



FOR LEASE

WOODSIDE SQUARE COMPLEX

3452 Peach Orchard Road, Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

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706.288.1077

Property Summary



PROPERTY DESCRIPTION

Woodside Square has one vacancy. This space is 832 square feet. Space very rarely comes available at this location. This is a great location for someone looking for small commercial space in South Augusta at an affordable rate.

LOCATION DESCRIPTION

Excellent location with over 500 feet of frontage on US Highway 25-Peach Orchard Road. This complex consists of 3452 and 3458 Peach Orchard Road and sits on over 2 acres in the heart of Augusta. 30,000+ traffic count daily. Close to the intersection of Rosier Road and Phinizy Road.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Available SF:	832 SF
Lot Size:	2.04 Acres
Building Size:	17,162 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,669	16,033	36,680
Total Population	7,660	42,271	93,890
Average HH Income	\$45,184	\$43,157	\$44,399

Lease Spaces



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	832 SF	Lease Rate:	\$16.00 SF/yr

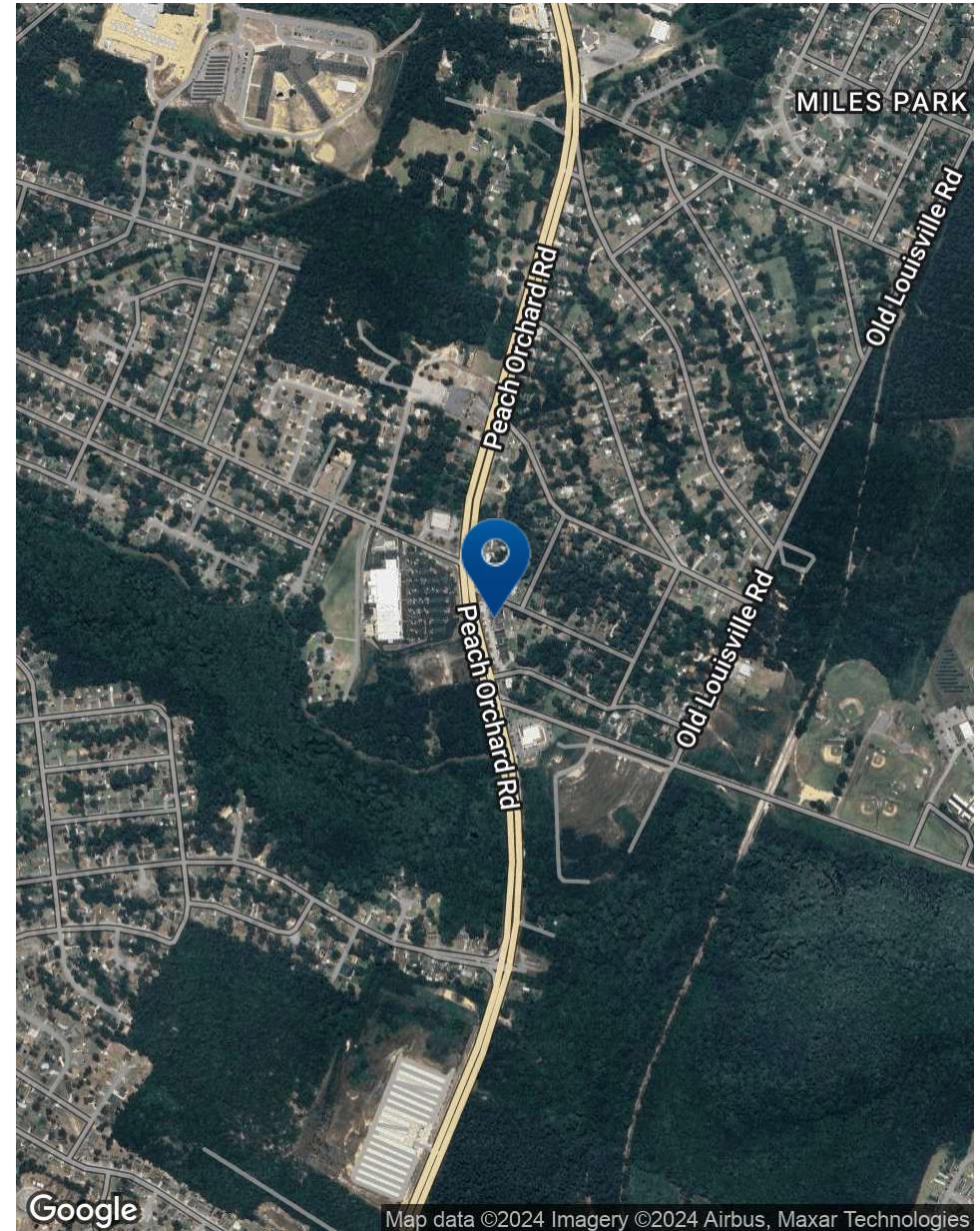
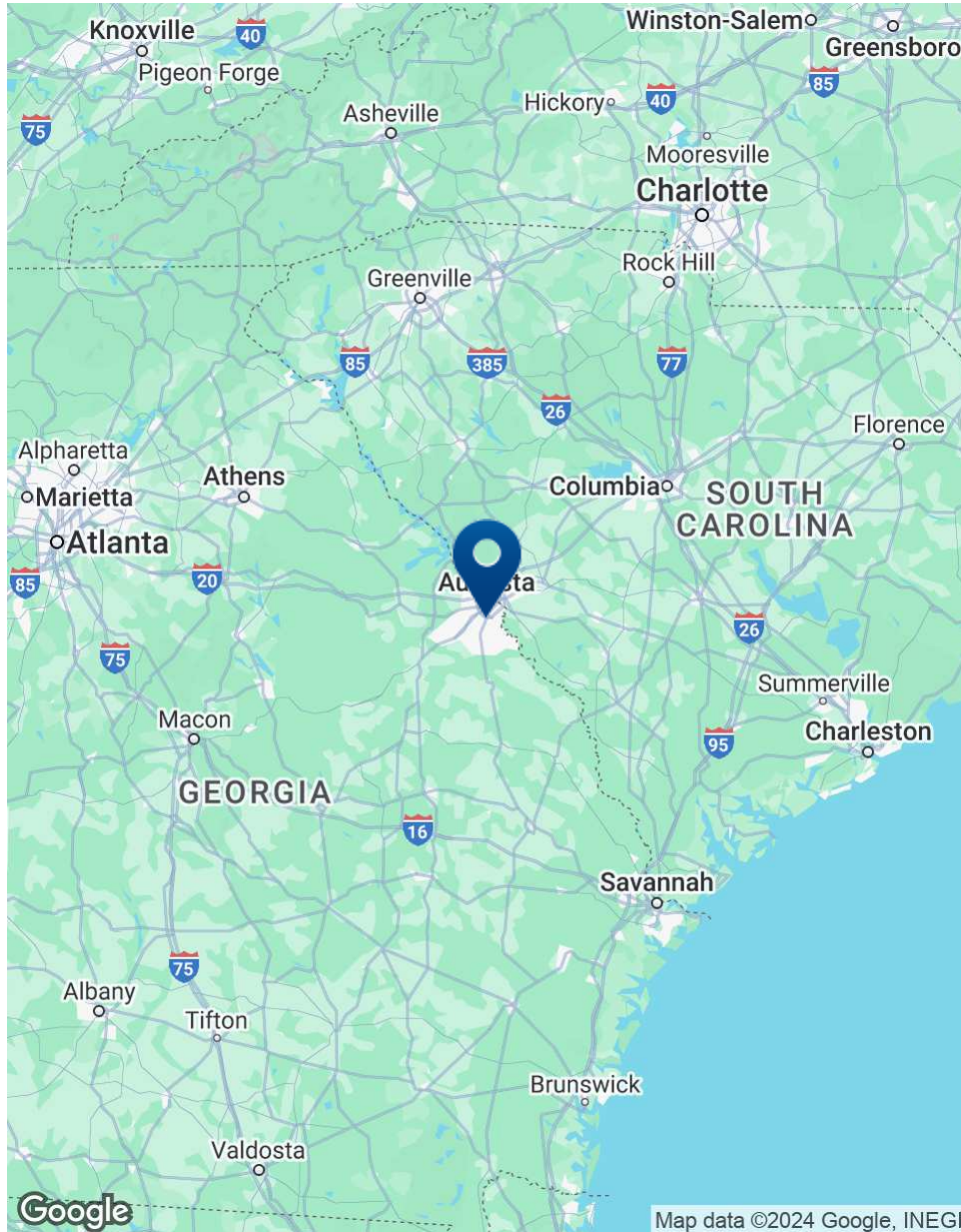
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3452 Peach Orchard Rd Suite A	Available	832 SF	Modified Gross	\$16.00 SF/yr	End cap office space. Space is in excellent condition and has great signage opportunity. Property has easy ingress/egress.

Additional Photos



Aerial Map

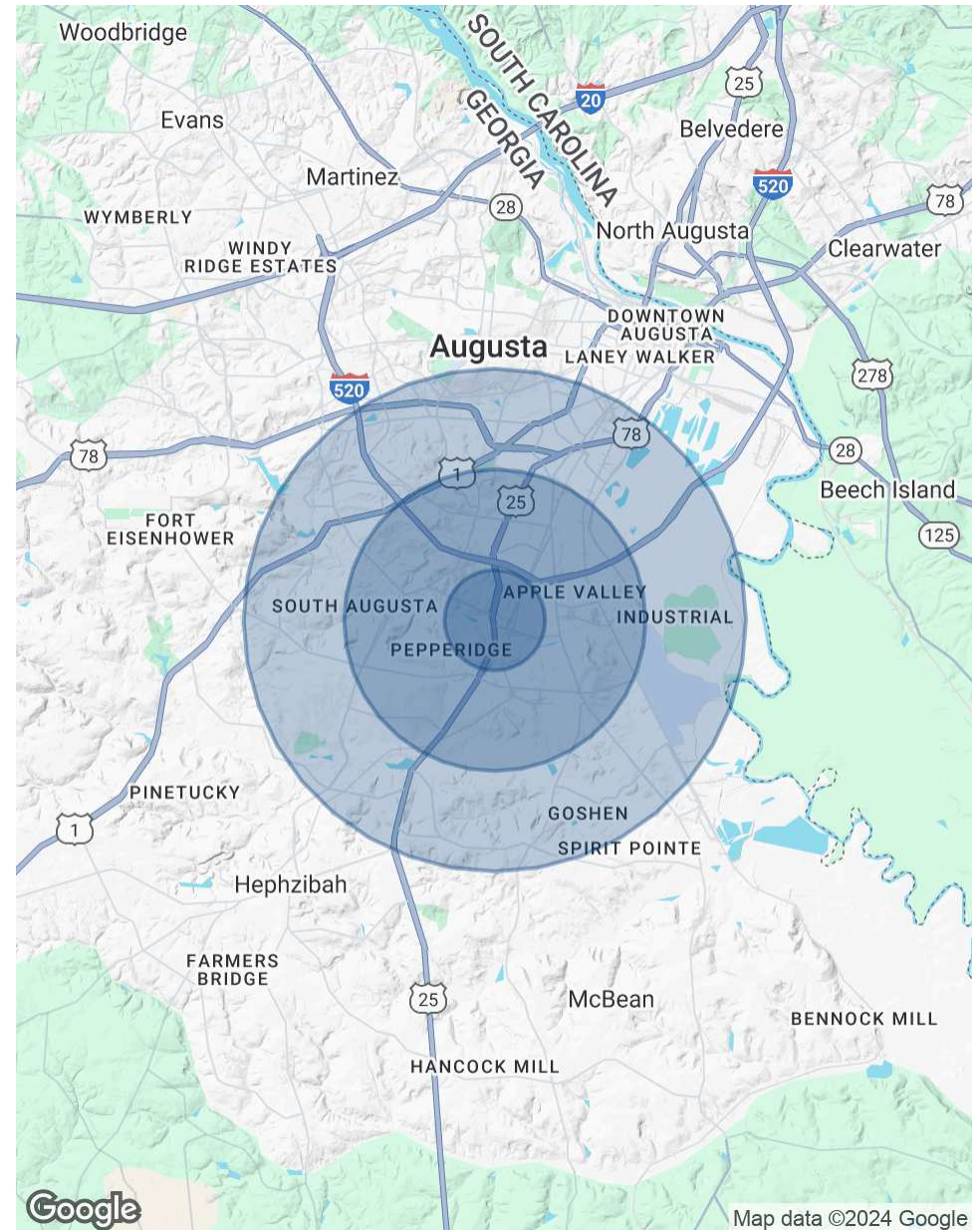


Demographics Map & Report

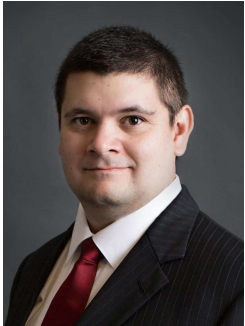
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,660	42,271	93,890
Average Age	35.6	34.7	35.0
Average Age (Male)	34.5	32.7	33.3
Average Age (Female)	37.2	36.7	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,669	16,033	36,680
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$45,184	\$43,157	\$44,399
Average House Value	\$91,359	\$92,886	\$95,771

* Demographic data derived from 2020 ACS - US Census



Advisor Bio



JOE EDGE, SIOR, CCIM

President & Broker

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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to www.ccim.com or www.sior.com.

MEMBERSHIPS

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

Sherman & Hemstreet Real Estate Company

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