



FOR LEASE

THE SHOPPES AT  
MARTINTOWN

1367 W Martintown Rd, North Augusta, SC 29860

**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

A single 550 square foot endcap office/retail space available. The space is currently being used as an office space but could be either office or retail use. Site has ample parking making it convenient for both employees and customers to visit the premises. Parking lot just underwent substantial improvements. Building has a new roof and is about to have exterior stucco facade upgraded. The surrounding area is well-developed, with a mix of residential neighborhoods and commercial centers, contributing to a steady flow of potential clientele.

## LOCATION DESCRIPTION

Located in North Augusta, South Carolina, The Shoppes at Martintown is located nearby a mix of residential homes and various commercial establishments, including restaurants, shops, and offices. The center is just minutes away from Interstate 20 and Highway 25 which connects to Augusta and North Augusta.

## OFFERING SUMMARY

Lease Rate:	\$975.00 per month (MG)
Number of Units:	7
Available SF:	550 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	440	37,780	120,808
Total Population	1,156	86,454	295,634
Average HH Income	\$131,360	\$106,967	\$93,007



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# Lease Spaces



It turns out, you don't have any Site Plans!

(be sure to tag an image "Site Plan" in the [Media Tab](#))

### LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	550 SF	Lease Rate:	\$975.00 per month

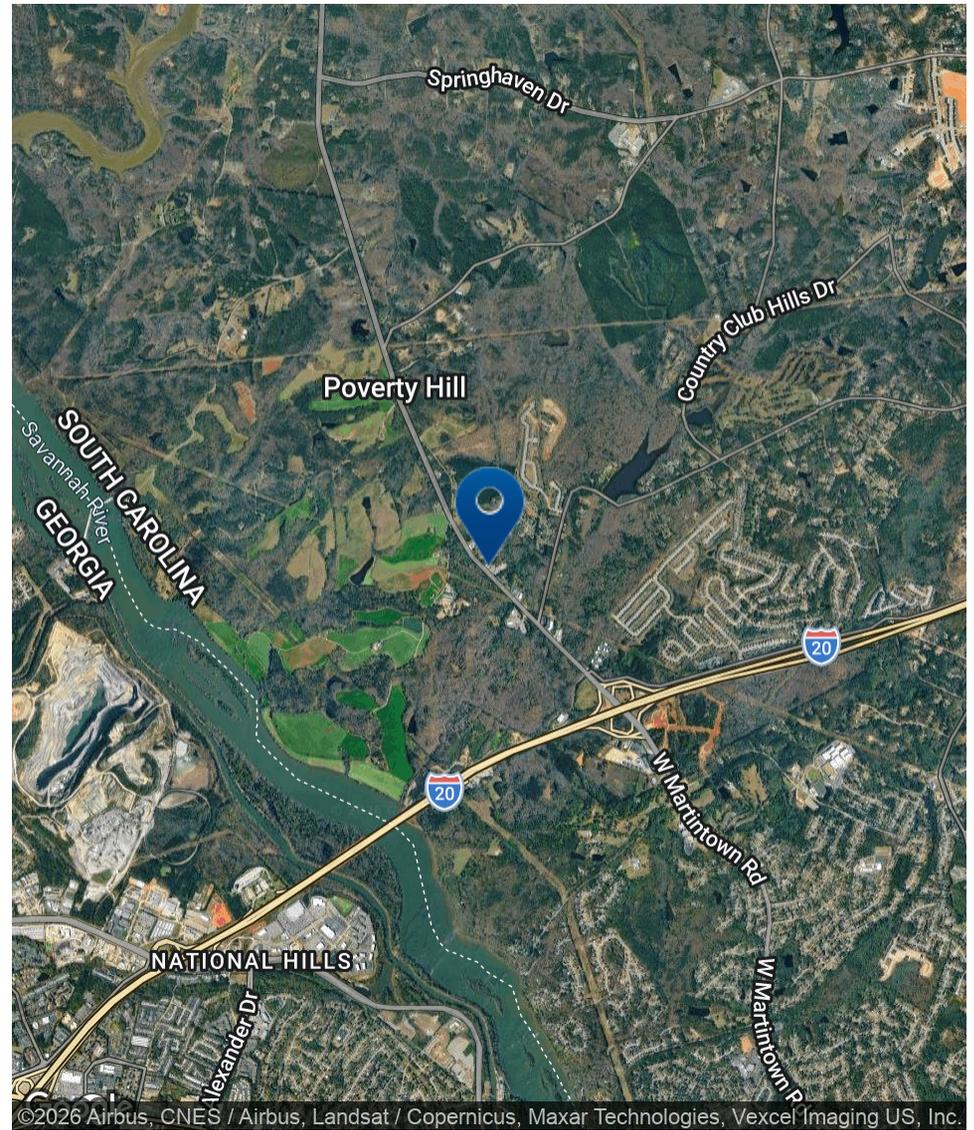
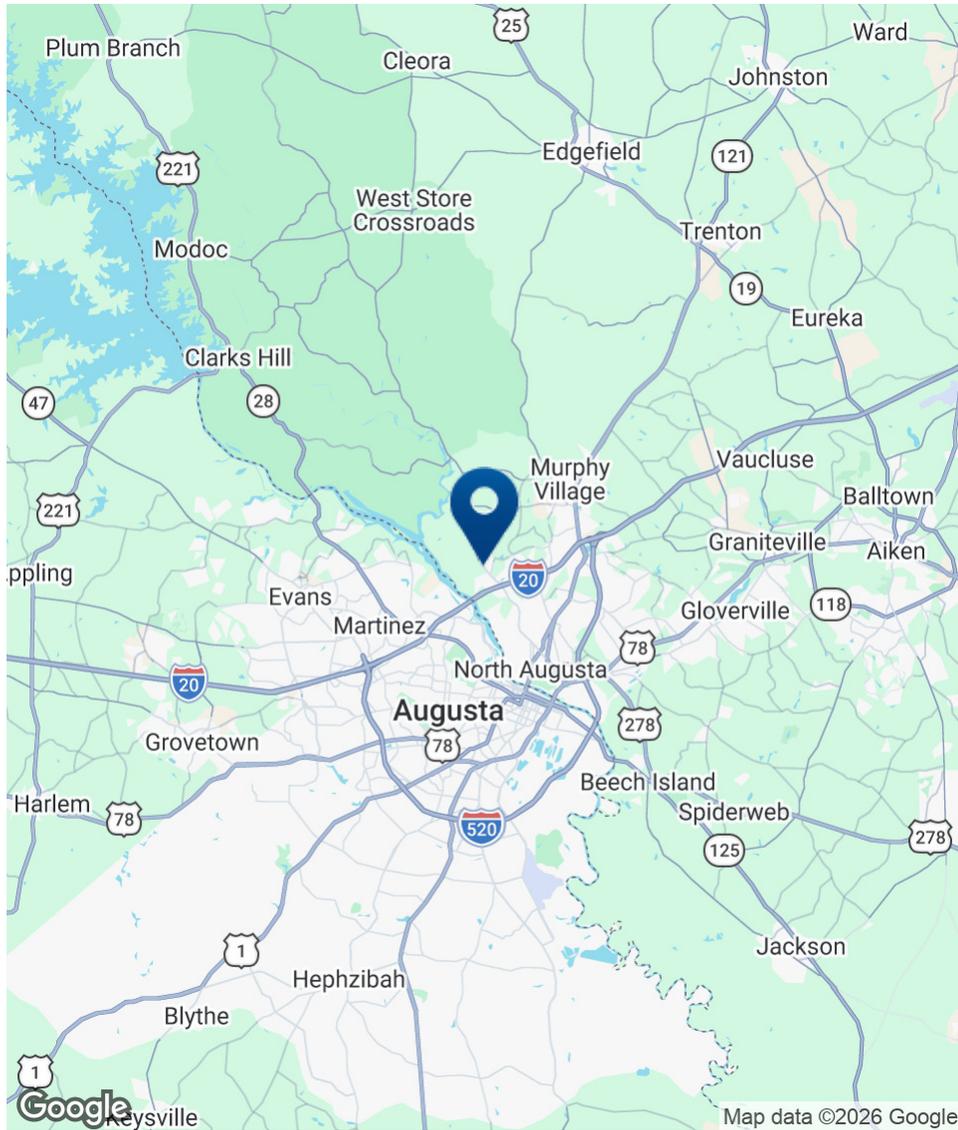
### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1/2	Pediatric Pals	1,200 SF	Modified Gross	LEASED	-
Suite 3/4	Burgess Music Academy	1,200 SF	Modified Gross	LEASED	-
Suite 5/6	The Hair Shop	1,200 SF	Modified Gross	LEASED	-
Suite 7	Available	550 SF	Modified Gross	\$975 per month	-



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# Location Map



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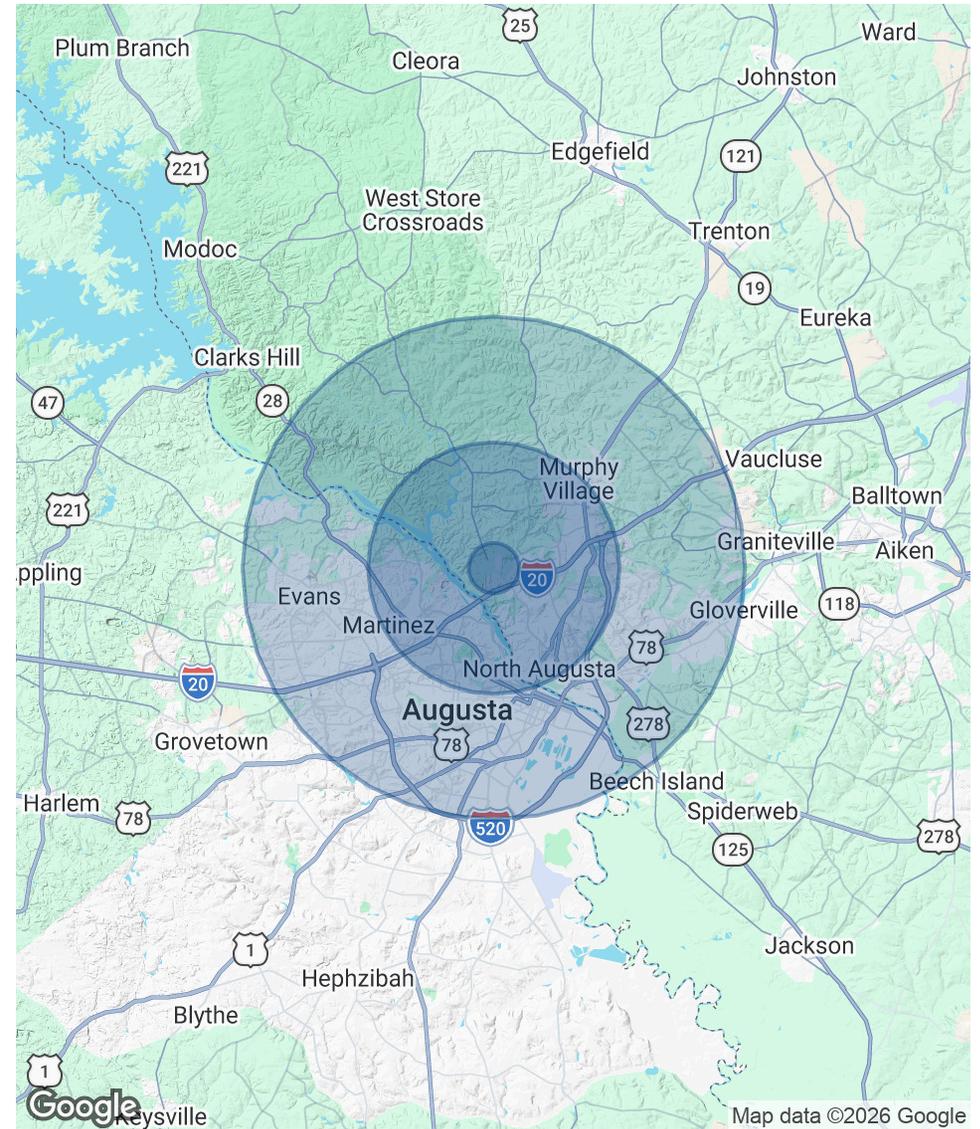
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,156	86,454	295,634
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	41	43	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	440	37,780	120,808
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$131,360	\$106,967	\$93,007
Average House Value	\$286,947	\$290,367	\$248,317

Demographics data derived from AlphaMap



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# Advisor Bio 1



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

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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