

FOR LEASE

DOWNTOWN OFFICE -

RETAIL FOR LEASE

1290 Broad Street, Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

Retail/Office property located at the gateway to Downtown Augusta, Georgia. Property consists of 4,854 SF of wide open space, exposed brick walls and open ceilings. Roll Up door at the rear accesses from alley on 13th Street. Great space with the potential for a variety of uses. This building has been recently renovated, with an updated facade, and exposed brick walls and ceiling. This space is wide open, leaving room for all build-out possibilities. This space has a large roll up door in the rear with access to the alley behind the building.

LOCATION DESCRIPTION

Located at the corner of 13th Street and Broad, this retail/office space is the first building you see coming into Downtown Augusta. Neighboring businesses include the Hyatt House Hotel, Frog Hollow restaurant, Johnson, Laschober and Associates (engineering firm) and many more.

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (MG)
Available SF:	4,854 SF
Building Size:	4,854 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,551	18,759	43,331
Total Population	5,882	44,375	101,009
Average HH Income	\$38,444	\$41,935	\$47,890



JOE EDGE, SIOR, CCIM
 President & Broker
 jedge@shermanandhemstreet.com
 706.288.1077

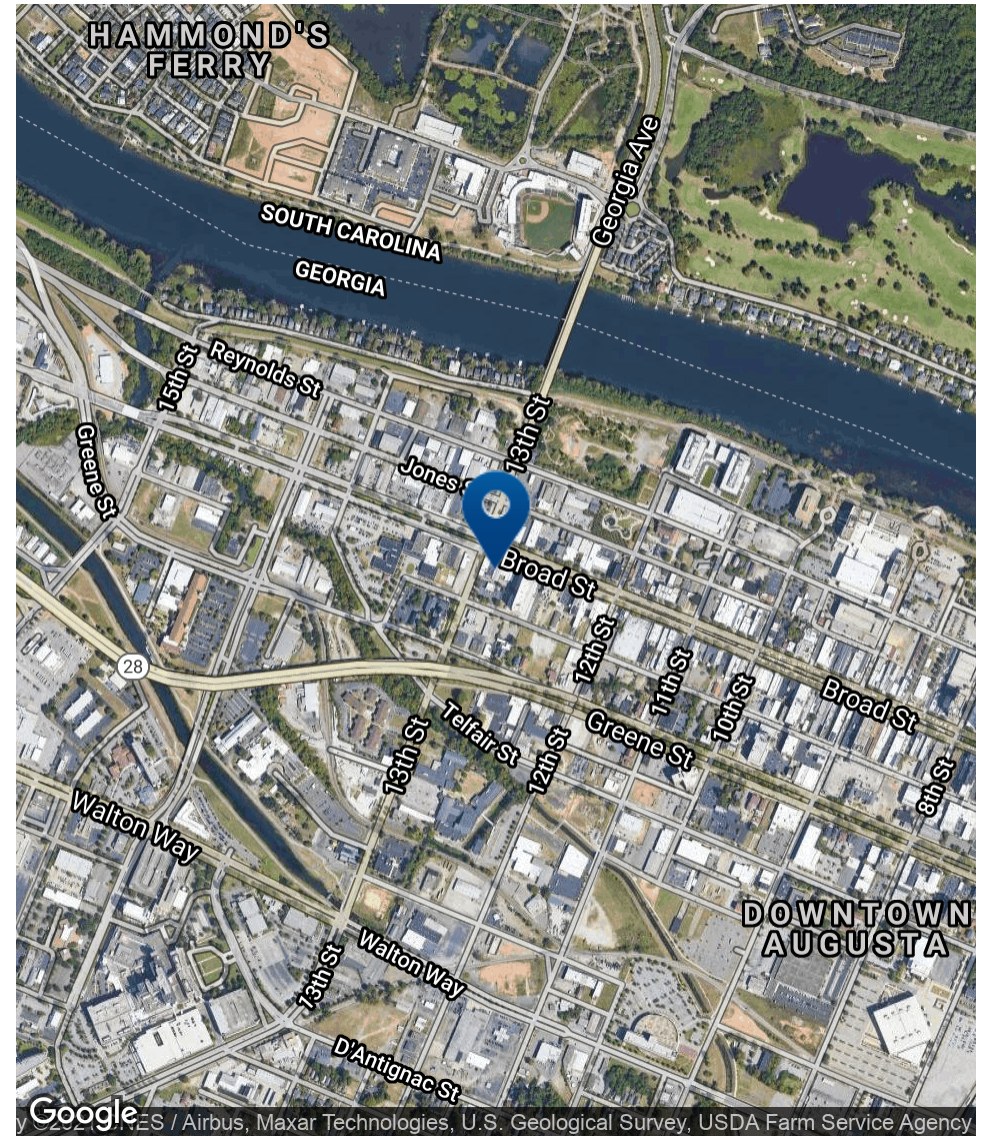
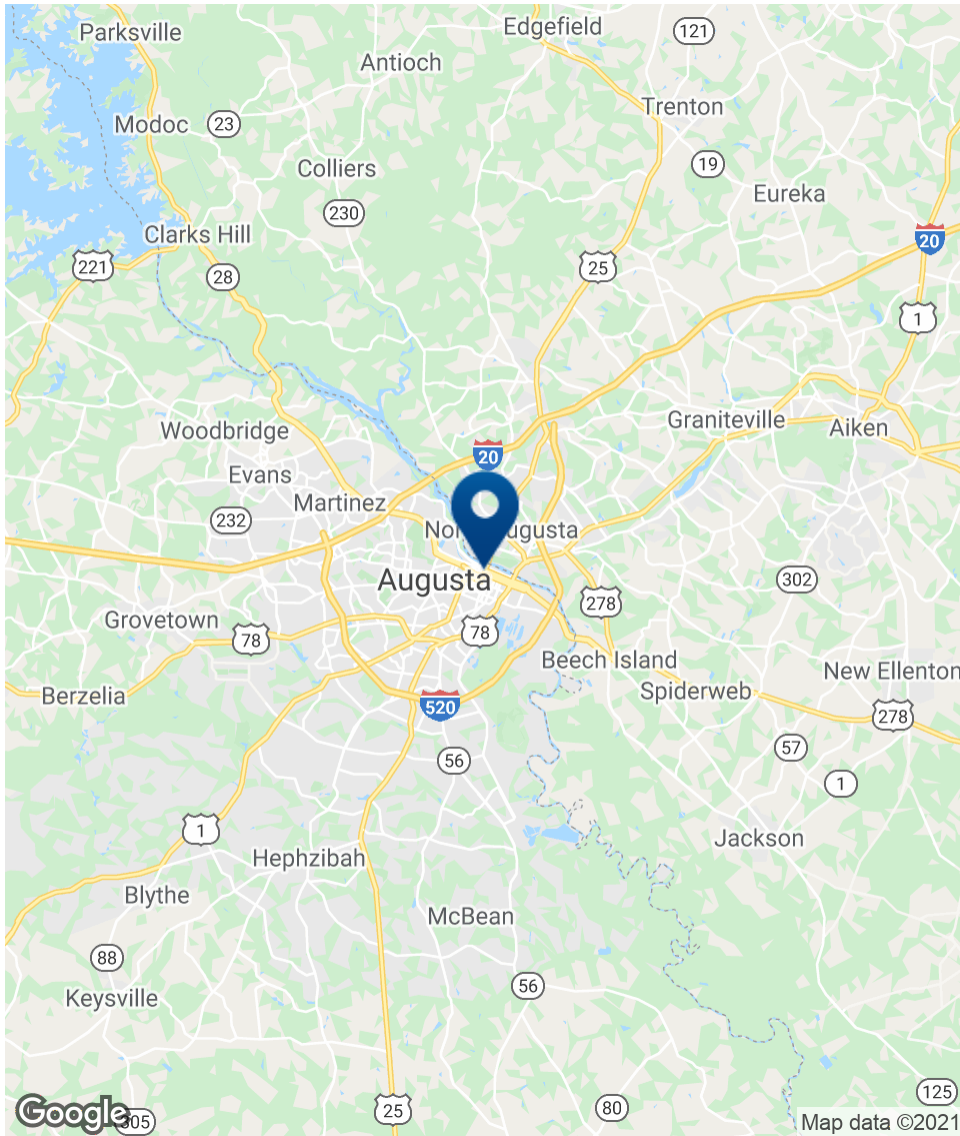
Additional Photos



SHERMAN & HEMSTREET
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

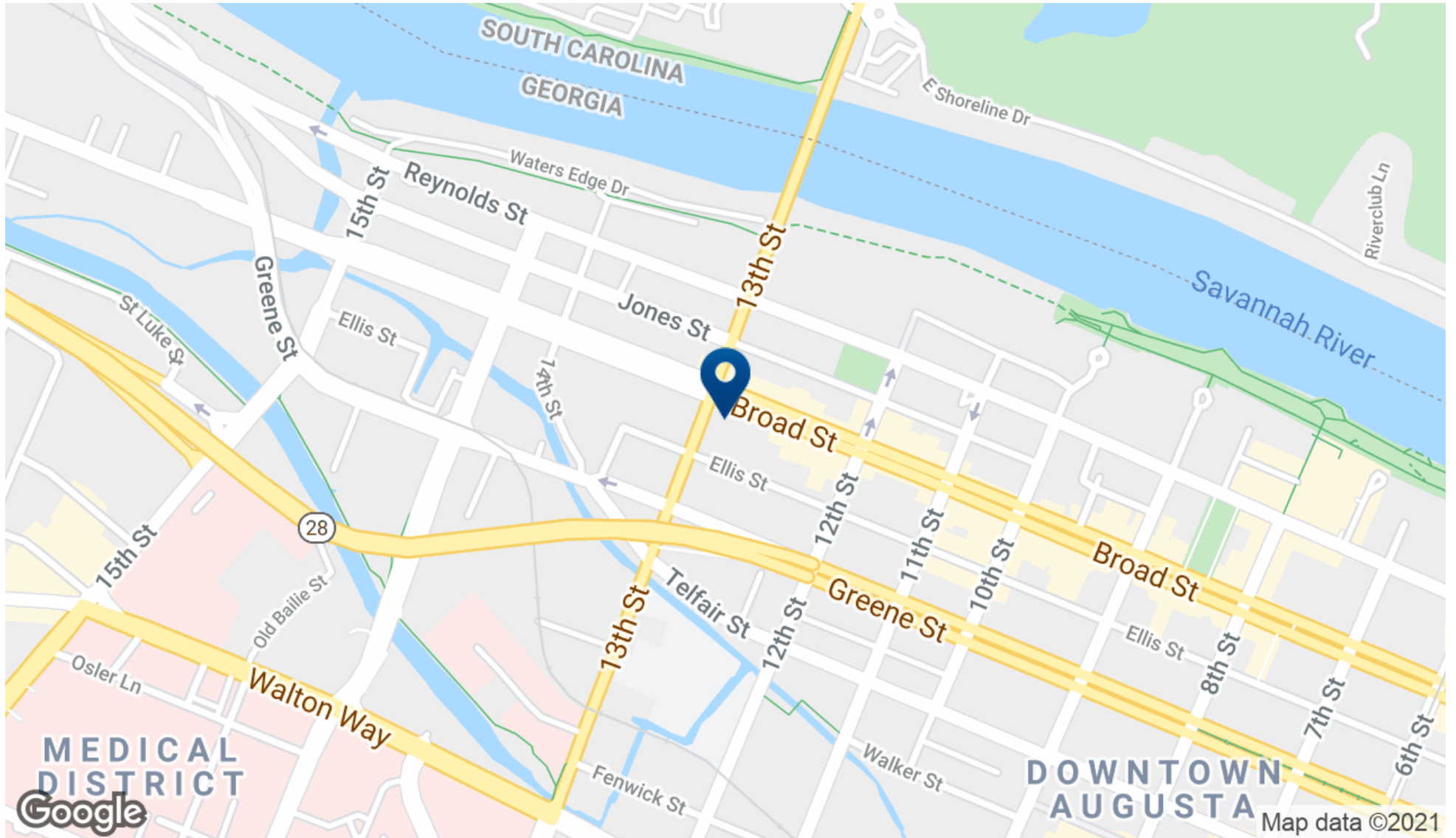
Location Map



SHERMAN & HEMSTREET
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Aerial Map



**SHERMAN &
HEMSTREET**
Real Estate Company

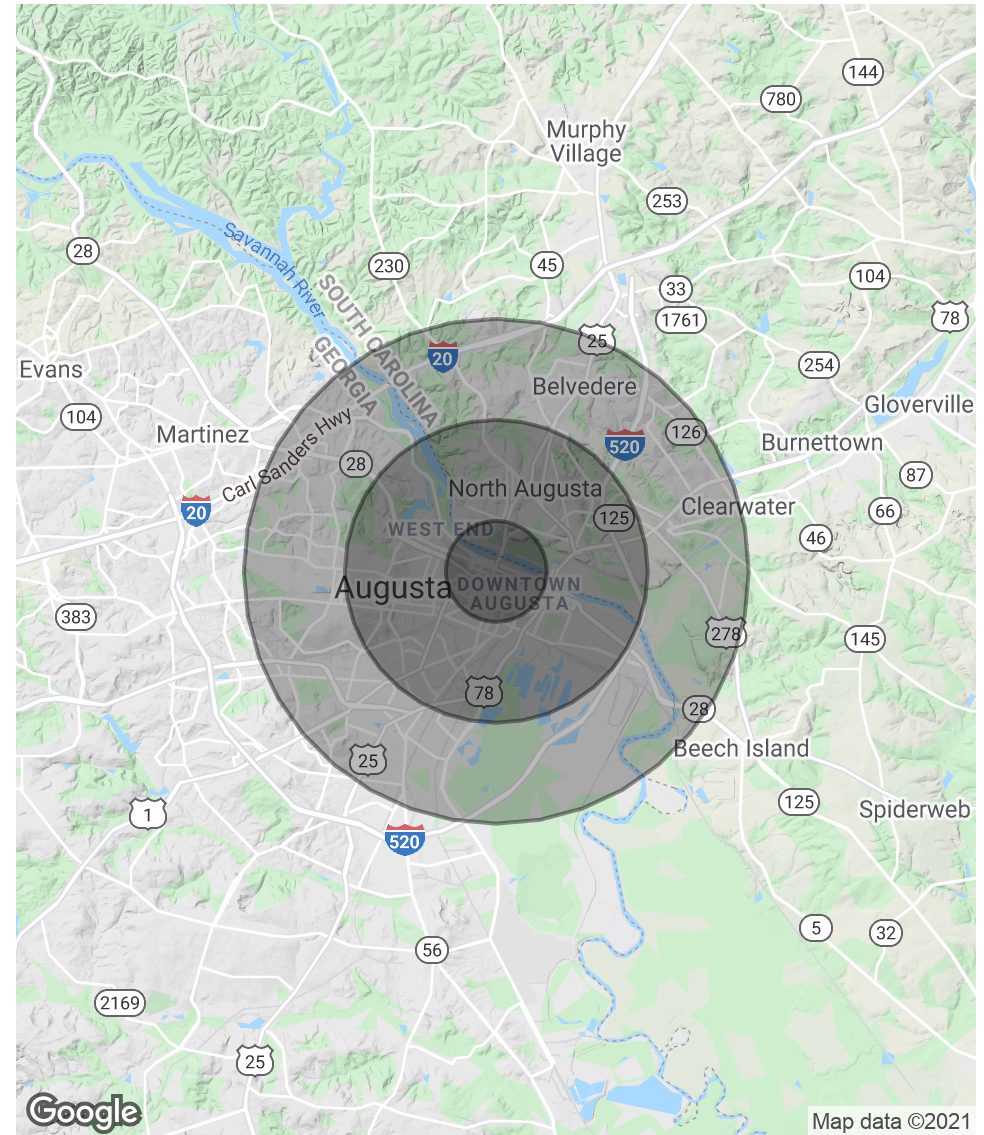
JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,882	44,375	101,009
Average age	36.2	35.9	36.9
Average age (Male)	34.7	34.3	35.2
Average age (Female)	37.3	37.5	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,551	18,759	43,331
# of persons per HH	2.3	2.4	2.3
Average HH income	\$38,444	\$41,935	\$47,890
Average house value	\$187,044	\$152,792	\$136,645

* Demographic data derived from 2010 US Census



Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

Direct: 706.288.1077 | **Cell:** 706.627.2789

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

624 Ellis St.
Augusta, GA 30901
706.722.8334



JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077