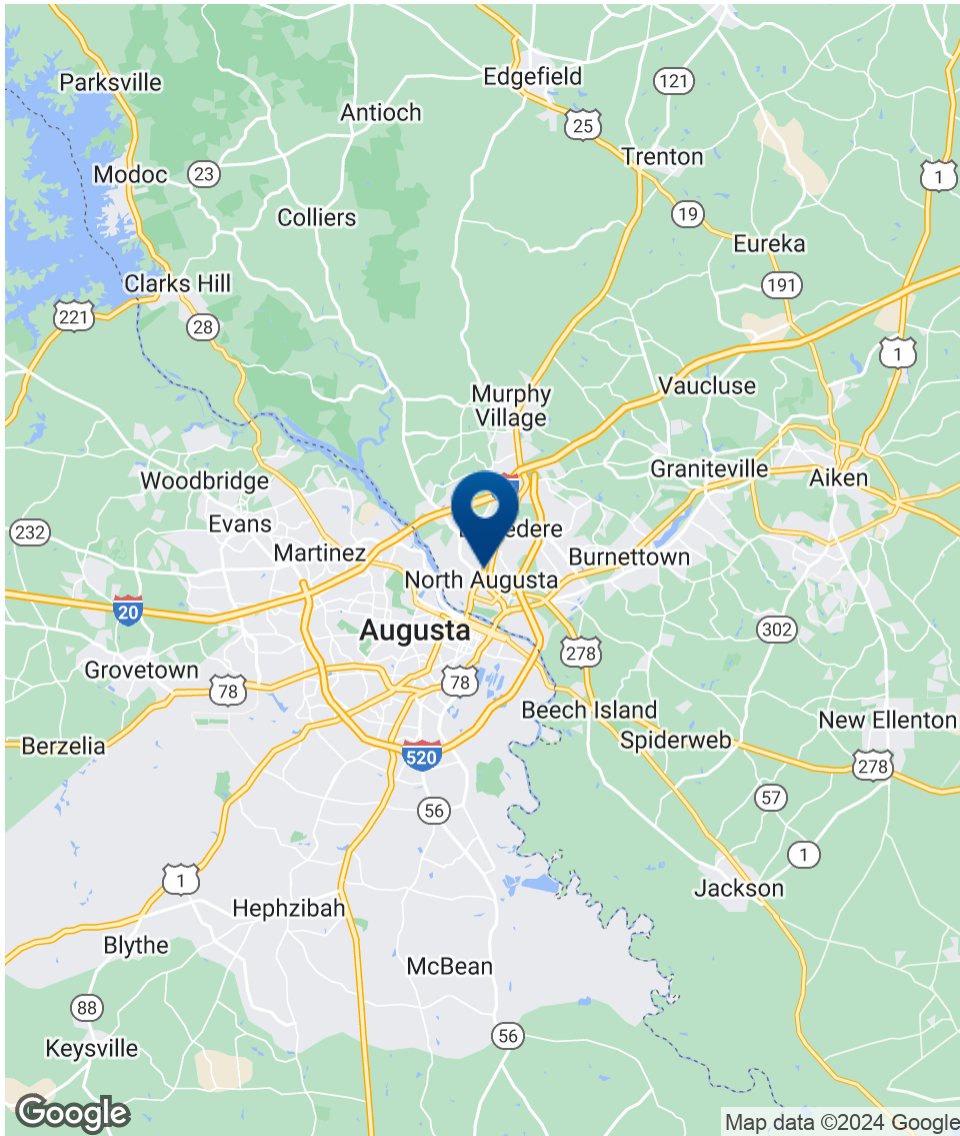
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 3	Available	1,650 SF	Modified Net	\$14.50 SF/yr



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Location Map



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SHERMAN & HEMSTREET REAL ESTATE COMPANY | 4316 WASHINGTON ROAD, EVANS, GA 30809 | SHERMANANDHEMSTREET.COM

Additional Photos



**SHERMAN &
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Real Estate Company

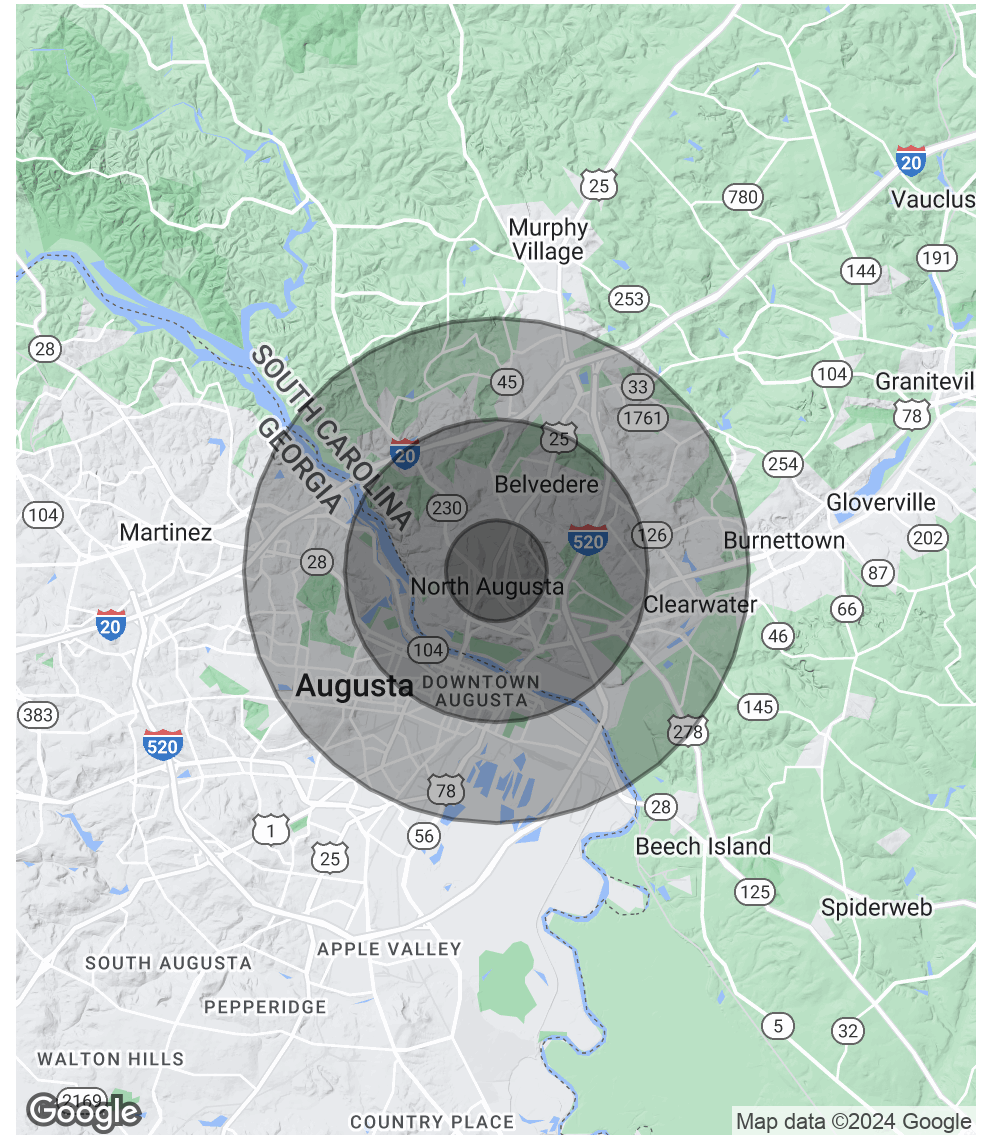
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,736	38,134	86,046
Average Age	39.1	38.4	37.0
Average Age (Male)	35.0	36.1	35.2
Average Age (Female)	43.1	40.5	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,156	16,269	36,581
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$48,001	\$48,845	\$49,189
Average House Value	\$157,890	\$153,317	\$142,823

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio 1



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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 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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