

Former Bank of America Branch

1749 Gordon Highway, Augusta, GA 30904



OFFERING SUMMARY

Available SF: 4,405 SF

Lease Rate: \$15.00 SF/yr (NNN)

Lot Size: 4.33 Acres

Year Built: 1978

Zoning: B-2

PROPERTY OVERVIEW

This former Bank of America retail branch is located at 1749 Gordon Highway in Augusta, GA. This exceptional property boasts high visibility and easy access, making it an ideal location for businesses seeking prominence and convenience. With ample parking, this space provides a comfortable and functional environment for tenants and visitors alike. The property's strategic location offers proximity to major highways, ensuring seamless connectivity and accessibility. Whether for retail, office, or service-oriented businesses, this versatile property sets the stage for success in a thriving commercial district. Take advantage of this opportunity to elevate your business in a prominent and dynamic setting.

LOCATION OVERVIEW

This location offers a blend of connectivity and traffic with easy access to downtown Augusta and Fort Eisenhower. Enjoy seamless commutes and accessibility to major thoroughfares, fostering a dynamic and connected workplace environment. Site is in close proximity to I:520 with easy ingress/egress.

SHERMAN & HEMSTREET REAL ESTATE COMPANY

4316 Washington Road, Evans, GA 30809
shermanandhemstreet.com
706.722.8334

JOE EDGE, SIOR, CCIM

jedge@shermanandhemstreet.com
706.288.1077

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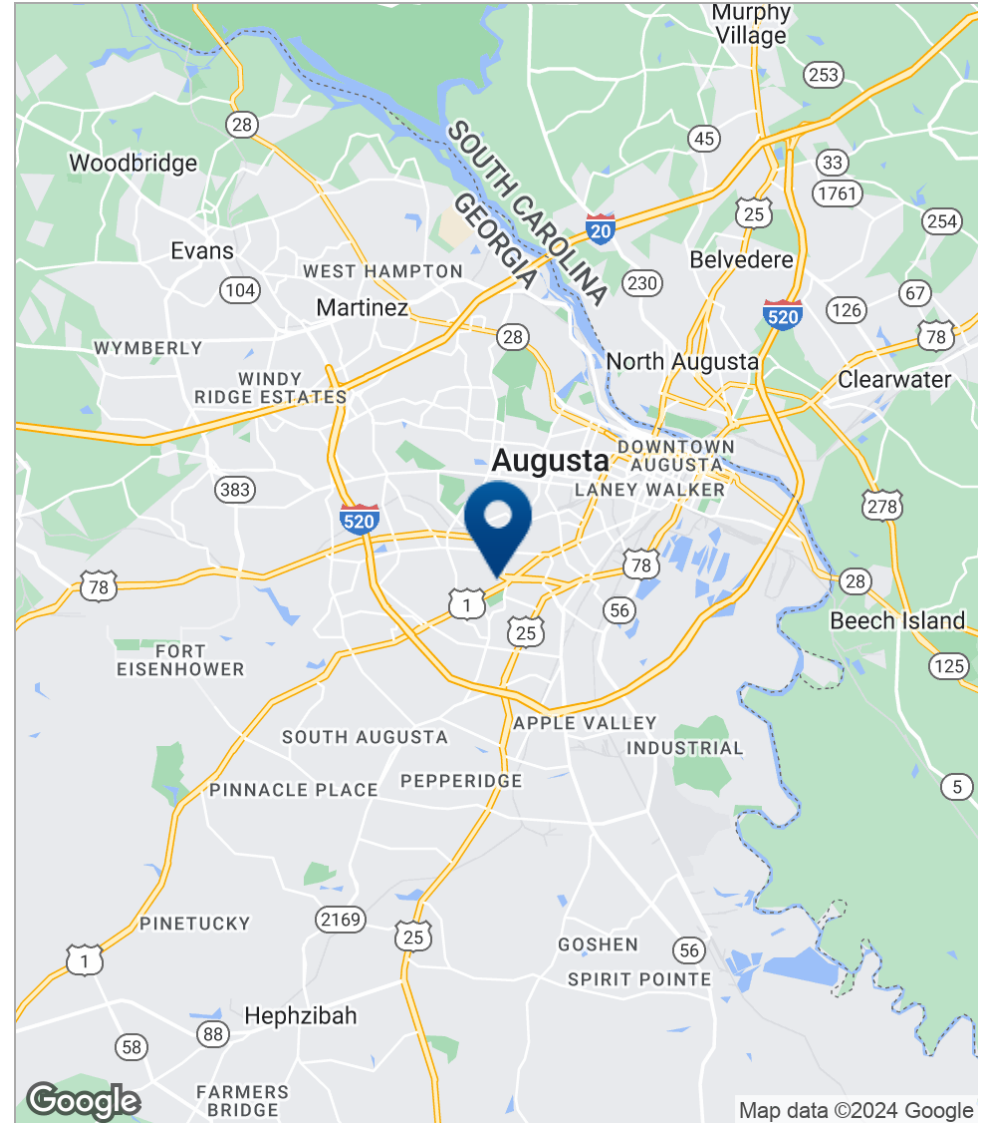
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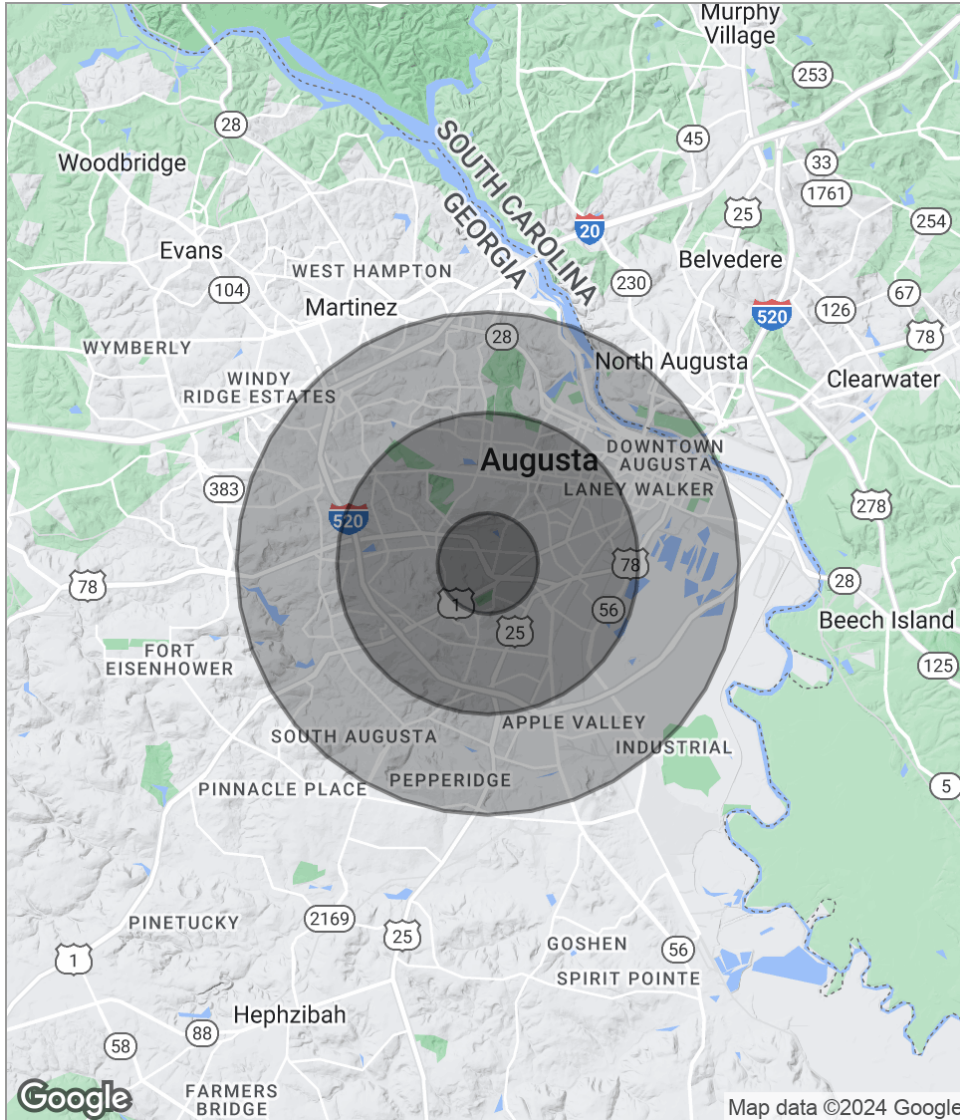
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,468	57,177	135,424
Median age	38	39	39
Median age (Male)	37	38	38
Median age (Female)	40	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,778	24,095	57,825
# of persons per HH	2.3	2.4	2.3
Average HH income	\$43,690	\$65,397	\$70,114
Average house value	\$141,349	\$196,709	\$206,224

* Demographic data derived from 2020 ACS - US Census

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JOE EDGE, SIOR, CCIM

President & Broker



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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 & AFFILIATIONS

Certified Commercial Investment Member (CCIM)
Society of Industrial and Office Realtors (SIOR)