



FOR LEASE

LAY DOWN YARD

415 Laney Walker Boulevard Ext, Augusta, GA
30901

Property Summary



PROPERTY DESCRIPTION

The site spans a total of 17.14 acres, consisting of two adjacent parcels: an 8-acre tract recently graded after the demolition of a former school building and a 9.14-acre parcel next door. The property can be leased to a single user or subdivided into smaller tracts. A variety of uses can be accommodated from 1 acre and upward. Site is fenced and flat. Site has multiple curb cuts and easy access to highways.

LOCATION DESCRIPTION

Property is less than 1 mile from Interstate 520 on ramp at Laney Walker and Sand Bar Ferry Road. Site is located in a heavy industrial part of town near a major railroad junction. Property is only 1 mile from the Savannah River and state line. There is easy ingress/egress to the property and all major roads as well as South Carolina.

PROPERTY HIGHLIGHTS

- Extra Acreage Available
- Multiple Size Tracts (options)
- Flexible Lease Terms
- Easy Ingress/Egress

OFFERING SUMMARY

Lease Rate:	Negotiable
Acreage For Lease	17.14 acres

Lease Spaces

LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	17.14 acres	Lease Rate:	See Below

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
405 Laney Walker Blvd Ext	Available	17.14 Acres	Full Service	Negotiable

SHERMAN &
HEMSTREET

Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Additional Photos



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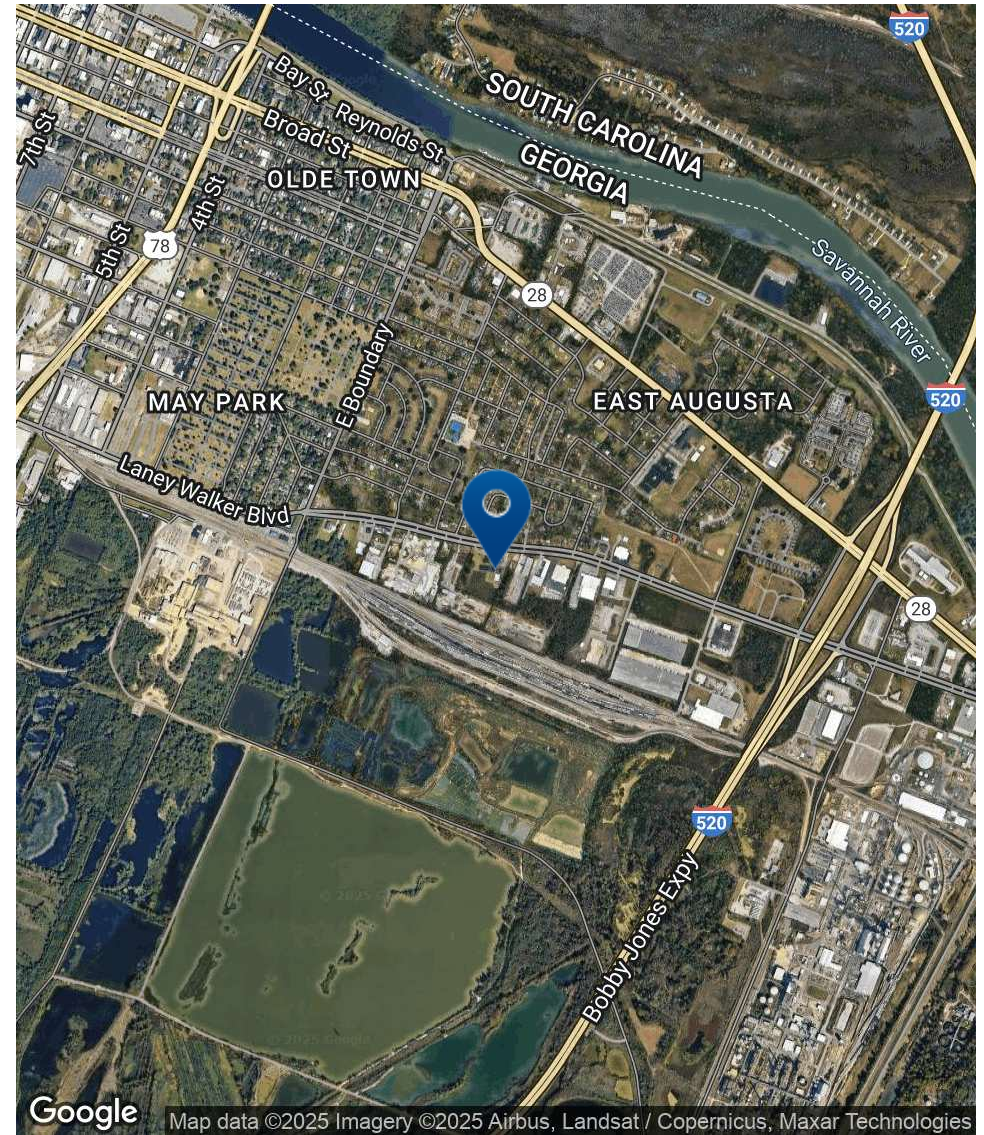
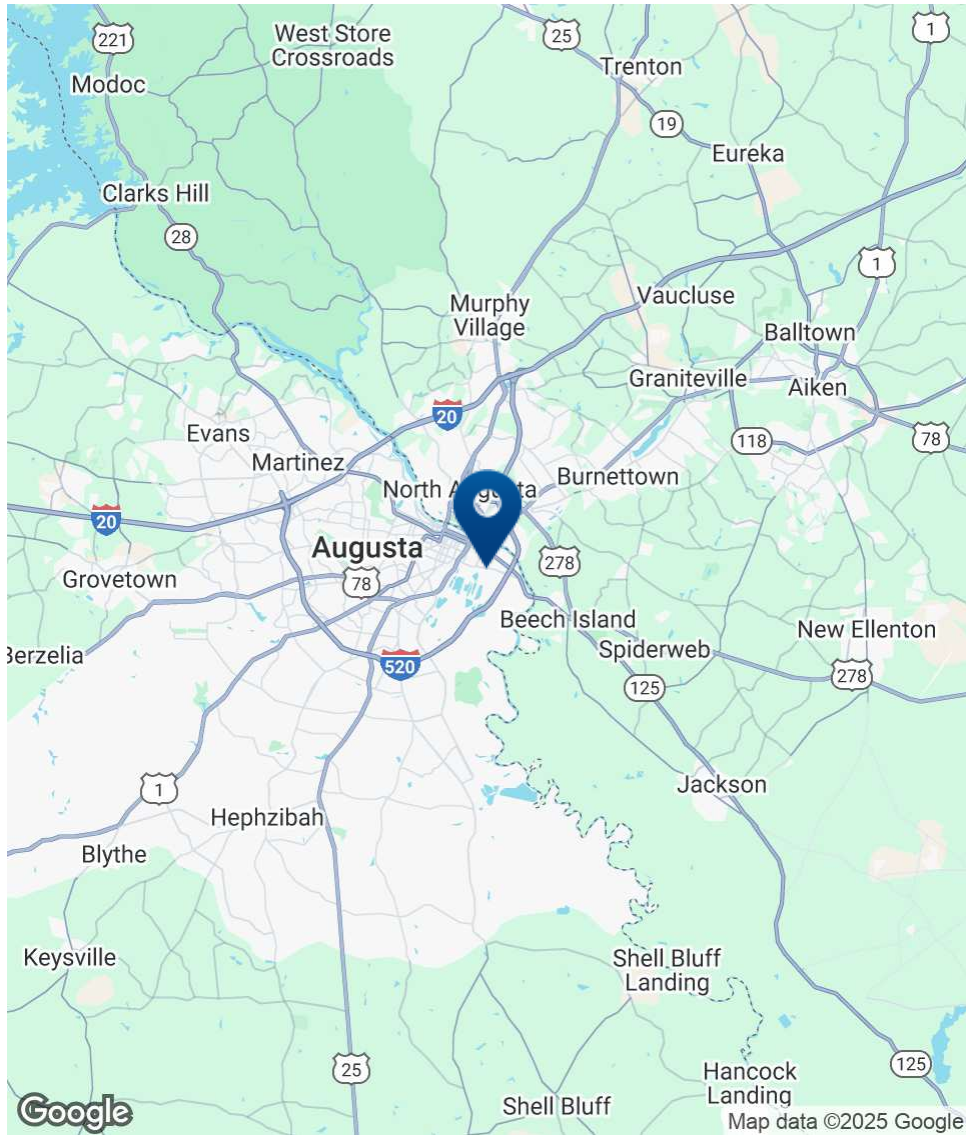
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Location Map



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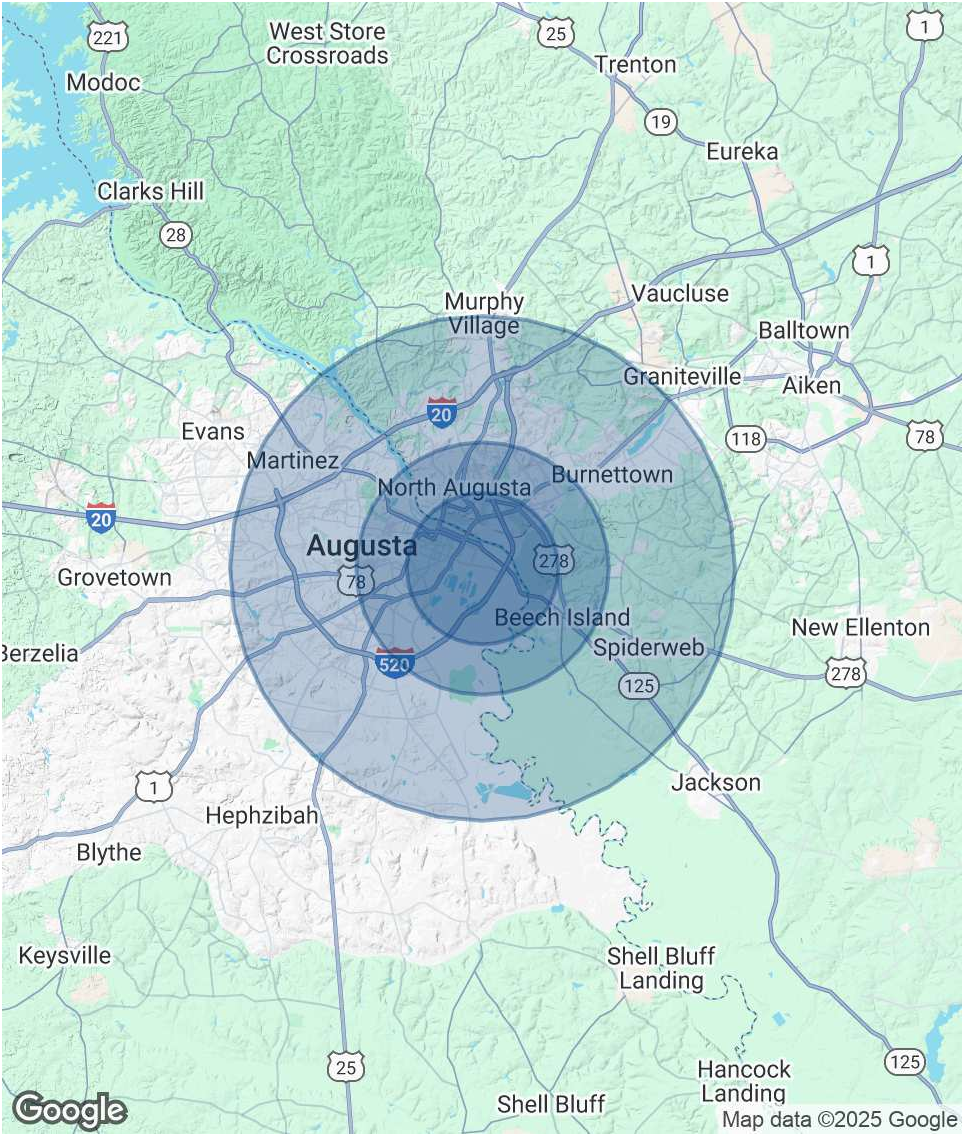
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Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	19,413	61,456	231,419
Average Age	41	41	40
Average Age (Male)	39	39	38
Average Age (Female)	42	42	41

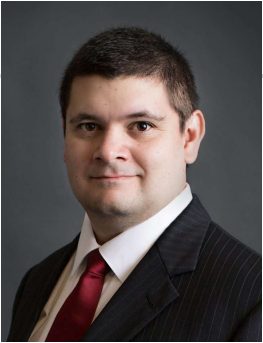
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,738	26,812	95,374
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$50,172	\$60,475	\$78,716
Average House Value	\$163,183	\$191,628	\$215,977

Demographics data derived from AlphaMap



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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 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

4316 Washington Road
Evans, GA 30809
706.722.8334



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President & Broker

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