

FOR SALE

# WHEELER EXECUTIVE CENTER

3540 Wheeler Road Suite 409-411, Augusta, GA  
30909

**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

Three upstairs units combined into one large 3,225 SF single unit. units can be subdivided back into three units or used together. As an investment property the property is a 8.40% Cap Rate once leased for \$14.00 per SF on a modified gross lease. This cap rate factors in the HOA fees which cover the exterior maintenance, water, grounds and insurance. Property taxes are \$2,700 per year.

## LOCATION DESCRIPTION

This office suite is located in the Wheeler Executive Center located off Bobby Jones Exp. (I-520) and Wheeler Rd. Interchange. The local area is surrounded by plenty of retail, restaurants, hotels, and local banks. The suite is located in the easy to find and well known Wheeler Executive Center which is on Wheeler Road near the Target shopping center and surrounded by heavy retail, banking, offices, and First Baptist Church.

## OFFERING SUMMARY

Sale Price:	\$449,000
Building Size:	3,225 SF

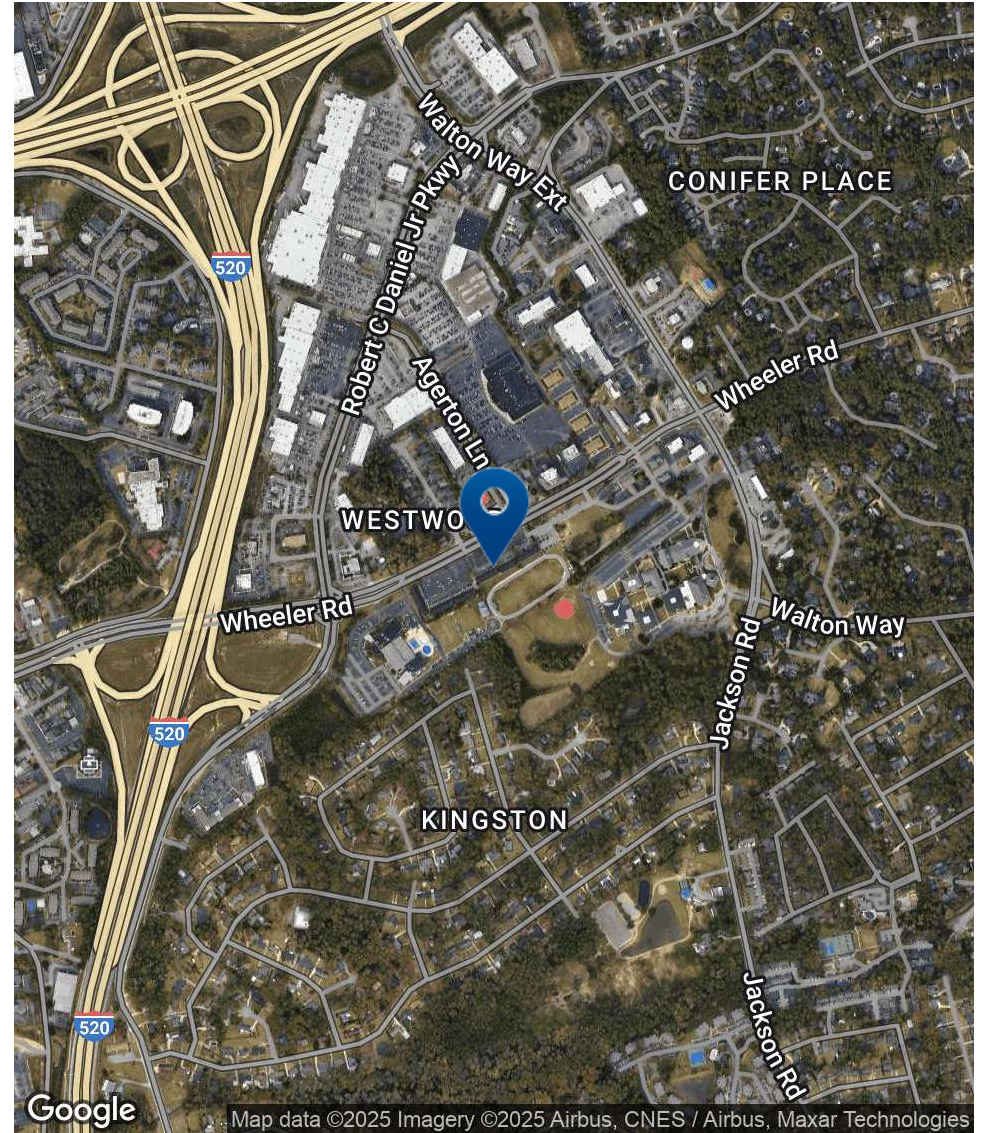
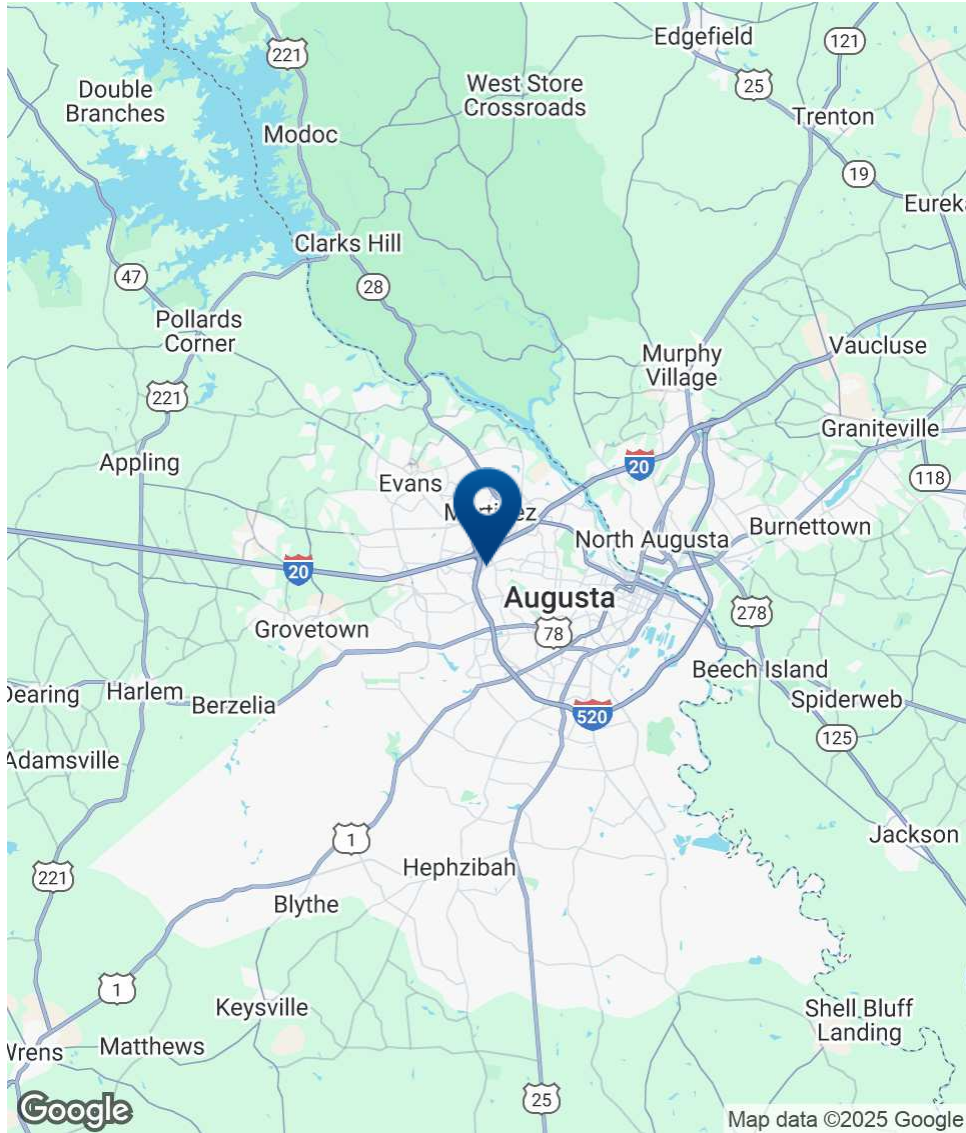
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,723	26,328	63,461
Total Population	7,627	58,226	149,454
Average HH Income	\$107,953	\$93,263	\$92,280



**JOE EDGE, SIOR, CCIM**  
President & Broker  
jedge@shermanandhemstreet.com  
706.288.1077



# Location Map

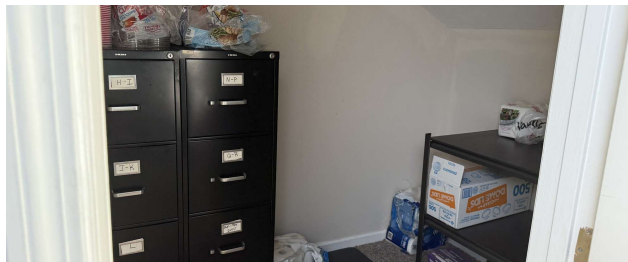
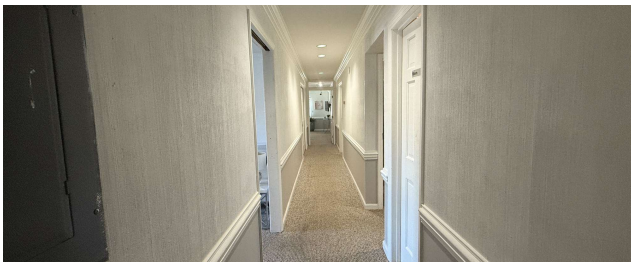
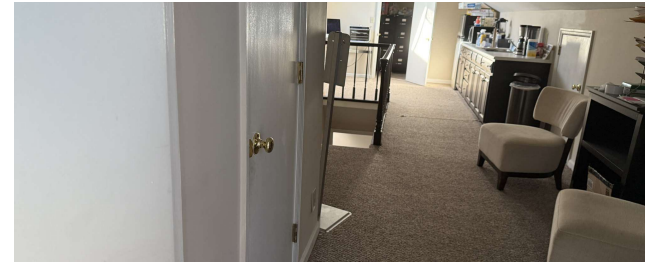
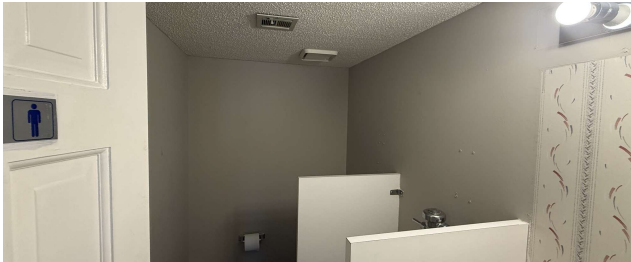
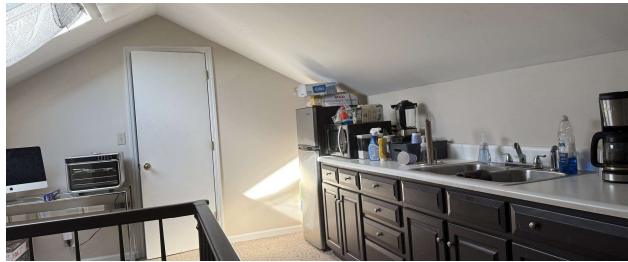
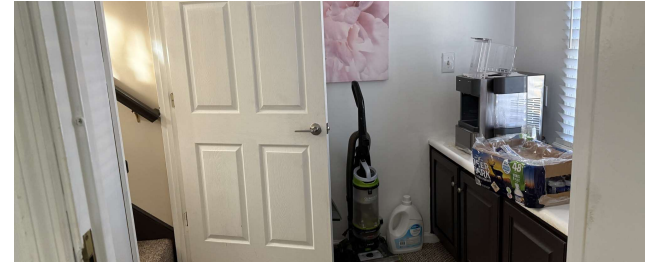
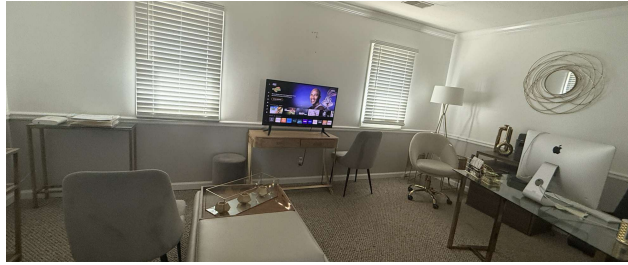


**SHERMAN & HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**  
President & Broker  
jedge@shermanandhemstreet.com  
706.288.1077



# Additional Photos



**SHERMAN &  
HEMSTREET**  
Real Estate Company

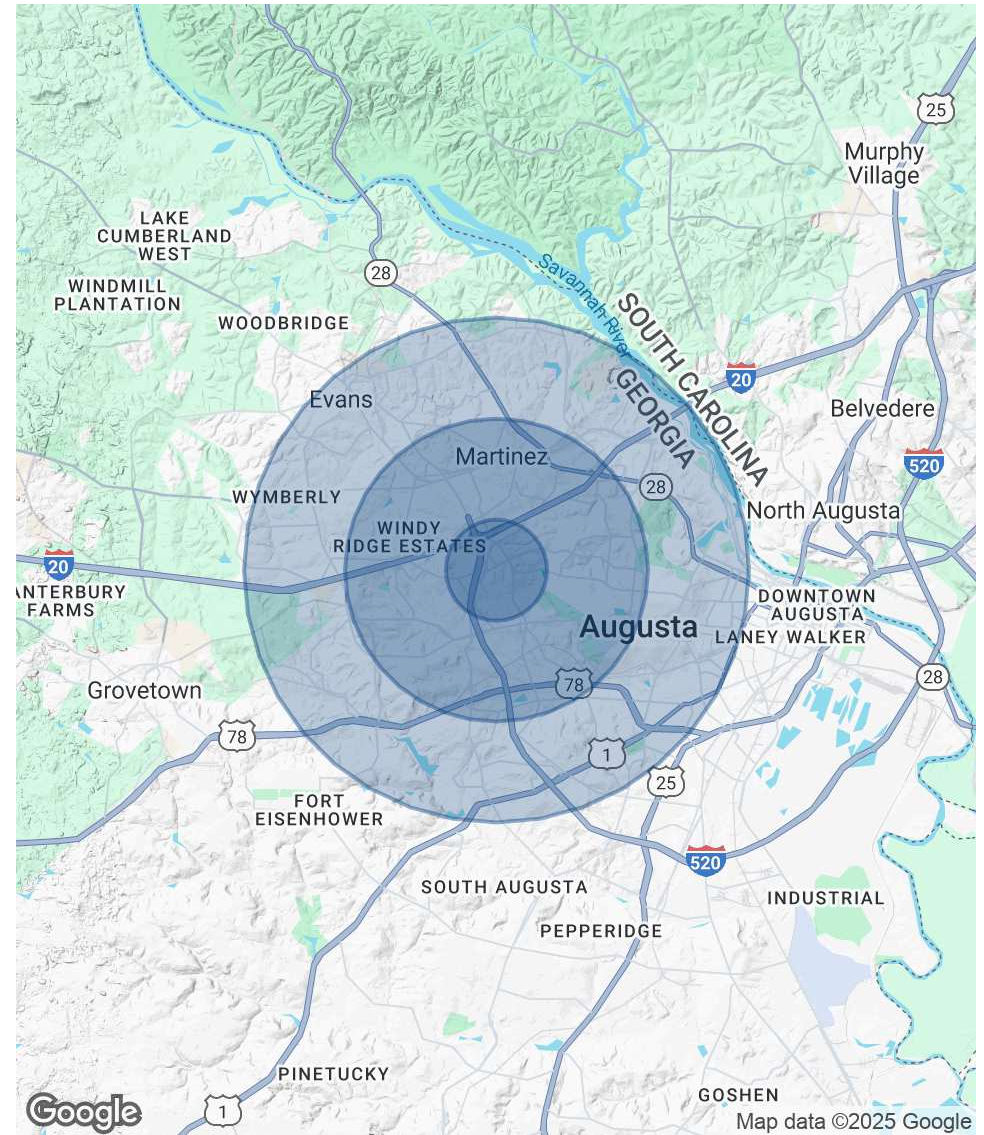
**JOE EDGE, SIOR, CCIM**  
President & Broker  
jedge@shermanandhemstreet.com  
706.288.1077



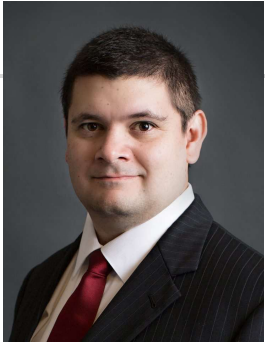
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,627	58,226	149,454
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,723	26,328	63,461
# of Persons per HH	2	2.2	2.4
Average HH Income	\$107,953	\$93,263	\$92,280
Average House Value	\$339,190	\$266,073	\$252,659

Demographics data derived from AlphaMap



# Advisor Bio 1



**JOE EDGE, SIOR, CCIM**

President & Broker

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

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

## PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for nearly two decades. 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.

Currently Sherman & Hemstreet manages over 10 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](http://www.ccim.com) or [www.sior.com](http://www.sior.com).

## MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

### Sherman & Hemstreet Real Estate Company

4316 Washington Road  
Evans, GA 30809  
706.722.8334



**JOE EDGE, SIOR, CCIM**

President & Broker

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

706.288.1077