



FOR LEASE

# WALTON WAY STRIP CENTER

1712 Walton Way, Augusta, GA 30904

**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 is a great retail or office location on Walton Way in downtown Augusta. The space is 1,906 SF available in a prime retail center next to Zaxbys near 15th street. Parking is available on both the front and back of the building.

## LOCATION DESCRIPTION

This property is located on Walton Way in the Medical District. The area is surrounded by local hospitals to include University Hospital, Charlie Norwood VA Medical Center, and Augusta University Medical Center. Thousands of cars pass the property on a daily basis in this highly visible and trafficked location. Nearby retails include Wendy's, Waffle House, Burger King, Zaxby's, McDonalds.



## OFFERING SUMMARY

|                  |                            |
|------------------|----------------------------|
| Lease Rate:      | \$1,300.00 per month (NNN) |
| Number of Units: | 3                          |
| Available SF:    | 1,906 SF                   |
| Building Size:   | 5,357 SF                   |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,529    | 23,521   | 51,637   |
| Total Population  | 8,861    | 54,267   | 119,519  |
| Average HH Income | \$32,002 | \$45,961 | \$48,924 |



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# Lease Spaces



## LEASE INFORMATION

|              |          |             |                      |
|--------------|----------|-------------|----------------------|
| Lease Type:  | NNN      | Lease Term: | Negotiable           |
| Total Space: | 1,906 SF | Lease Rate: | \$1,300.00 per month |

## AVAILABLE SPACES

| SUITE   | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE        | DESCRIPTION  |
|---------|-----------|-----------|------------|-------------------|--|
| Suite B | Available | 1,906 SF  | NNN        | \$1,300 per month | Middle space with mostly open layout. Tenant to pay \$250 per month for its portion of common area expenses. |



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# Additional Photos

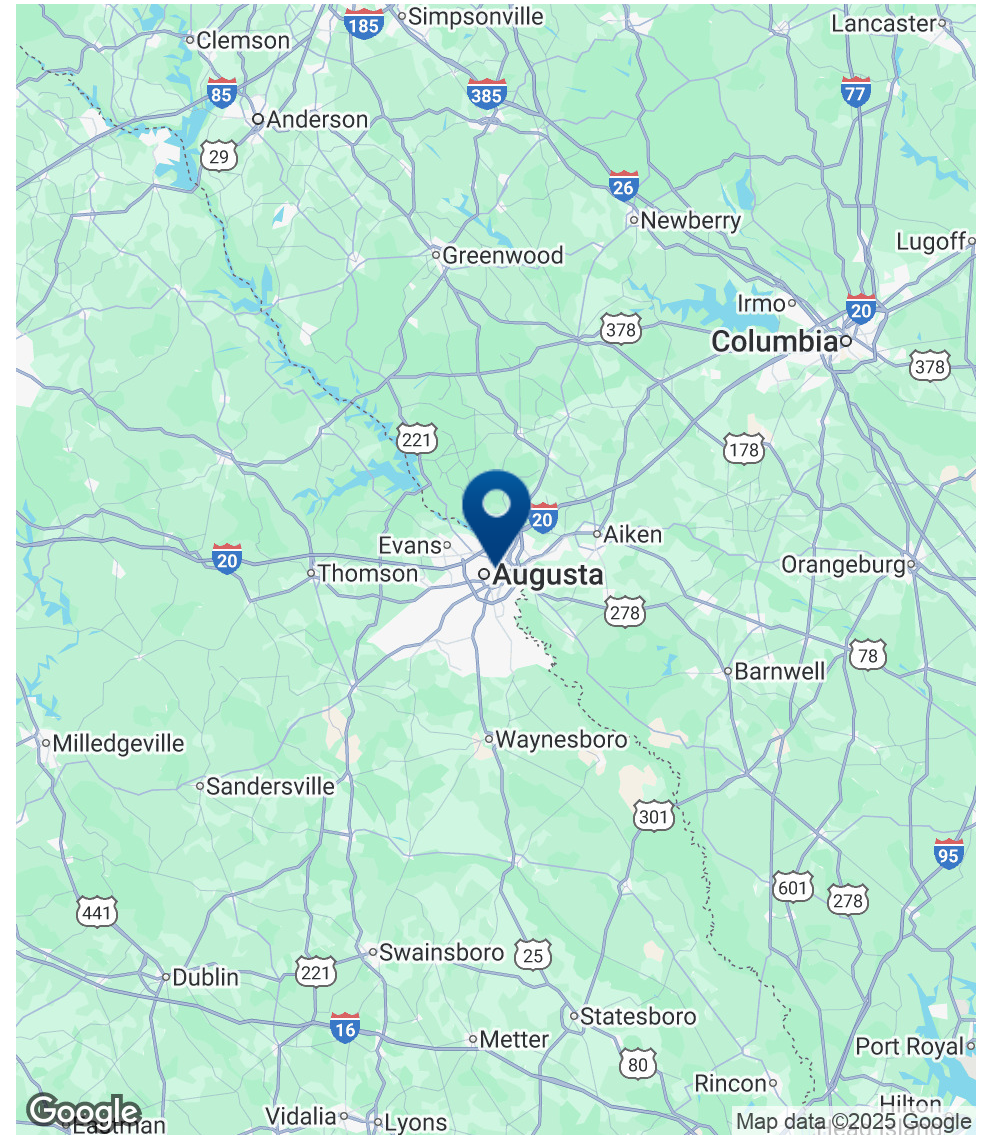
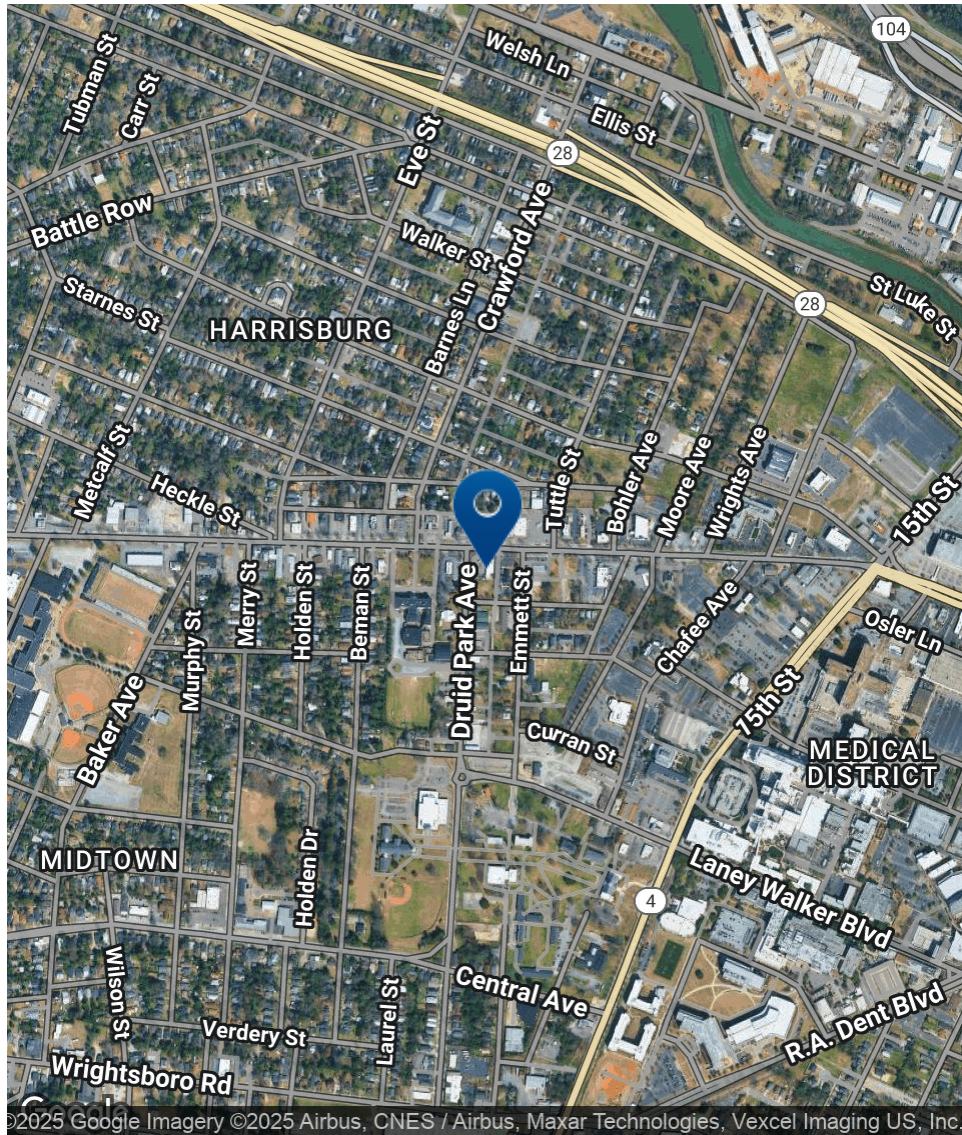


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# Location Map



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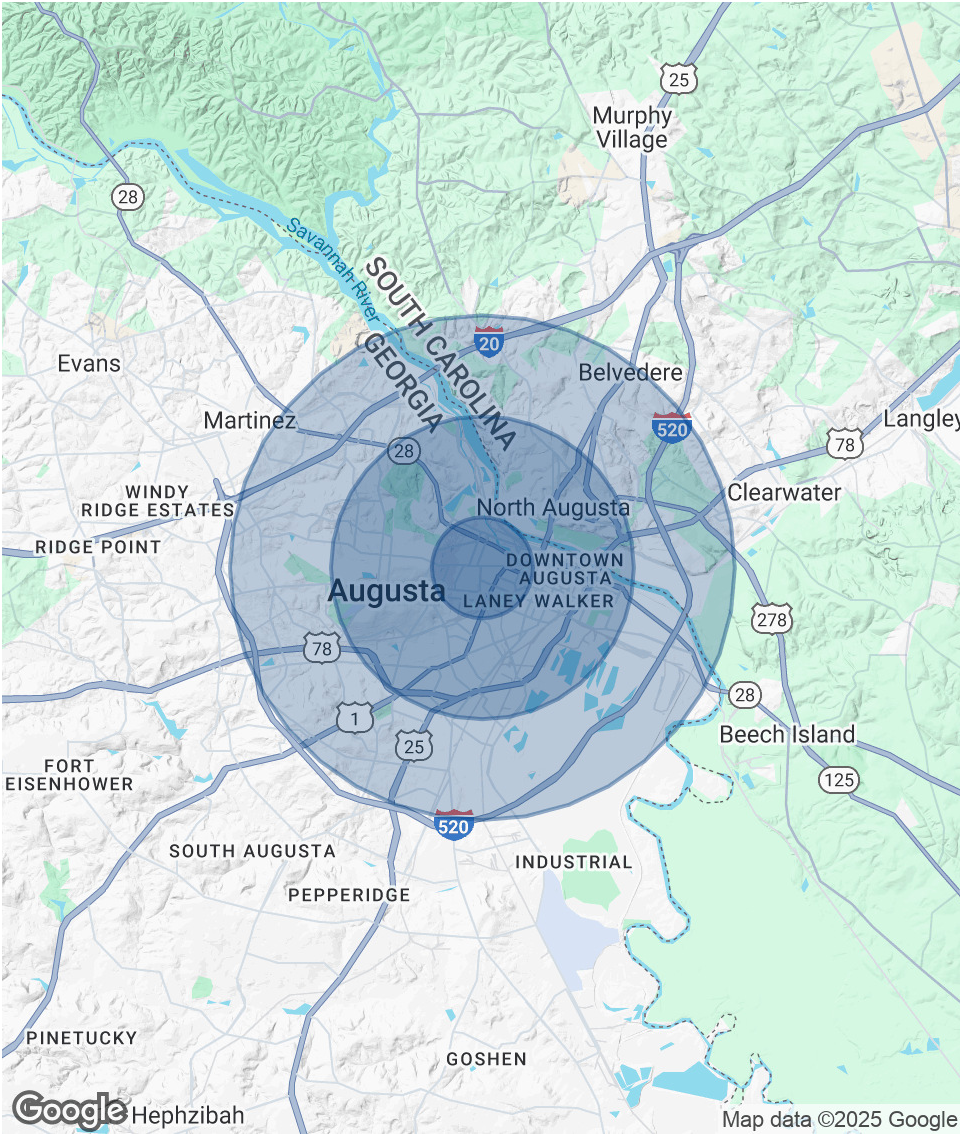
706.288.1077

# Demographics Map & Report

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 8,861  | 54,267  | 119,519 |
| Average Age          | 30.6   | 36.6    | 36.5    |
| Average Age (Male)   | 32.6   | 35.0    | 35.1    |
| Average Age (Female) | 29.5   | 38.1    | 38.1    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,529     | 23,521    | 51,637    |
| # of Persons per HH | 2.5       | 2.3       | 2.3       |
| Average HH Income   | \$32,002  | \$45,961  | \$48,924  |
| Average House Value | \$138,291 | \$141,642 | \$134,794 |

\* Demographic data derived from 2020 ACS - US Census



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# Advisor Bio 1



## JOE EDGE, SIOR, CCIM

President & Broker

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**Direct:** 706.288.1077 | **Cell:** 706.627.2789

## PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

## MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

### Sherman & Hemstreet Real Estate Company

4316 Washington Road  
Evans, GA 30809  
706.722.8334



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