

An aerial photograph of a single-story brick office building with a grey roof, situated on a paved lot. The scene is dimly lit, suggesting dusk or dawn, with a dark blue sky and silhouettes of trees in the background. Power lines and a utility pole are visible in the upper right.

FOR SALE

WRIGHTSBORO RD

OFFICE BLDG

3725 Wrightsboro Rd, Augusta, GA 30909

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

With over 16,000 cars per day passing this site this recently renovated building has an ideal layout for either office space or a salon/service-related business. Current owner has just completed an extensive remodel of the building making it ready for use. The site is being offered for sale or lease. Current zoning is B-1 which allows for a wide variety of uses. With over a half acre the site has plenty of parking and capacity for outdoor storage in the rear.

LOCATION DESCRIPTION

Conveniently located near I-520 and in close proximity to Augusta University, this site offers a unique blend of accessibility and opportunity, making it an ideal choice for businesses and professionals. Site has easy access to Fort Eisenhower as well as the Augusta Mall shopping area.

OFFERING SUMMARY

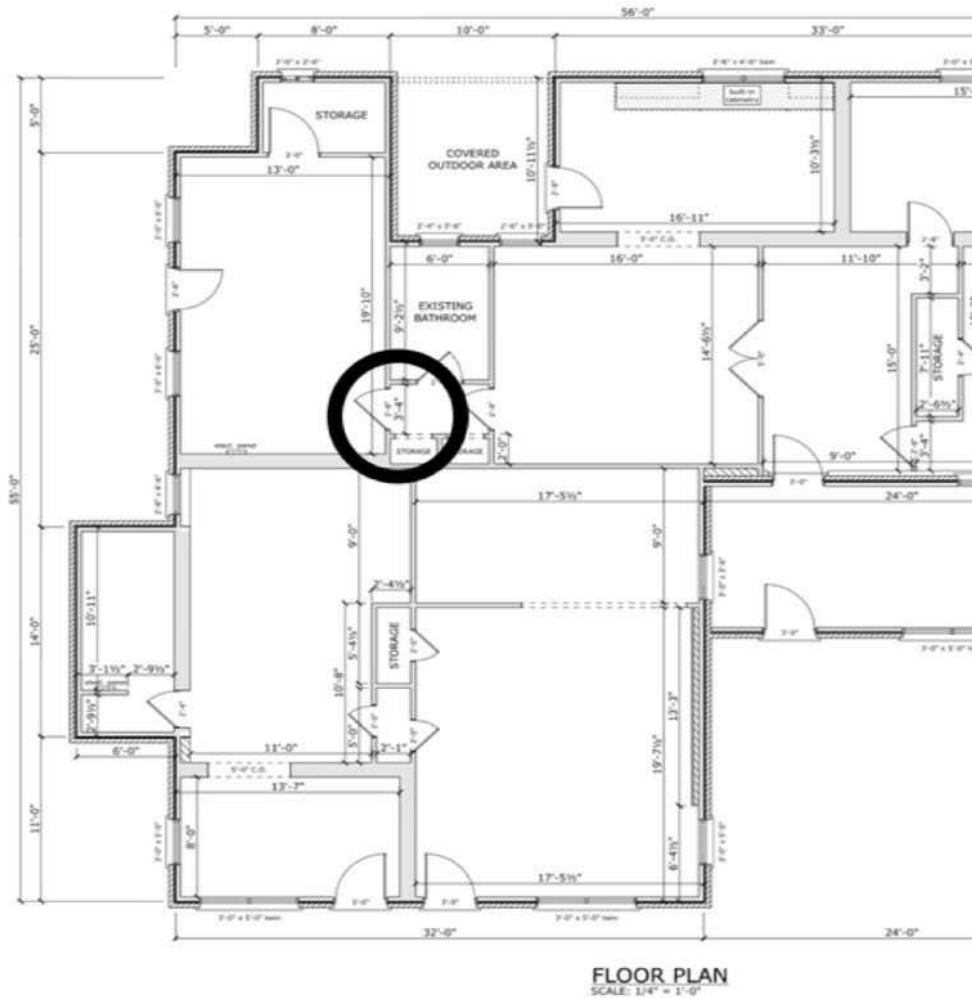
Sale Price:	\$325,000
Lease Rate:	\$1,750.00 per month (MG)
Lot Size:	0.56 Acres
Building Size:	2,780 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,453	21,780	59,753
Total Population	7,136	51,042	149,005
Average HH Income	\$68,889	\$83,302	\$91,244

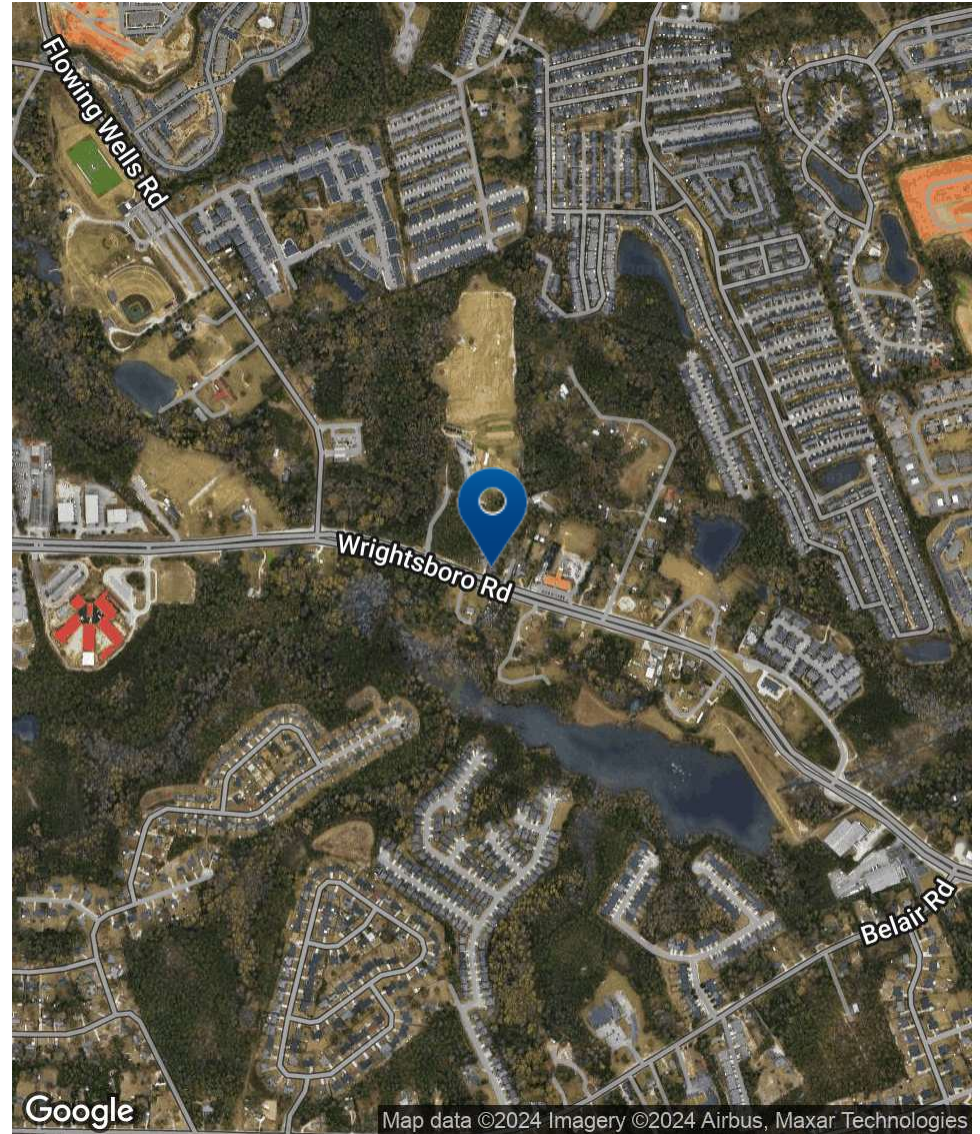
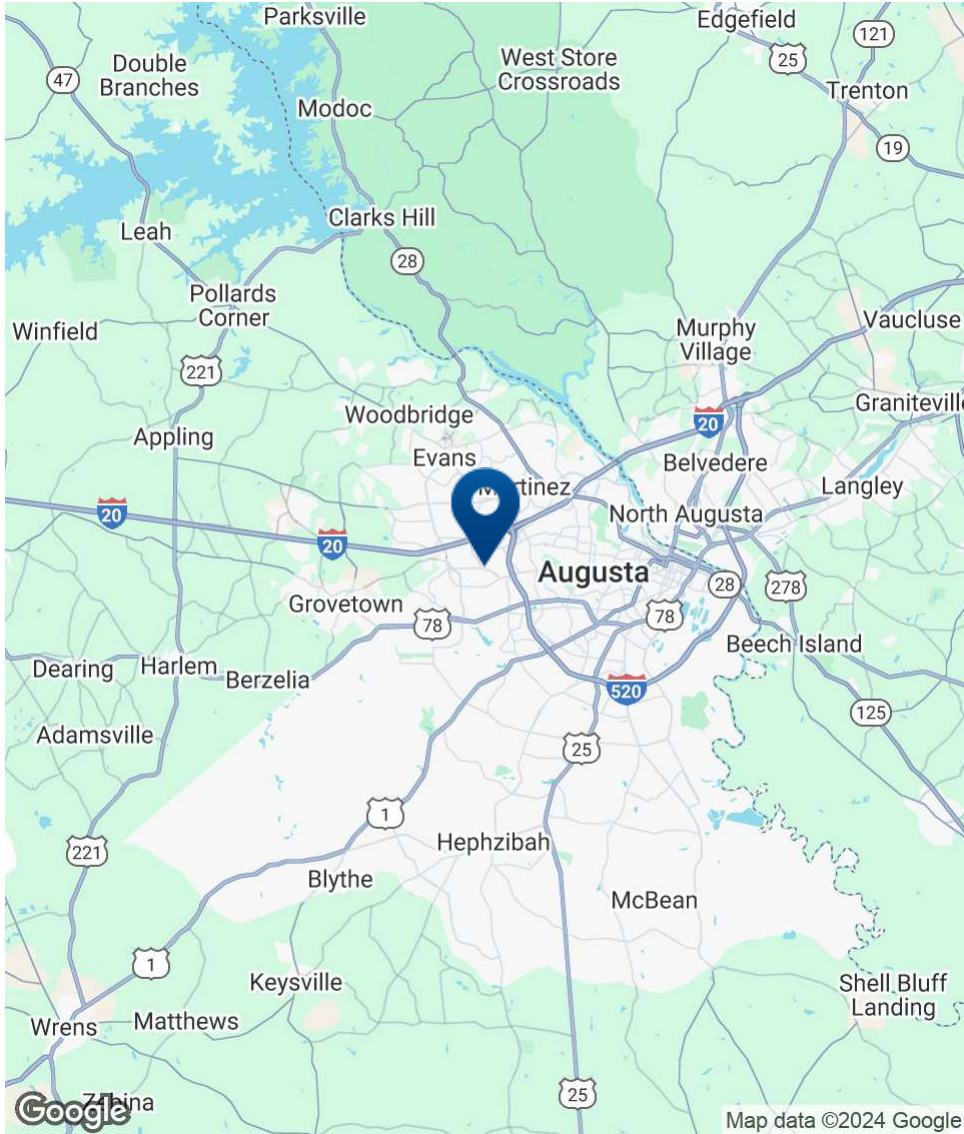


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Floorplan



Location Map



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Additional Photos



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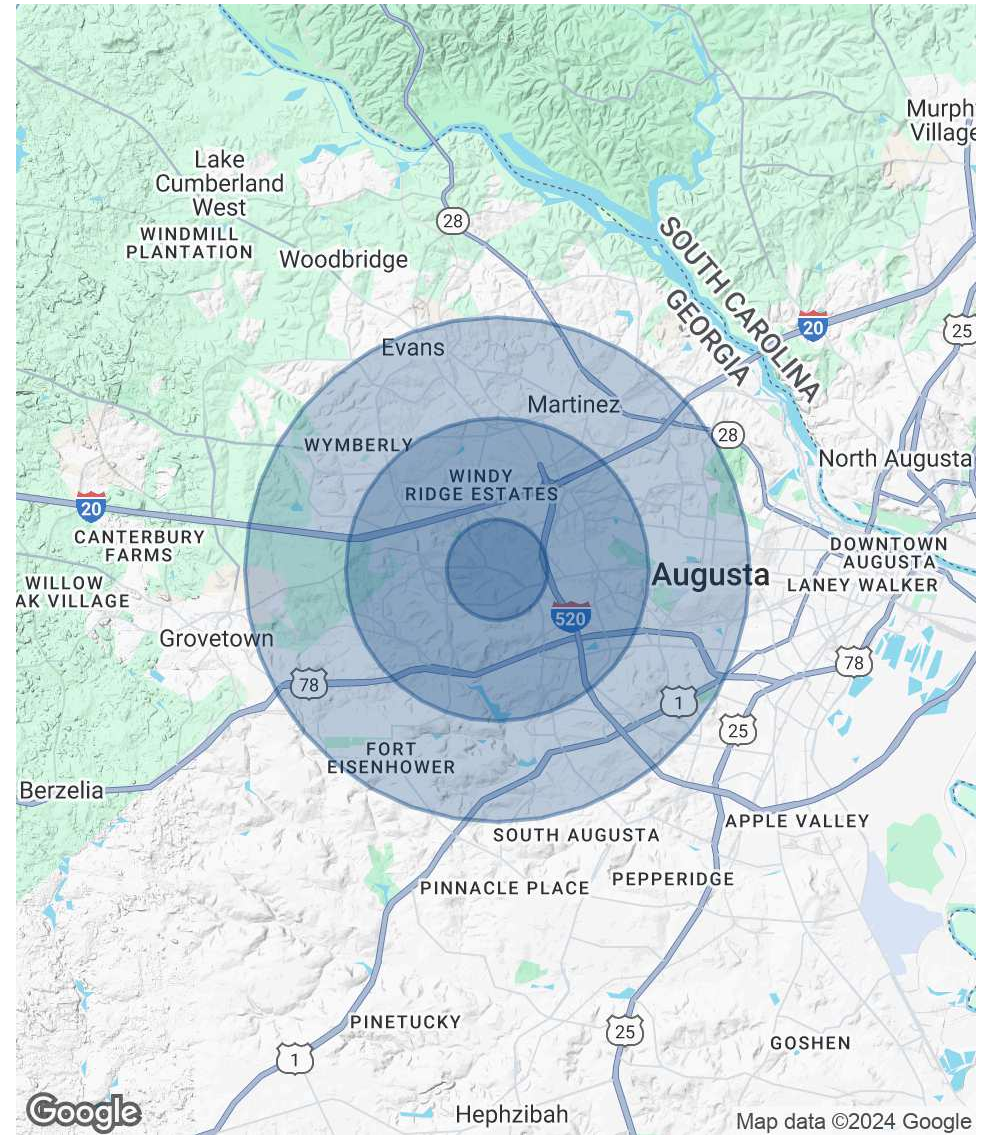
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,136	51,042	149,005
Average Age	39	39	39
Average Age (Male)	37	38	38
Average Age (Female)	41	40	40

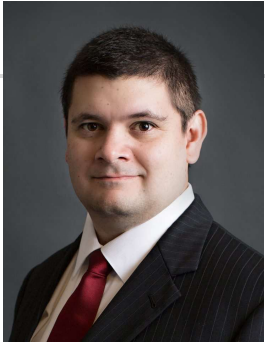
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,453	21,780	59,753
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$68,889	\$83,302	\$91,244
Average House Value	\$183,559	\$232,123	\$244,887

Demographics data derived from AlphaMap



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Advisor Bio 1



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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

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