



FOR LEASE

# SINGLE OFFICE SUITE

3540 Wheeler Rd, Suite 618, Augusta, GA 30909

**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

This well-maintained second-floor suite is in excellent condition and features a newly installed HVAC system. Located in Building Six—the most sought-after building in the complex—this space offers both comfort and convenience. Lease terms are flexible, and the quoted rental rate includes all HOA dues. These dues cover water, sewer, landscaping, exterior maintenance, property taxes, insurance, and common area upkeep, providing exceptional value and ease for tenants.

## LOCATION DESCRIPTION

This office suite is situated in the well-known Wheeler Executive Center, conveniently located just off the Bobby Jones Expressway (I-520) at the Wheeler Road interchange. The surrounding area offers a wide range of amenities, including numerous retail stores, restaurants, hotels, and local banks. Positioned near the Target shopping center, the suite benefits from high visibility and easy accessibility. The immediate vicinity features a strong mix of retail, professional offices, financial institutions, and landmarks such as First Baptist Church.



## OFFERING SUMMARY

Lease Rate:	\$800.00 per month (MG)
Available SF:	400 SF

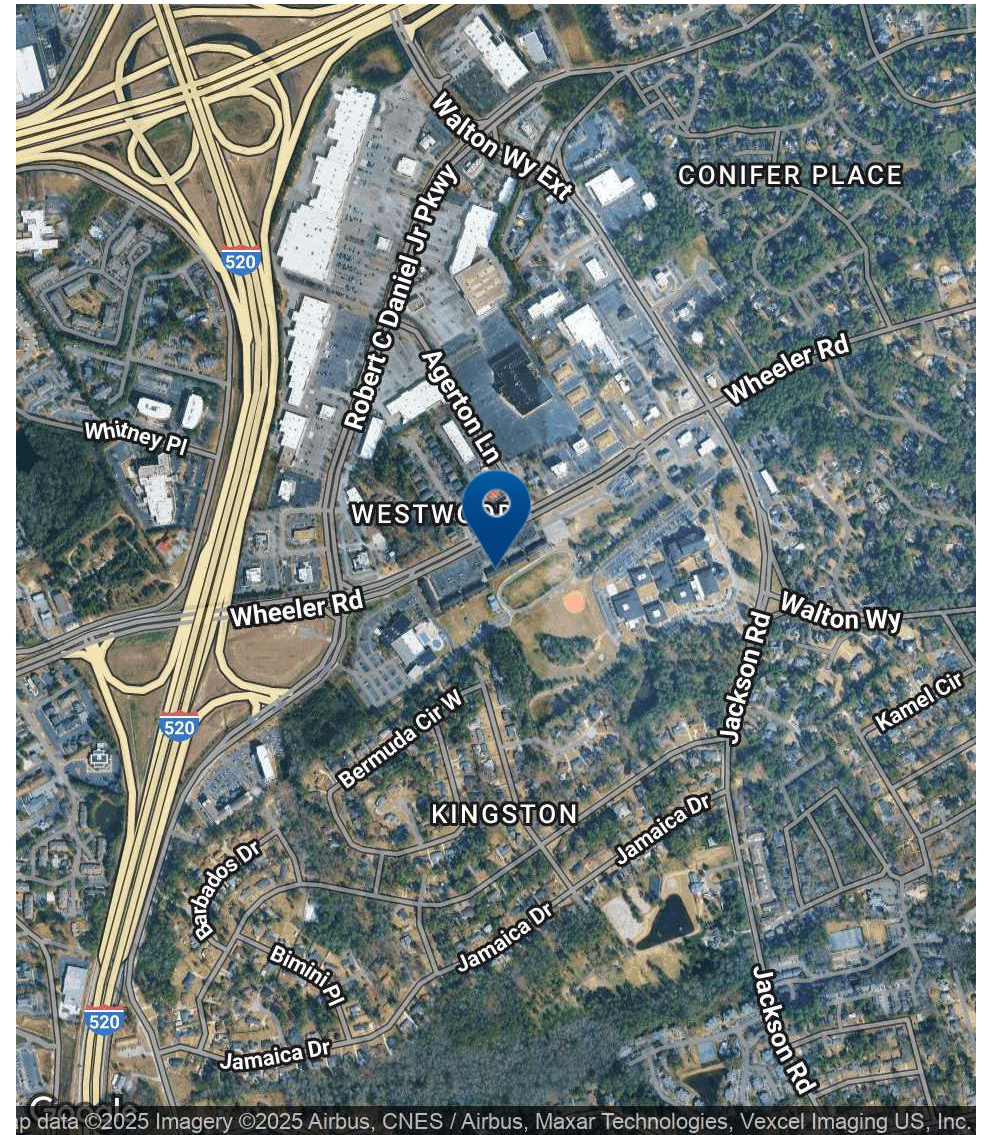
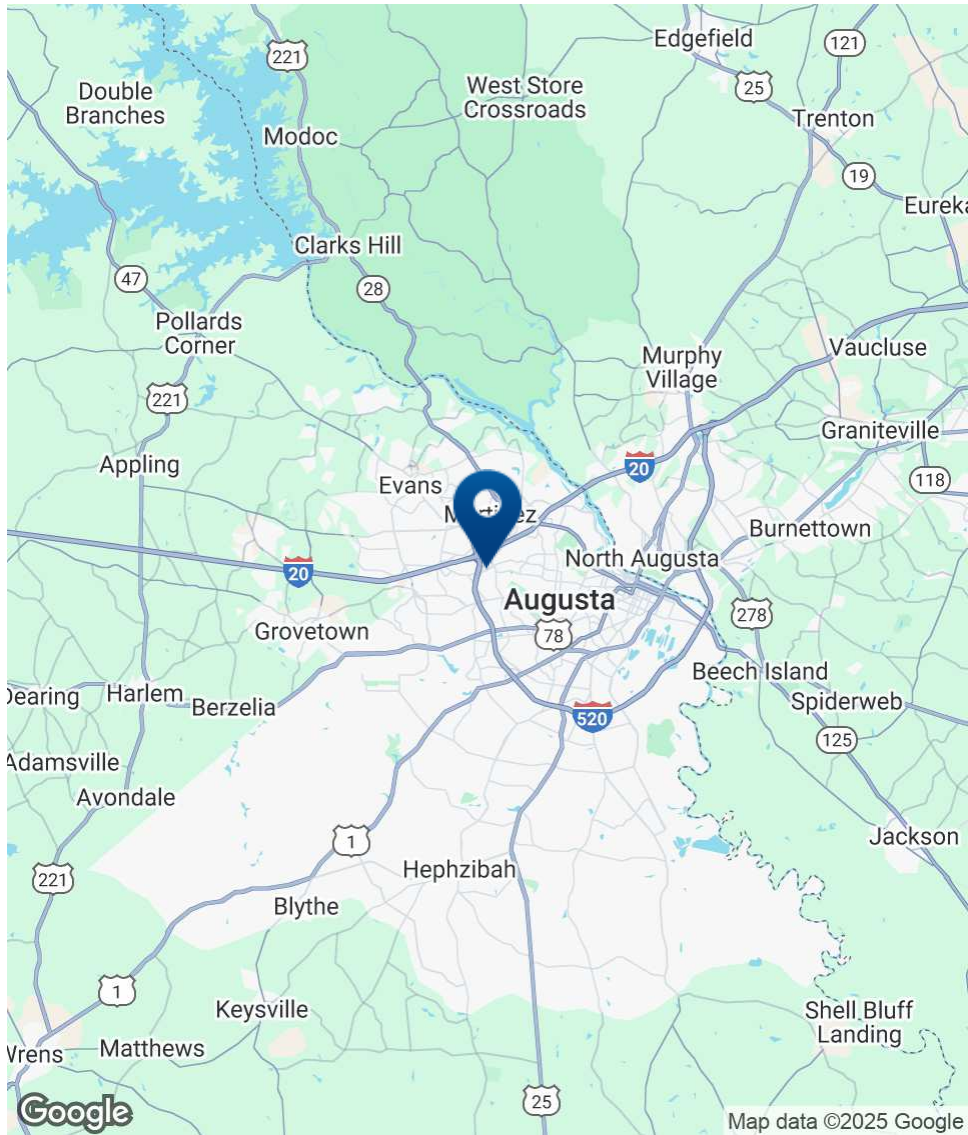
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,693	26,328	63,461
Total Population	7,553	58,226	149,454
Average HH Income	\$106,706	\$93,263	\$92,280



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# Location Map



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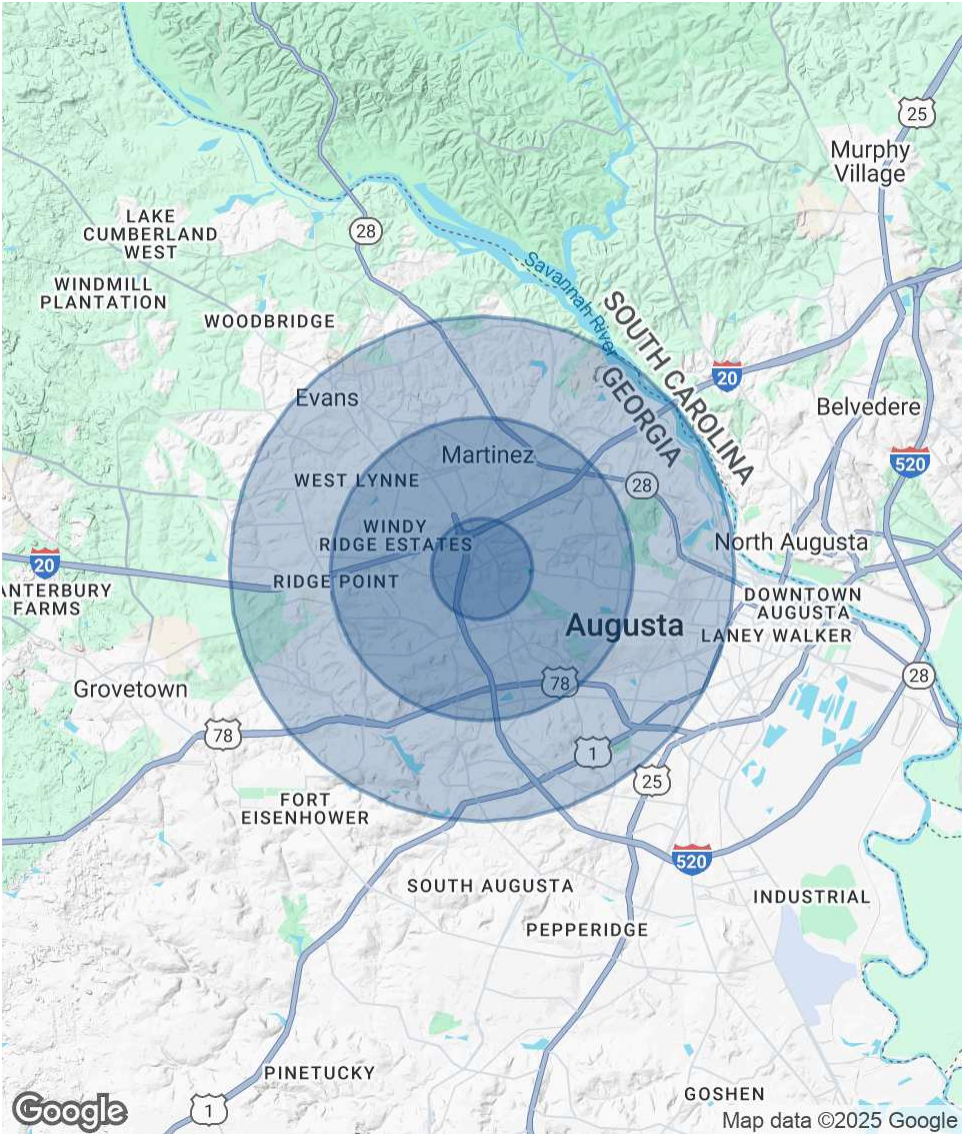


# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,553	58,226	149,454
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,693	26,328	63,461
# of Persons per HH	2	2.2	2.4
Average HH Income	\$106,706	\$93,263	\$92,280
Average House Value	\$336,091	\$266,073	\$252,659

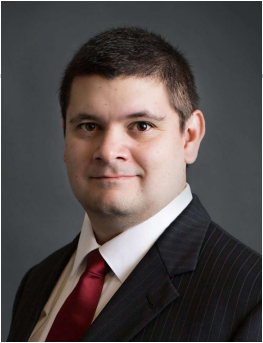
Demographics data derived from AlphaMap



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# Advisor Bio 1



**JOE EDGE, SIOR, CCIM**

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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](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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