



FOR LEASE

MILLEDGEVILLE ROAD  
FLEX SPACE

2403 Milledgeville Rd, Augusta, GA 30906

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**  
President & Broker  
[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)  
706.288.1077

# Property Summary



## PROPERTY DESCRIPTION

Currently one space is available. Space is 5,739 SF. All spaces are 70 foot wide and have 12-14 foot ceiling height and have a drive in door. Site is secure and has vehicle storage space in the rear. Property is zoned B-2 which allows for a wide variety of commercial uses.

## LOCATION DESCRIPTION

Located on Milledgeville Road in South Augusta, this industrial property is nearby many major thoroughfares through Richmond County to include Deans Bridge Road, Gordon Highway, and Wrightsboro Road. The area is mostly industrial and commercial with multiple garages and warehouses in the surrounding area.

## OFFERING SUMMARY

Lease Rate:	\$4.95 SF/yr (MG)
Available SF:	5,739 SF
Lot Size:	1.97 Acres
Building Size:	32,741 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,382	25,367	60,228
Total Population	7,600	54,407	127,147
Average HH Income	\$27,678	\$40,978	\$47,034

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# Lease Spaces

## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	5,739 SF	Lease Rate:	\$4.95 SF/yr

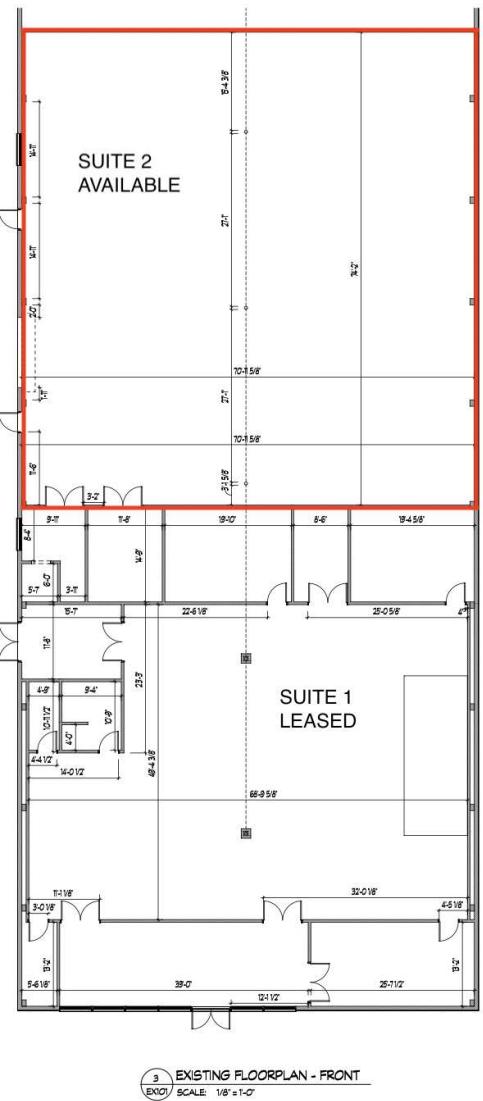
## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
2403 Milledgeville Rd Suite 1	5,364 SF	LEASED	-
2403 Milledgeville Rd Suite 2	5,739 SF	\$4.95 SF/yr	Space directly behind front suite.
2403 Milledgeville Rd Suite 3	6,850 - 19,617 SF	LEASED	Suite 3 is open and combined with Suite 4 but can be subdivided.
2403 Milledgeville Rd Suite 4	7,028 - 19,617 SF	LEASED	Space is 86x70 with 12 foot ceilings. Space has one drive up door.
2403 Milledgeville Rd Suite 5-6	7,684 SF	LEASED	-



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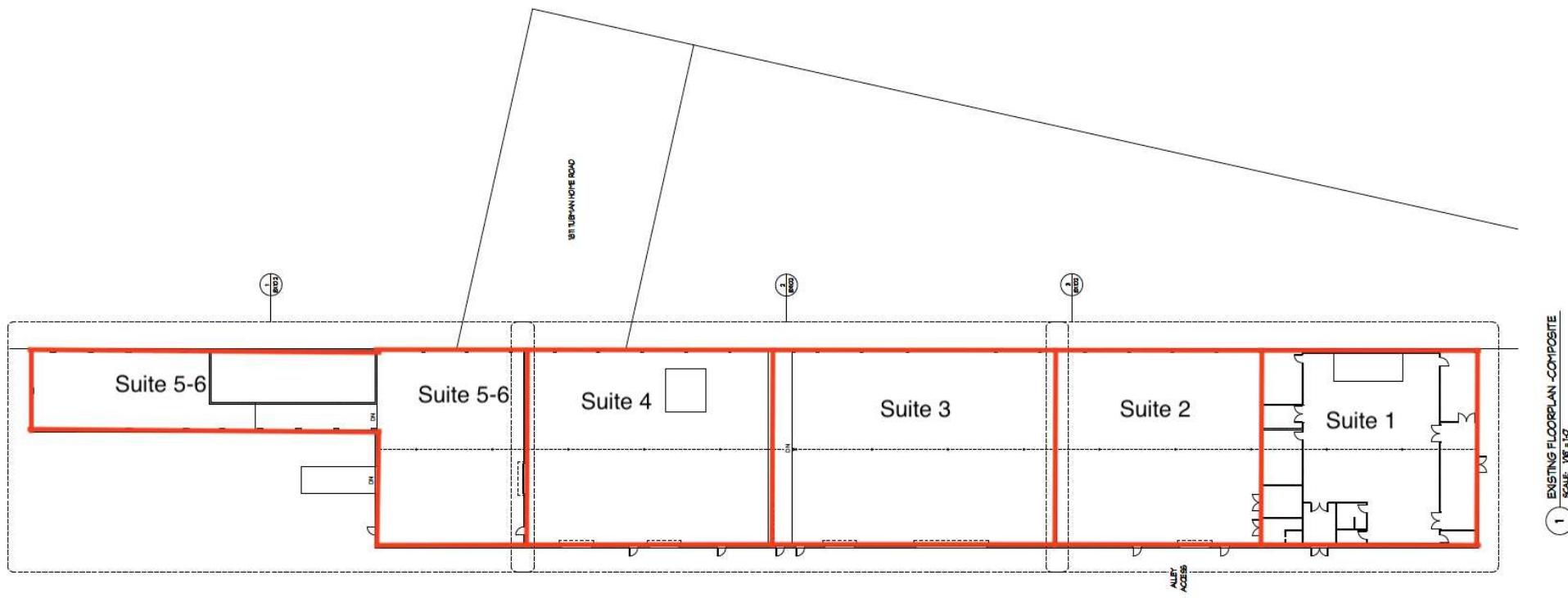
# FLOORPLANS



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# SITE PLAN



# SHERMAN & HEMSTREET Real Estate Company

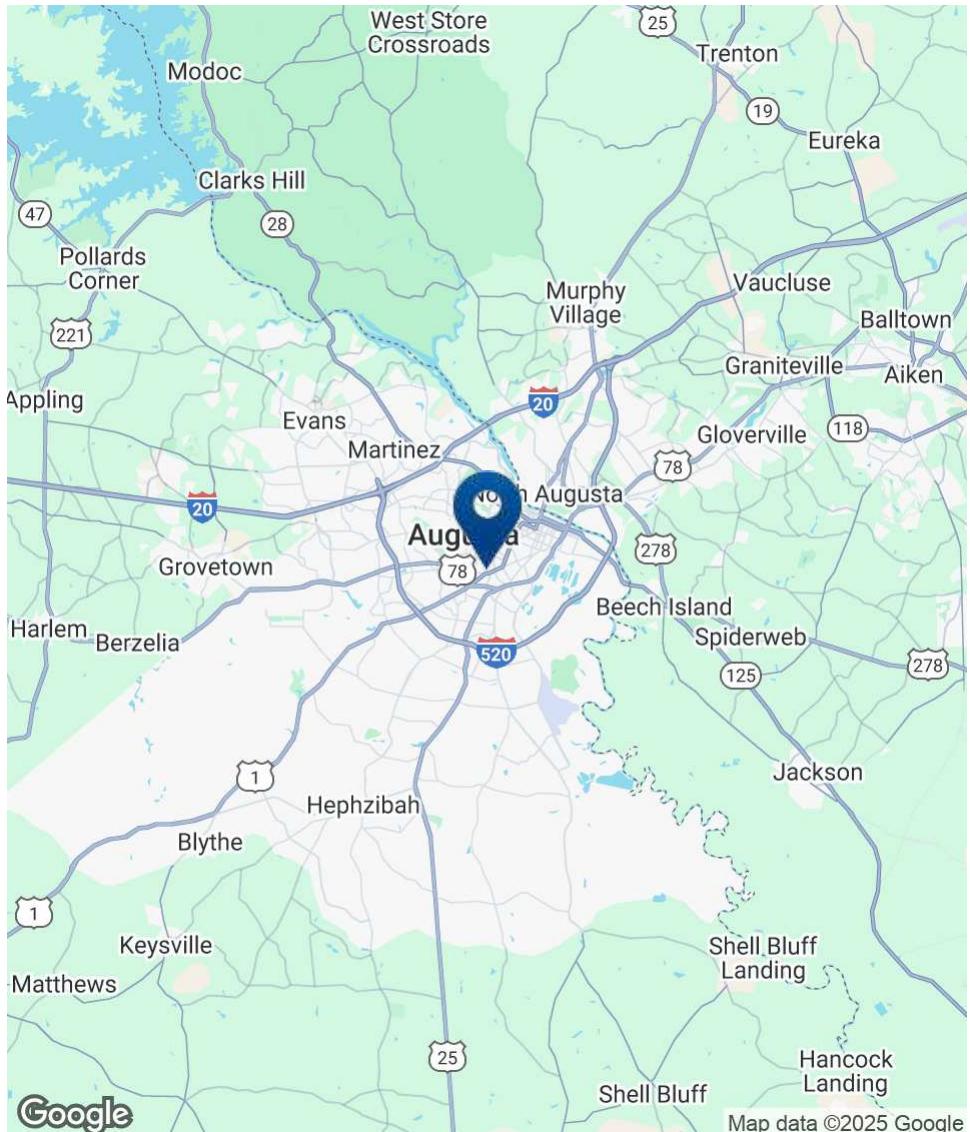
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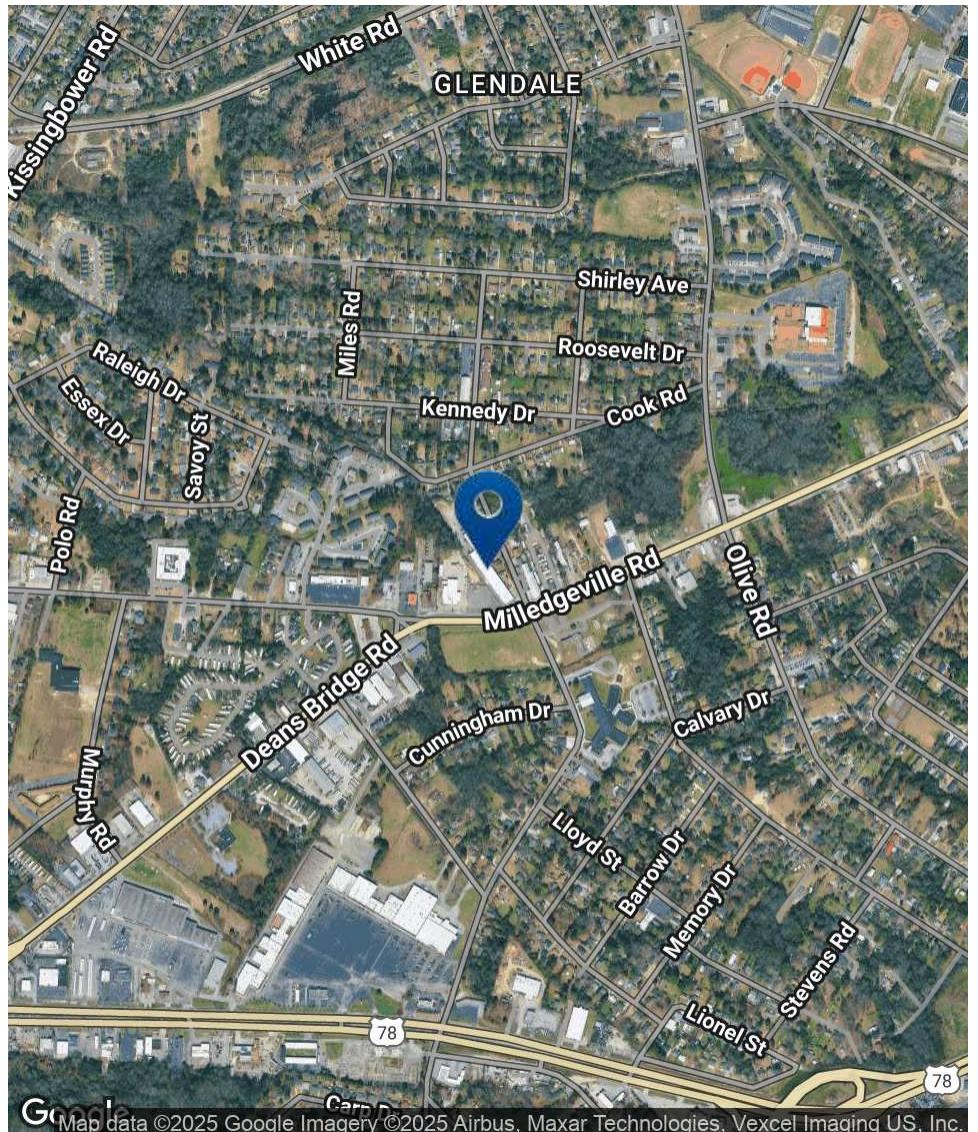
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# Location Map



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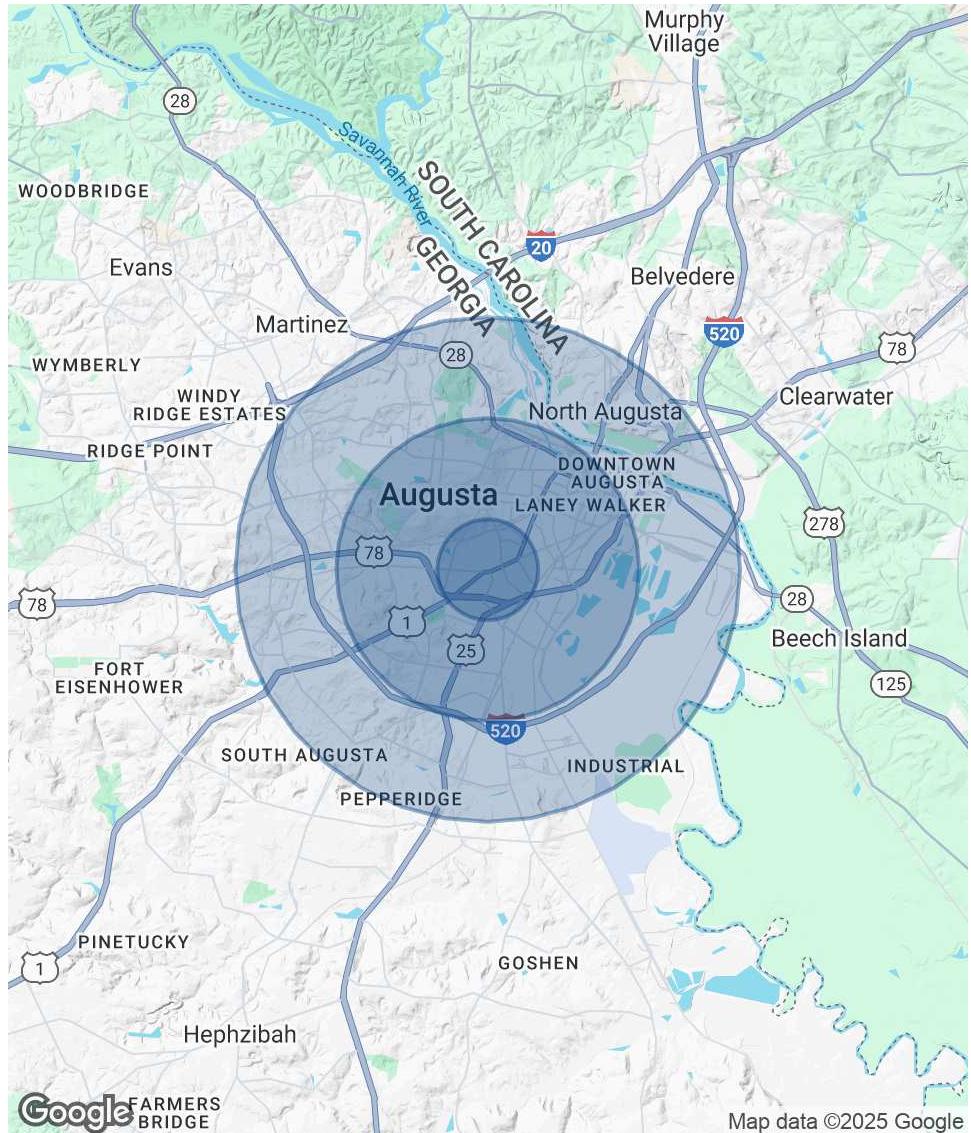
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,600	54,407	127,147
Average Age	33.5	35.3	36.6
Average Age (Male)	30.9	32.3	34.1
Average Age (Female)	37.1	38.6	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,382	25,367	60,228
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$27,678	\$40,978	\$47,034
Average House Value	\$44,645	\$98,117	\$120,344

\* Demographic data derived from 2020 ACS - US Census



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# Contact



## JOE EDGE, SIOR, CCIM

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**Direct:** 706.288.1077

### PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for over two decades. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the 100-year-old Sherman & Hemstreet Real Estate Co. S&H is one of the largest CRE firms 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](http://www.ccim.com) or [www.sior.com](http://www.sior.com).

### MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

### Sherman & Hemstreet Real Estate Company

4316 Washington Road  
Evans, GA 30809  
706.722.8334

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