



FOR SALE

28 EXAM ROOM
MEDICAL FACILITY

2323 Milledgeville Road, Augusta, GA 30904

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

Newly built out 12,924 medical office! This space has recently been built out with brand new Class-A finishes. Space consists of six nodes around a central doctor hub area, laboratory and reception area. Each node multiple exam rooms and a nurse's station. See floor plan for more details. Overall space has 28 exam rooms and plenty of room to provide more services. Additional parking is leased next door.

Buildout includes a staff lounge, IT room, multiple storage areas, meds room, conference room, blood drawing station, X-Ray room, Tai Chi room, many bathrooms, and a large waiting area. See floor plan for more details. Finishes are top notch and space is move in ready. A 5,000 SF warehouse on the rear of the building has not been modified and can be used for storage or leased out for additional income.

LOCATION DESCRIPTION

Site is located on busy Milledgeville Rd between Deans Bridge Rd and downtown Augusta. Site has a traffic count of over 27,000 cars per day. The property consists of 1.74 acres with plenty of room for both indoor and outdoor storage with a fenced yard area. Location is just minutes away from Gordon Highway as well as Fort Gordon.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Number of Units:	1
Lot Size:	1.74 Acres
Building Size:	16,627 SF



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UNOCCUPIED/
FUTURE EXPANSION
±5,000 SF ABOVE AND ±5,000 BELOW GRADE

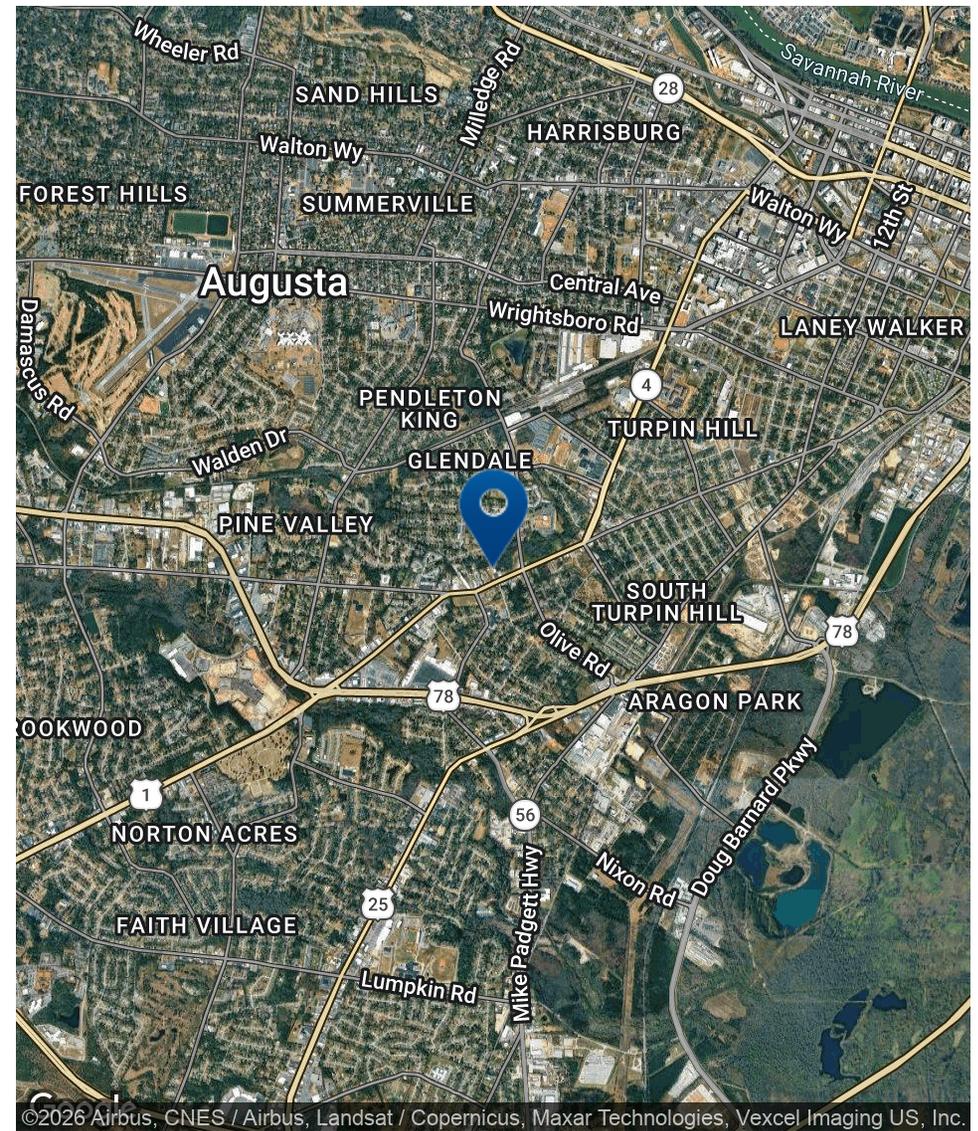
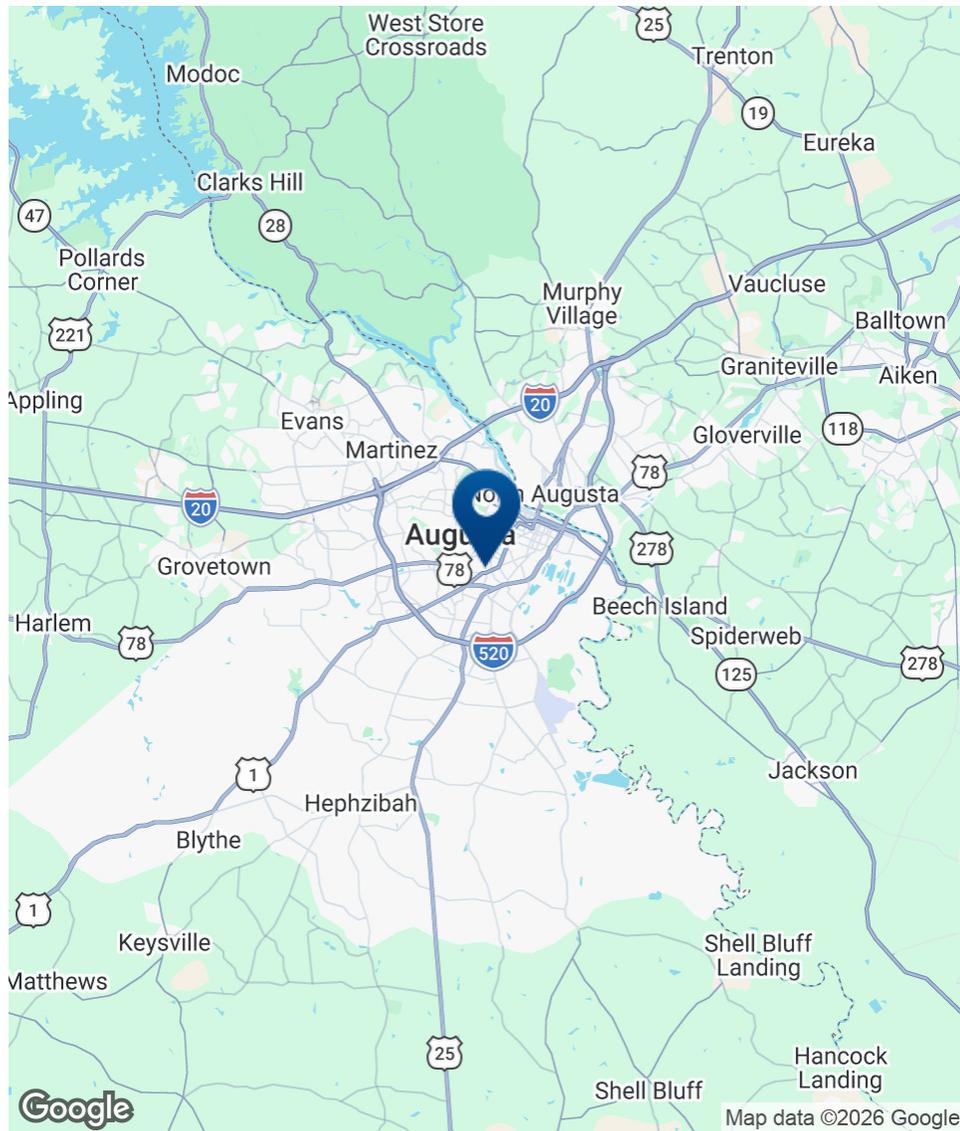


PROPOSED FLOOR PLAN

2323 MILLEDGEVILLE ROAD
AUGUSTA, GEORGIA 20904
AREA OF SCOPE 12,924 SF
AREA OF ENTIRE BUILDING: 23,278 SF

SPACE SUMMARY	
SPACE TYPE	QUANTITY
EXAM ROOMS	28
OFFICE(S)	1
CONFERENCE	1
TAI CHI	1
ADMIN/FUTURE PHARMACY	1
X-RAY	1

Location Map



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Additional Photos



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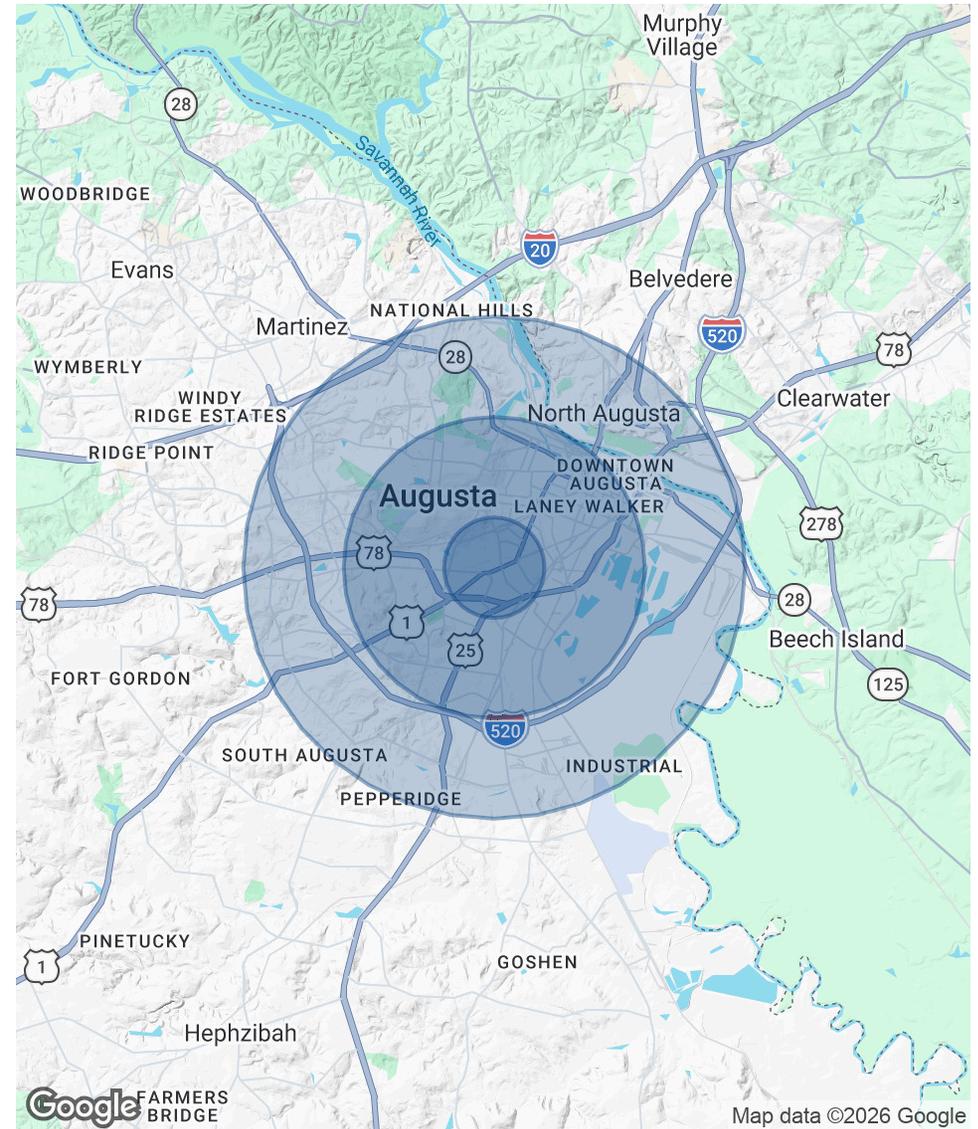
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,559	51,030	124,926
Average Age	38	40	40
Average Age (Male)	37	39	38
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,063	21,990	53,918
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$38,081	\$59,111	\$69,354
Average House Value	\$131,845	\$192,061	\$212,861

Demographics data derived from AlphaMap



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

judge@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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President & Broker

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