

# Coworking Space

4290 Belair Frontage Rd, Augusta, GA 30909



## OFFERING SUMMARY

Available SF:	120 SF
Lease Rate:	\$650 per month (Full Service)
Lot Size:	0.46 Acres
Year Built:	1985
Zoning:	C-2

## PROPERTY OVERVIEW

Two units available. 4290 Belair Frontage is a coworking property offering 12 individual office suites suitable for small businesses, independent professionals, and personal service providers. Each suite is approximately 120 square feet and leased on a full-service basis, with utilities included. The setup is ideal for tenants seeking flexible lease terms and short-term or incubator space.

## LOCATION OVERVIEW

The property is positioned at the front of Belair Business Park on Belair Frontage Road in Augusta, GA. It benefits from high visibility and convenient access between the Wheeler Road and Belair Road exits off Interstate 20. The location offers quick connectivity to Dyess Parkway, Fort Gordon, and Grovetown, making it ideal for businesses serving the Columbia County and Augusta metro area.

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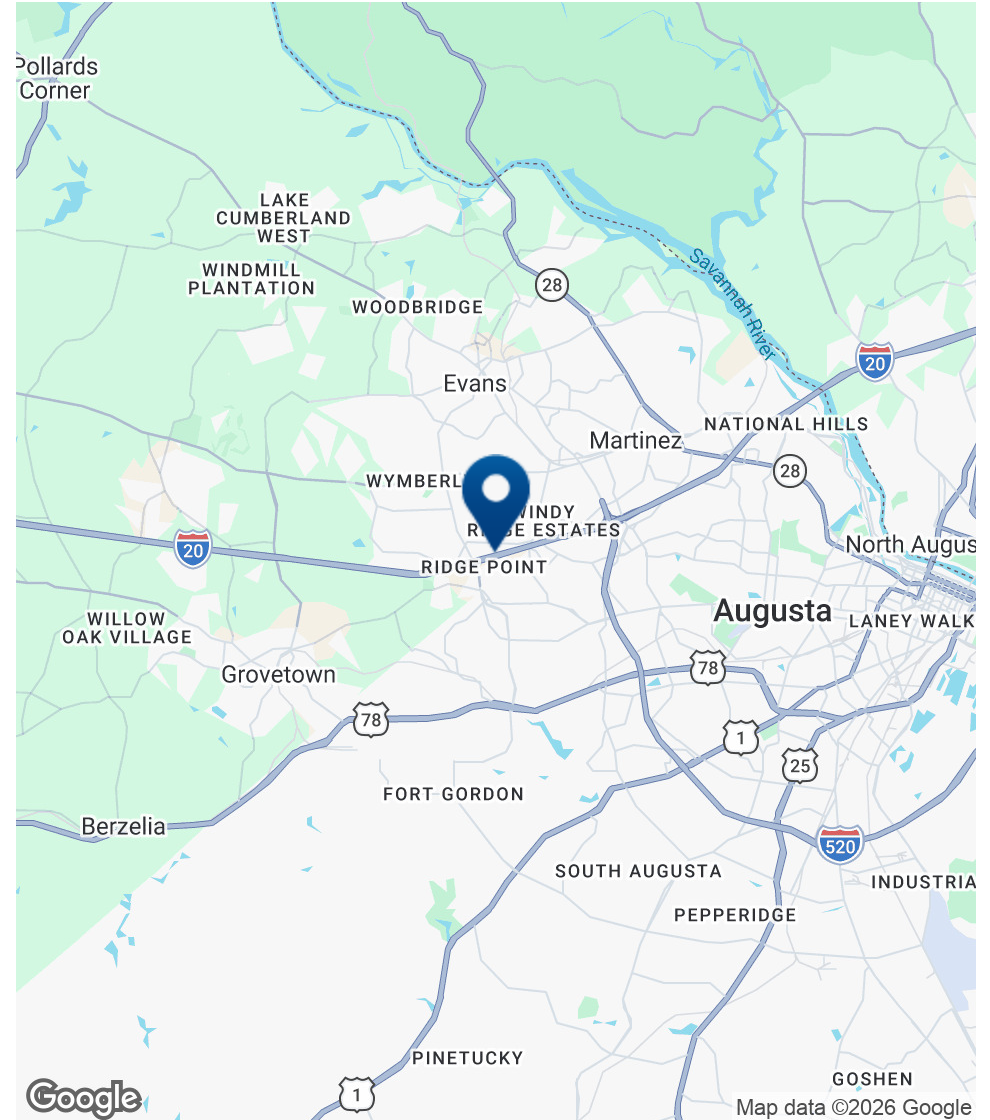
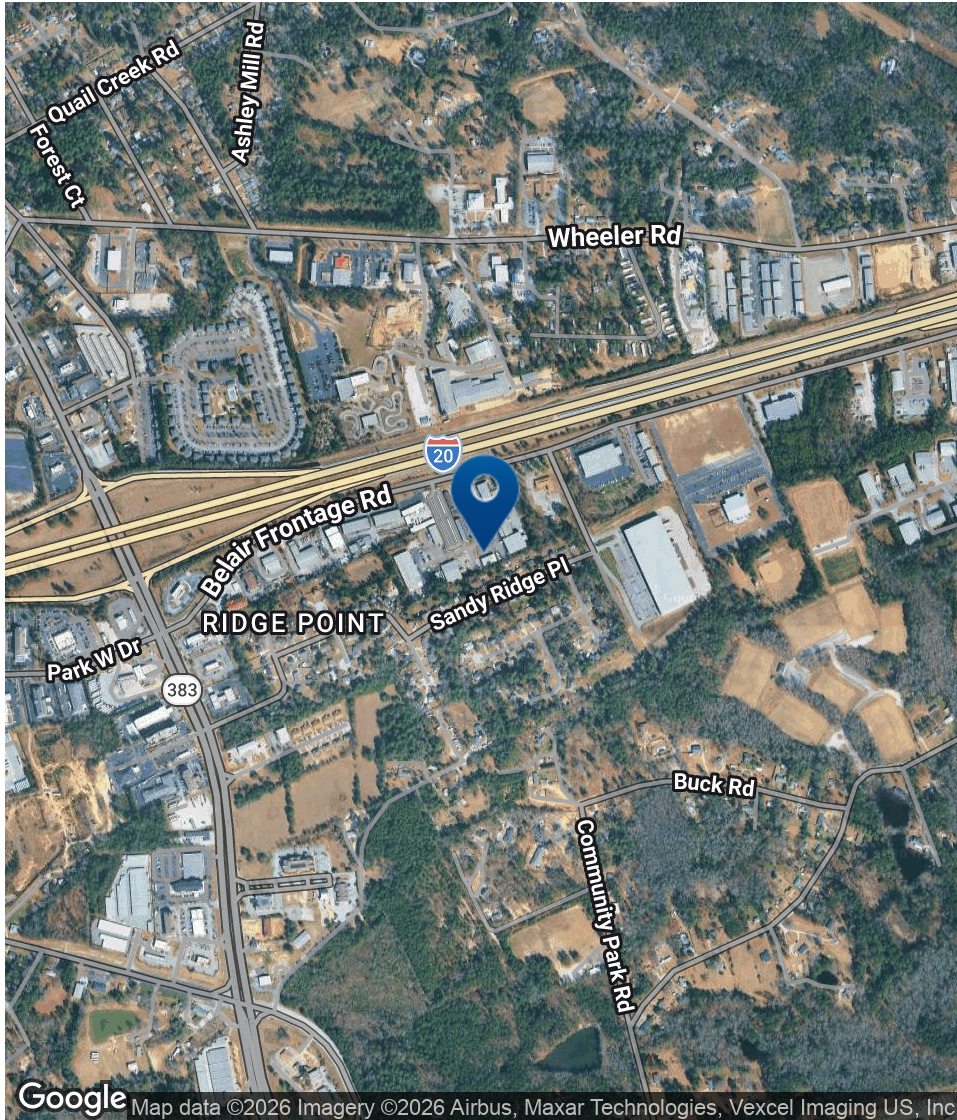
**SHERMAN & HEMSTREET REAL ESTATE COMPANY**  
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## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	120 SF	Lease Rate:	\$650 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite B-4	Available	120 SF	Full Service	\$650 per month
Suite C-5	Available	120 SF	Full Service	\$650 per month

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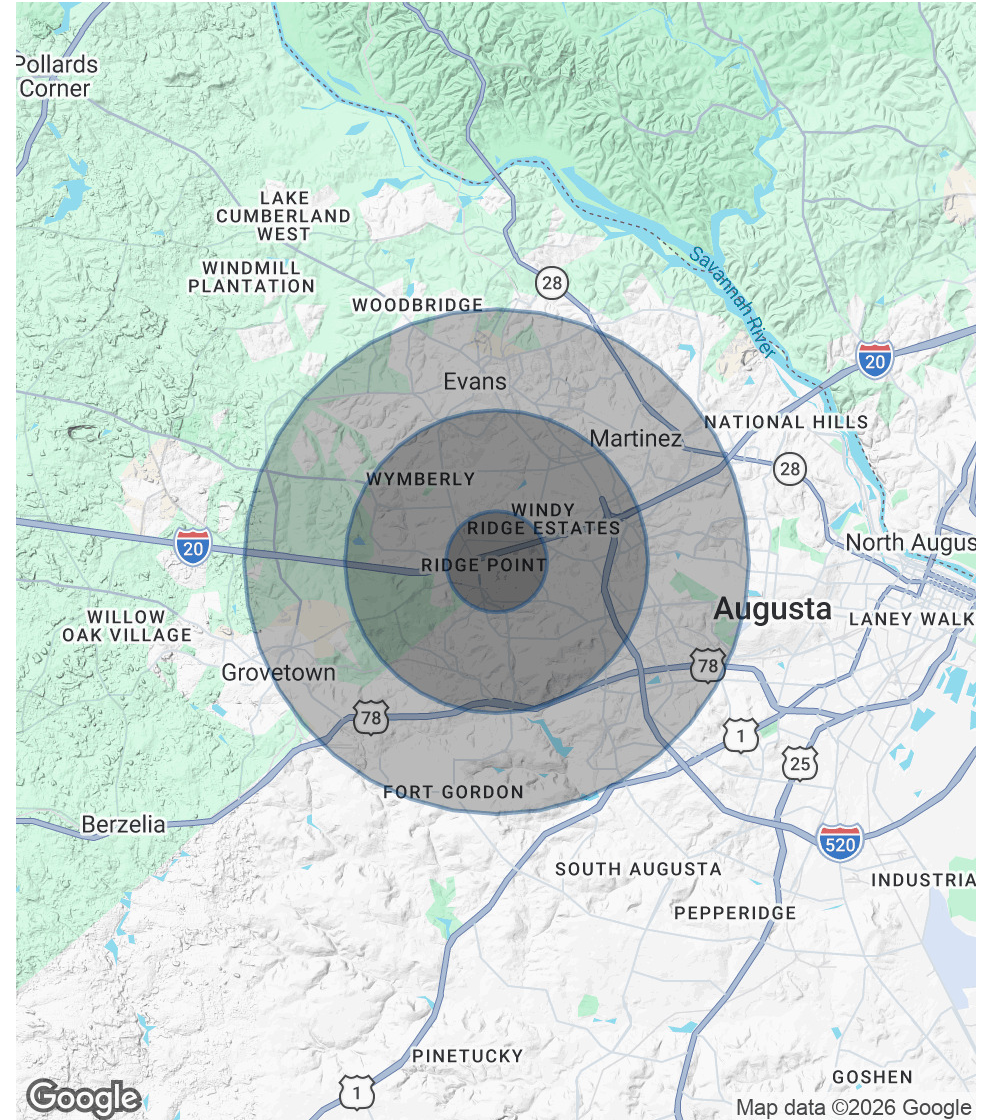
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,982	49,565	123,086
Average age	37.5	38.5	38.1
Average age (Male)	32.0	37.7	38.1
Average age (Female)	43.0	40.3	39.4

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,157	22,128	54,204
# of persons per HH	2.3	2.2	2.3
Average HH income	\$55,062	\$60,254	\$67,070
Average house value	\$149,982	\$171,611	\$176,096

\* Demographic data derived from 2020 ACS - US Census



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## JOE EDGE, SIOR, CCIM

President & Broker



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## 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 & AFFILIATIONS

Certified Commercial Investment Member (CCIM)  
Society of Industrial and Office Realtors (SIOR)