



**FOR LEASE**

**318 HOSPITAL DRIVE**

Thomson, GA 30824

**SHERMAN &  
HEMSTREET**  
Real Estate Company

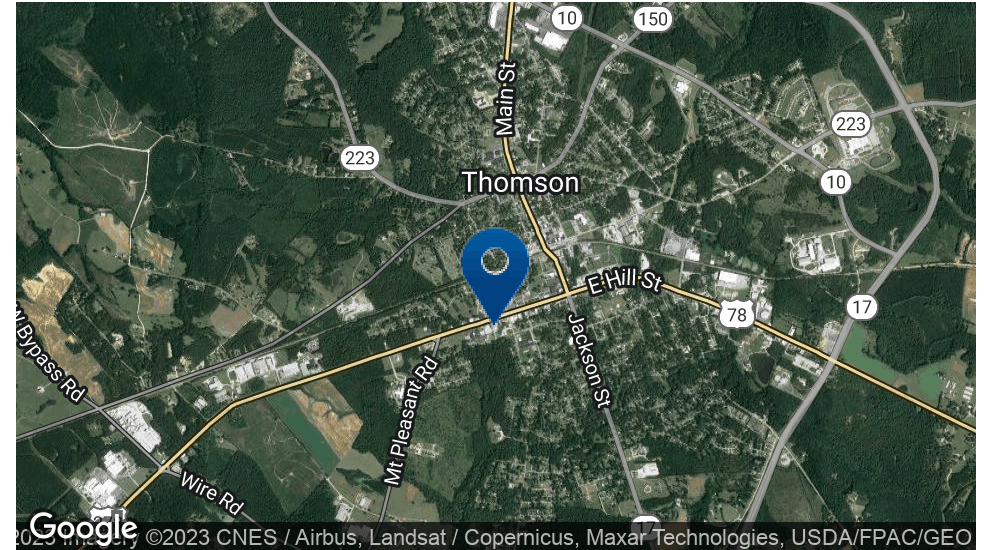
**HENRY HAWKINS**

Commercial Agent

[hhawkins@shermanandhemstreet.com](mailto:hhawkins@shermanandhemstreet.com)

706.550.2081

# Property Summary



## OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NN)
Available SF:	2,000 SF
Lot Size:	0.11 Acres
Year Built:	1967
Renovated:	1985
Zoning:	B1

## PROPERTY OVERVIEW

A great location for any Tenant looking to be in a centralized area of Thomson and McDuffie County, this 2000 square feet space is ideal for any office or retail users. It features 6 offices, 2 restrooms, a lobby and reception area

## LOCATION OVERVIEW

Off Hill Street and across the street from the Family Y, 318 Hospital Drive is in the heart of Thomson and McDuffie County, with relatively short drives to Warrenton, Harlem, and Wrens. Although it's roughly 45 minutes from downtown Augusta, it's 30 minutes from Fort Eisenhower's main gates and 20 minutes from the Amazon facility in Harlem, making it readily accessible to Augusta's rapidly growing submarkets and neighborhood developments

## PROPERTY HIGHLIGHTS

- Modified Net Lease with flexible Landlord
- Zoning allows for all professional and most retail uses
- Natural lighting in all offices



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# Interior Photos



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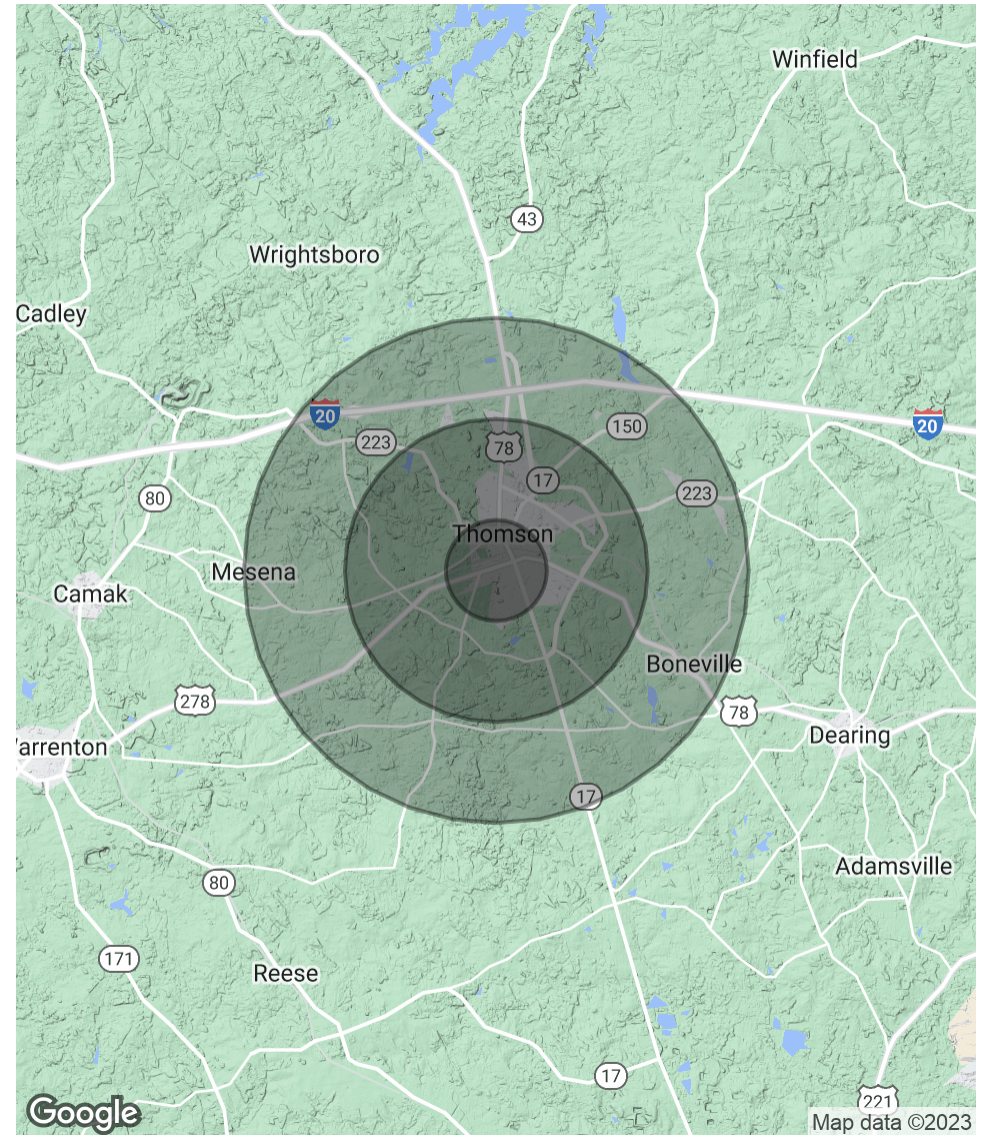
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	1,698	7,602	13,133
Average Age	39.8	37.9	37.5
Average Age (Male)	29.6	36.6	36.3
Average Age (Female)	38.4	38.7	39.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	899	3,474	5,829
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$40,826	\$48,308	\$50,000
Average House Value	\$81,769	\$113,474	\$120,439

\* Demographic data derived from 2020 ACS - US Census



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# Contact



## HENRY HAWKINS

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GA #418240 // SC #128841

## PROFESSIONAL BACKGROUND

When Henry joined Sherman and Hemstreet in 2021, he began his commercial real estate career with a goal to see Augusta and the CSRA become an epicenter of economic excellence. Aside from four years at Georgia College and State University, Henry has spent the entirety of his life in Augusta and uses his youth involvements in the community as a derivative for success. These involvements included being an active member of BSA Troop 45, RCBOE's Student Advisory Council, and Trinity on the Hill. Driven by these experiences and his parents' example of work ethic, he strives to be an agent of integrity, personability, and intelligence for clients to provide them with peace of mind regarding commercial sales, leasing, and investments. In his downtime, Henry enjoys being with friends and family, particularly in the lowcountry or on the golf course.

## EDUCATION

Davidson Fine Arts  
Georgia College and State University

## MEMBERSHIPS

Eagle Scout  
Greater Augusta Association of Realtors

### Sherman & Hemstreet Real Estate Company

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