



FOR SALE

WASHINGTON-WILKES  
OFFICE BUILDING

109 Gordon St, Washington, GA 30673

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**HENRY HAWKINS**

Commercial Agent

[hhawkins@shermanandhemstreet.com](mailto:hhawkins@shermanandhemstreet.com)

706.550.2081

# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$169,000
Building Size:	2,721 SF
Lot Size:	0.63 Acres
Price / SF:	\$62.11
Year Built:	1935
Renovated:	1998
Zoning:	P1
Traffic Count:	2,700

## PROPERTY OVERVIEW

This former medial office provides ample space for any professional owner-user to update this building to create their own opportunity in Washington. Featuring three large open or private offices, a conference room, a sizable reception area and many storage options, the building allows for a wide array of professional office uses.

## LOCATION OVERVIEW

Right across from Wills Memorial Hospital, this office space provides an excellent opportunity for any professional user to enter or expand into Washington-Wilkes County. The property is a short distance from downtown Washington, a relatively short drive to US Highway 78, and allows accessibility for potential clients in nearby Tignall and Rayle.

## PROPERTY HIGHLIGHTS

- ADA Accessible
- Spacious kitchenette and supply closets
- Centralized location in Washington-Wilkes County



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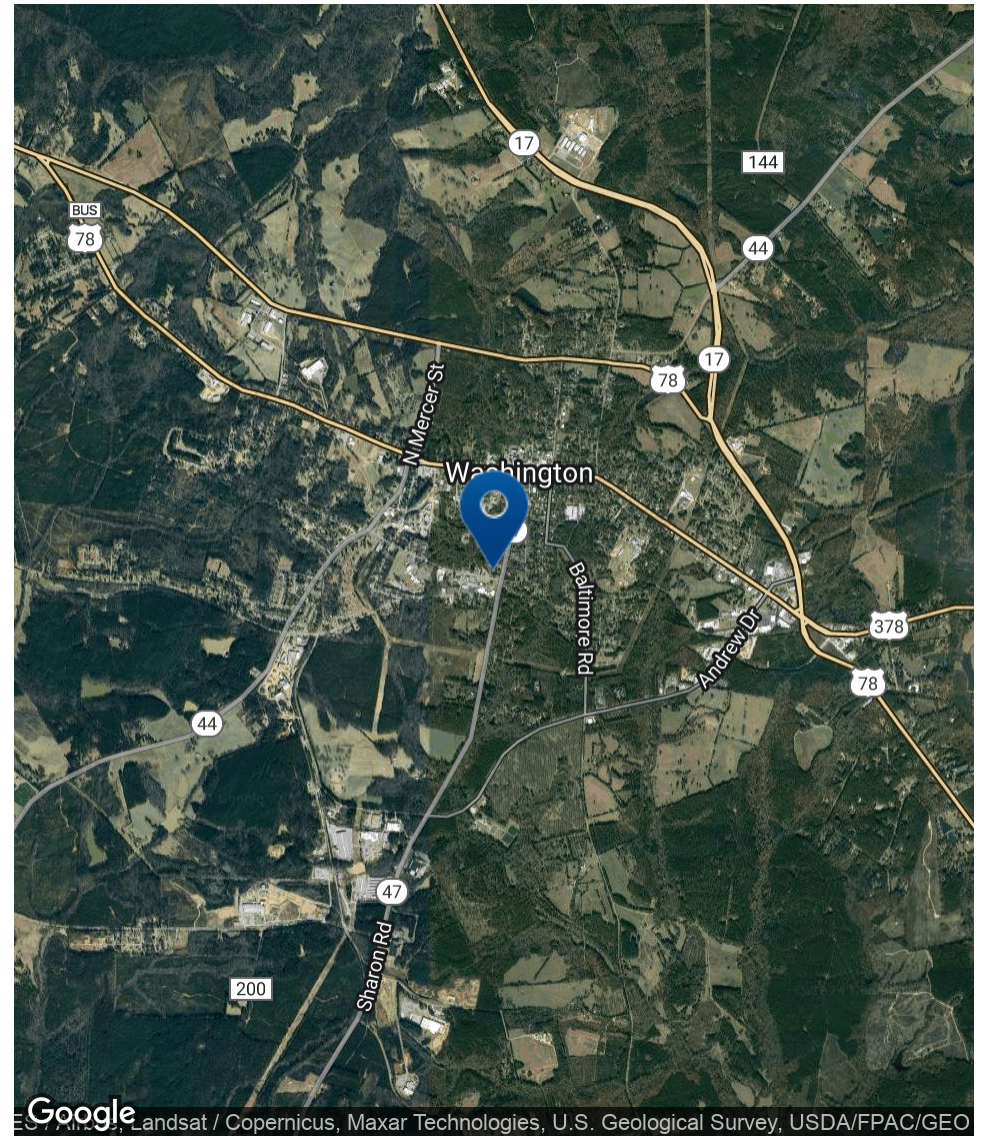
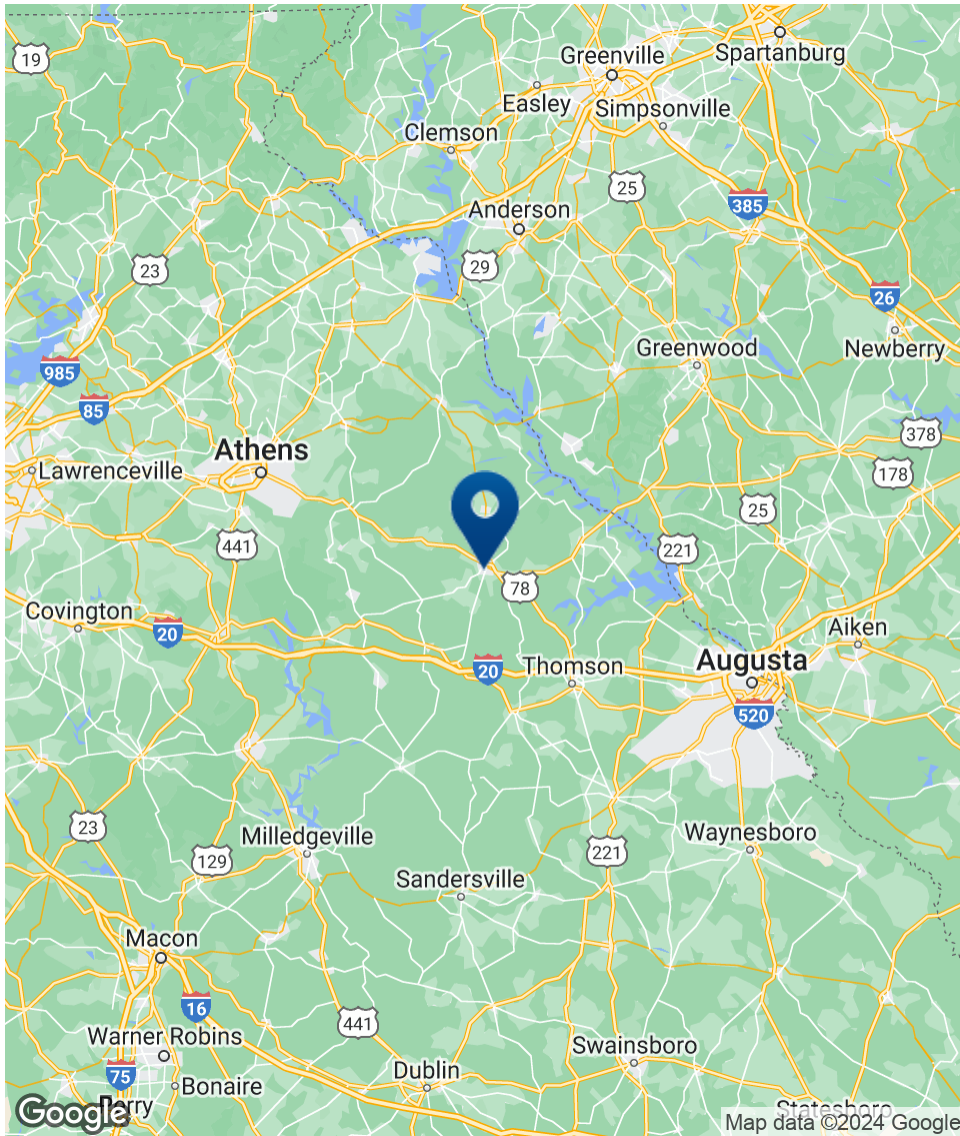
# Additional Photos



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# Location Map



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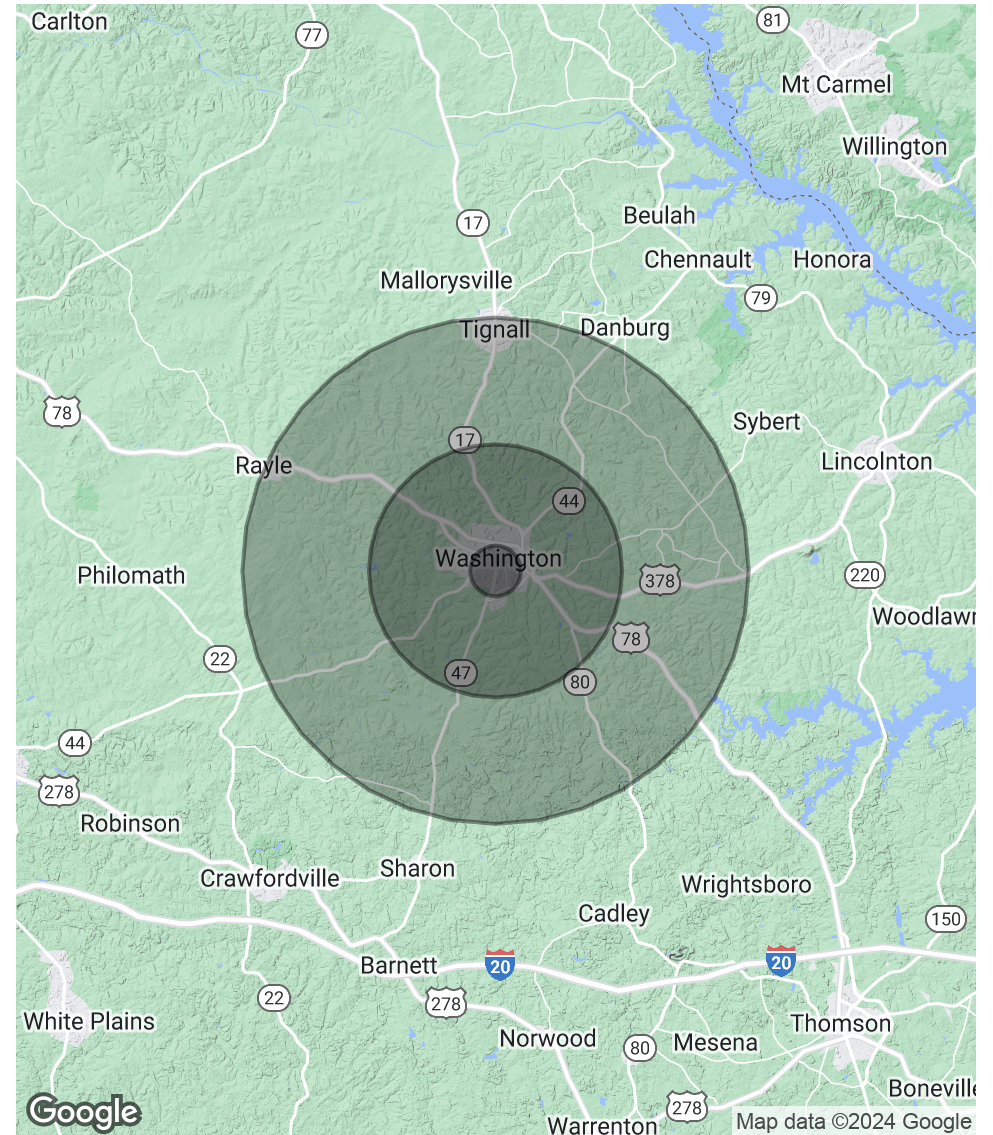
# Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	953	3,578	7,450
Average Age	40.7	44.6	45.0
Average Age (Male)	49.0	45.5	43.1
Average Age (Female)	40.1	44.4	47.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	414	1,794	3,927
# of Persons per HH	2.3	2.0	1.9
Average HH Income	\$42,508	\$43,265	\$43,032
Average House Value	\$77,659	\$90,839	\$92,602

\* Demographic data derived from 2020 ACS - US Census



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# Contact



## HENRY HAWKINS

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GA #418240 // SC #128841

## PROFESSIONAL BACKGROUND

When Henry joined Sherman and Hemstreet in 2021, he began his commercial real estate career with a goal to see Augusta and the CSRA become an epicenter of economic excellence. Aside from four years at Georgia College and State University, Henry has spent the entirety of his life in Augusta and uses his youth involvements in the community as a derivative for success. These involvements included being an active member of BSA Troop 45, RCBOE's Student Advisory Council, and Trinity on the Hill. Driven by these experiences and his parents' example of work ethic, he strives to be an agent of integrity, personability, and intelligence for clients to provide them with peace of mind regarding commercial sales, leasing, and investments. In his downtime, Henry enjoys being with friends and family, particularly in the lowcountry or on the golf course.

## EDUCATION

Davidson Fine Arts  
Georgia College and State University

## MEMBERSHIPS

Eagle Scout  
Greater Augusta Association of Realtors

### Sherman & Hemstreet Real Estate Company

4316 Washington Road  
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