



FOR LEASE

1634 GORDON

HIGHWAY

Augusta, GA 30904

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
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706.288.1077

Property Summary



PROPERTY DESCRIPTION

This four bay auto shop consists of 4,440 SF and is part of a larger 7,490 SF building. The remaining space is currently leased to Boost Mobile. The auto shop has 18 parking spaces, 4 roll up doors and plenty of lay down yard area. Site has excellent signage opportunity and 150 foot of frontage on Gordon Hwy. Site has over 22,000 cars pass by each day.

LOCATION DESCRIPTION

This space is located just 0.3 miles East of the intersection of Gordon Highway and Deans Bridge Road. It is in close proximity to national retailers and restaurants including Harvey's Supermarket, Hibbett Sports, Citi Trends, McDonalds, Waffle House and Burger King.

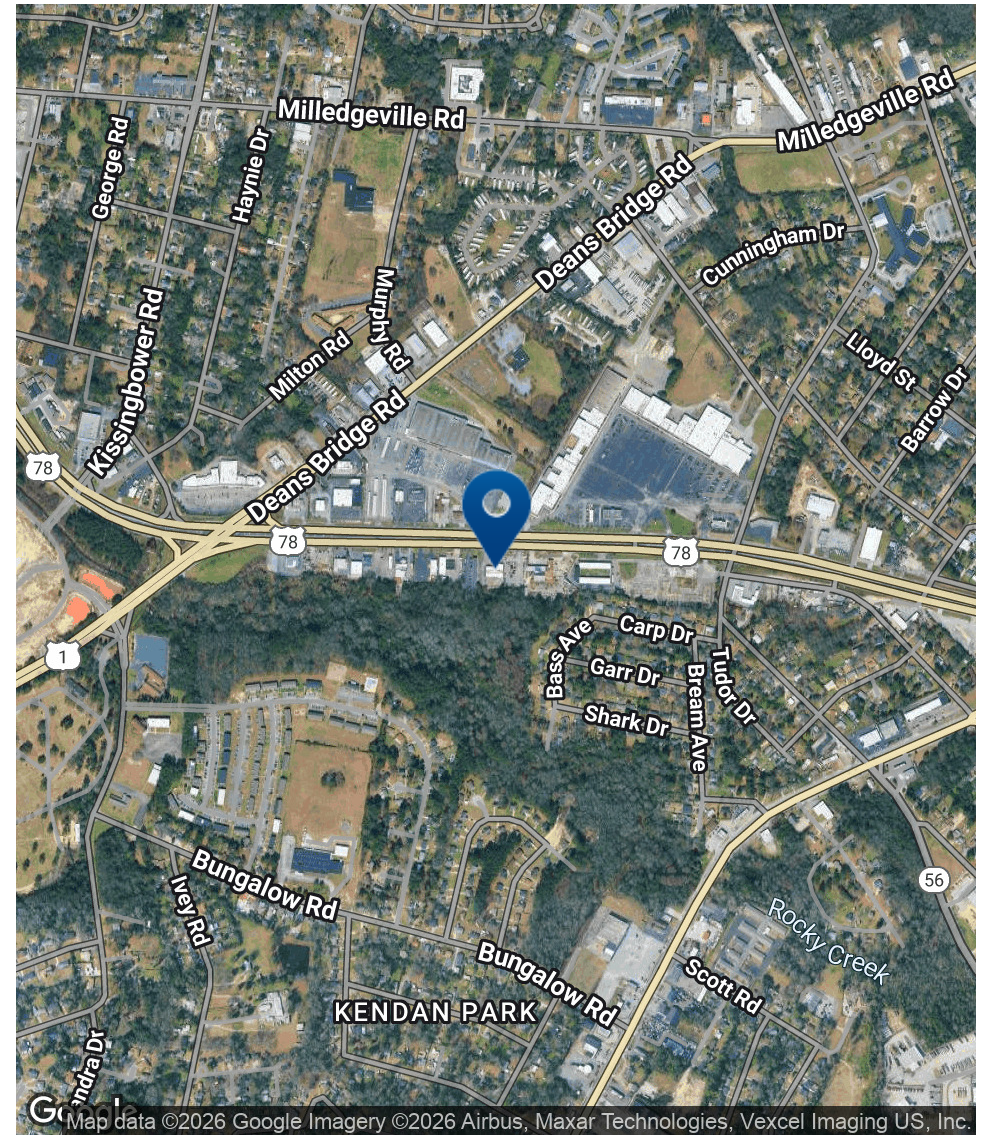
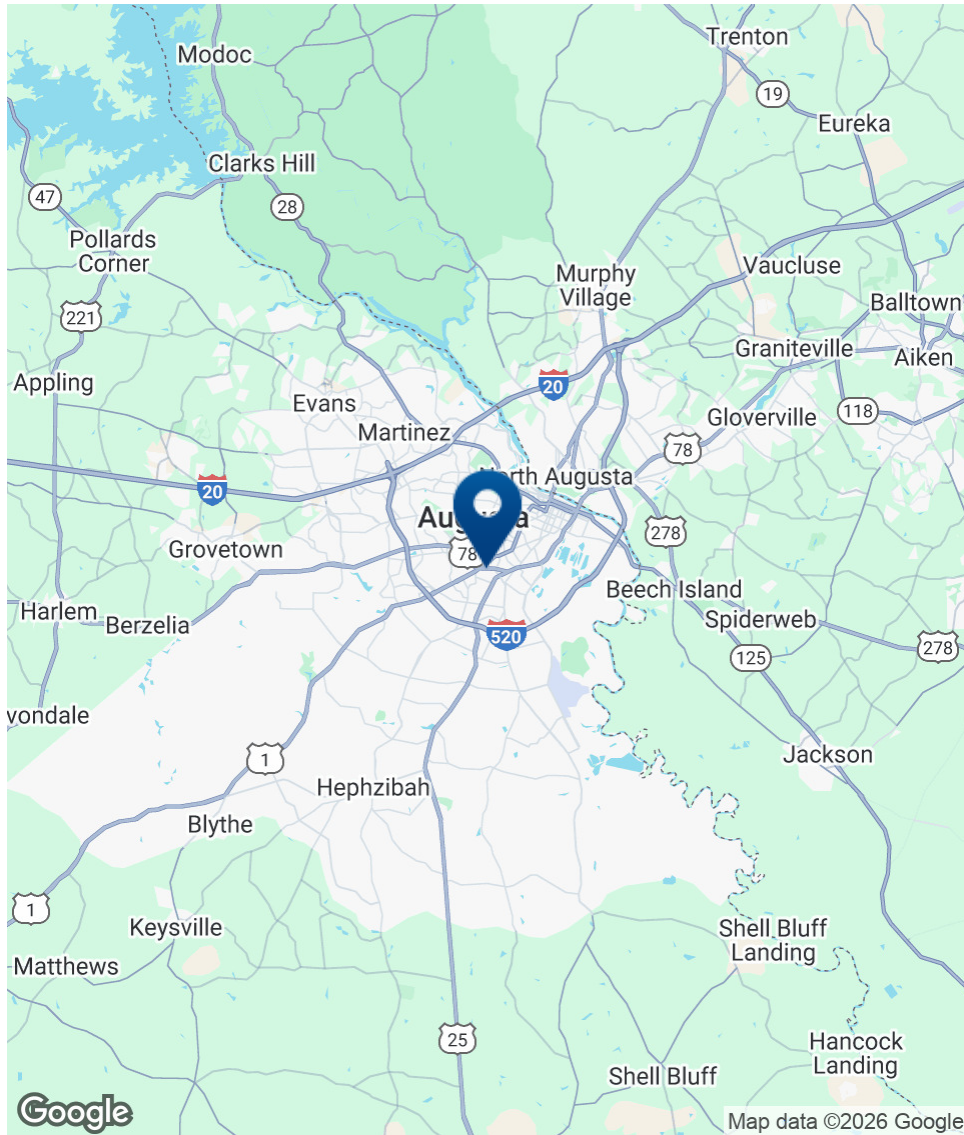
PROPERTY HIGHLIGHTS

- 150 Feet frontage on Gordon Hwy
- 18 parking spaces (2.02 Spaces per 1,000 SF Leased)
- 4 roll-up doors
- Perfect location for auto repair group
- Ample lay-down yard space

OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Available SF:	4,400 SF
Building Size:	7,490 SF

Location Map



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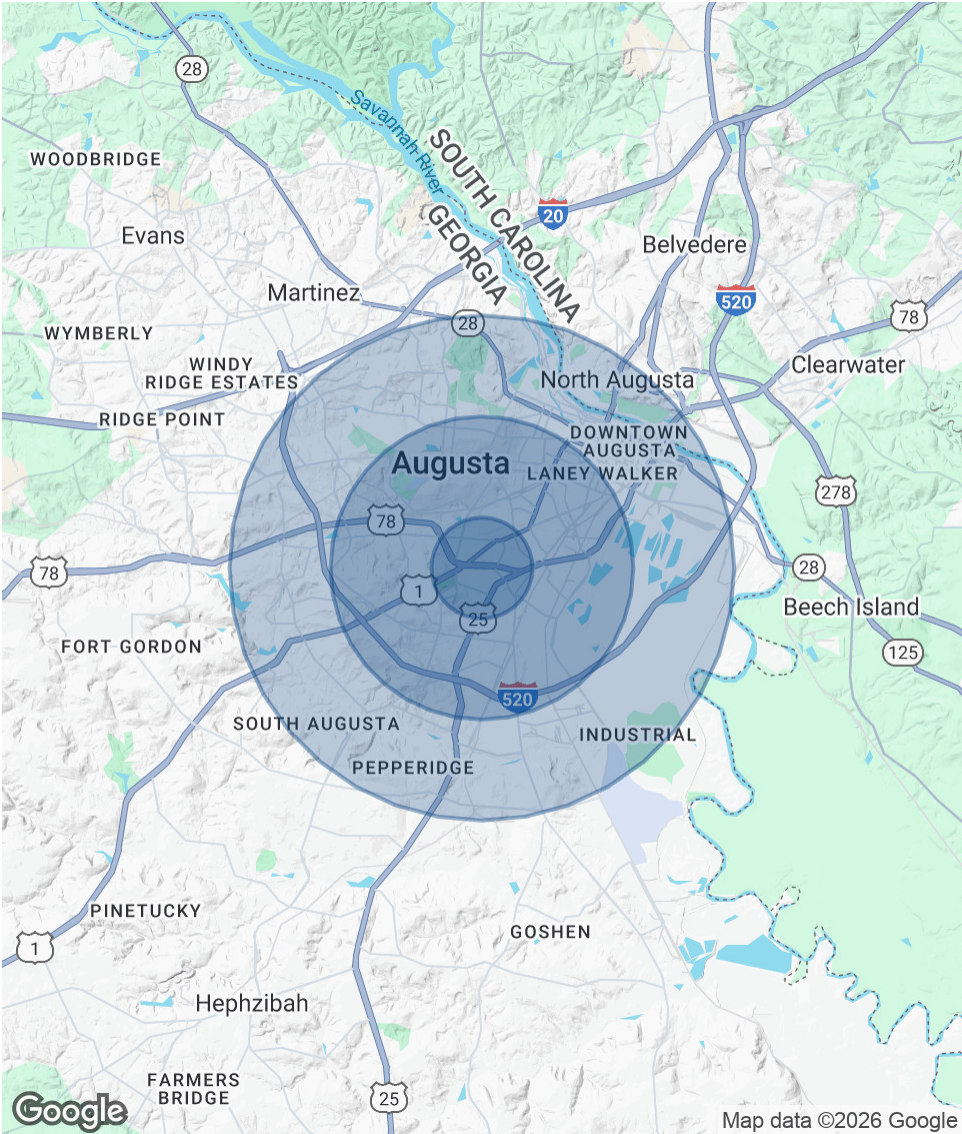
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,769	51,098	116,078
Average Age	39	40	40
Average Age (Male)	38	38	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,781	21,122	48,532
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$39,252	\$58,831	\$68,855
Average House Value	\$114,896	\$172,433	\$206,968

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 is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
706.722.8334



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