

FOR LEASE

OFFICE AND LAYDOWN YARD

304 Golden Camp Road, Augusta, GA 30906

Property Summary



PROPERTY DESCRIPTION

Site consists of an office that has been completely renovated. Building has new roof, electrical, floors, bathroom, kitchen, etc. Along with the 1,374 SF office is a fenced laydown yard with a gate. Fence is less than 1 year old and lot has been cleared and gravel put down. Site is zoned Light Industrial. There is a large basement storage area under the office as well. The combination is the perfect use for someone looking for a location that needs an area for equipment storage or vehicle parking.

LOCATION DESCRIPTION

This property is located at a signaled corner at Deans Bridge Road and Golden Camp Road. It is a very visible location with it being a corner lot and has a high traffic count along Deans Bridge Road with very good frontage on the site. It also has nearby easy access to I-520 and Highway 78.

OFFERING SUMMARY

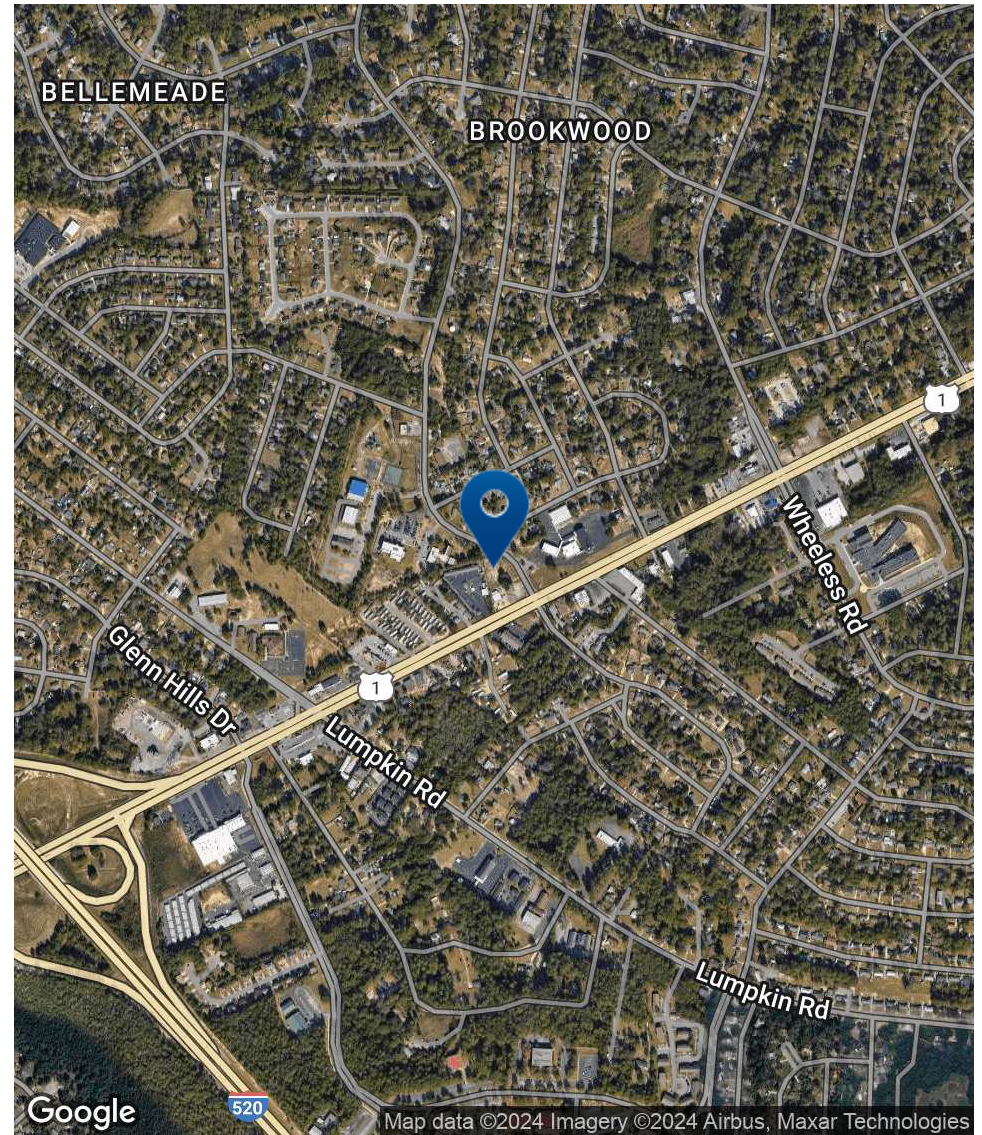
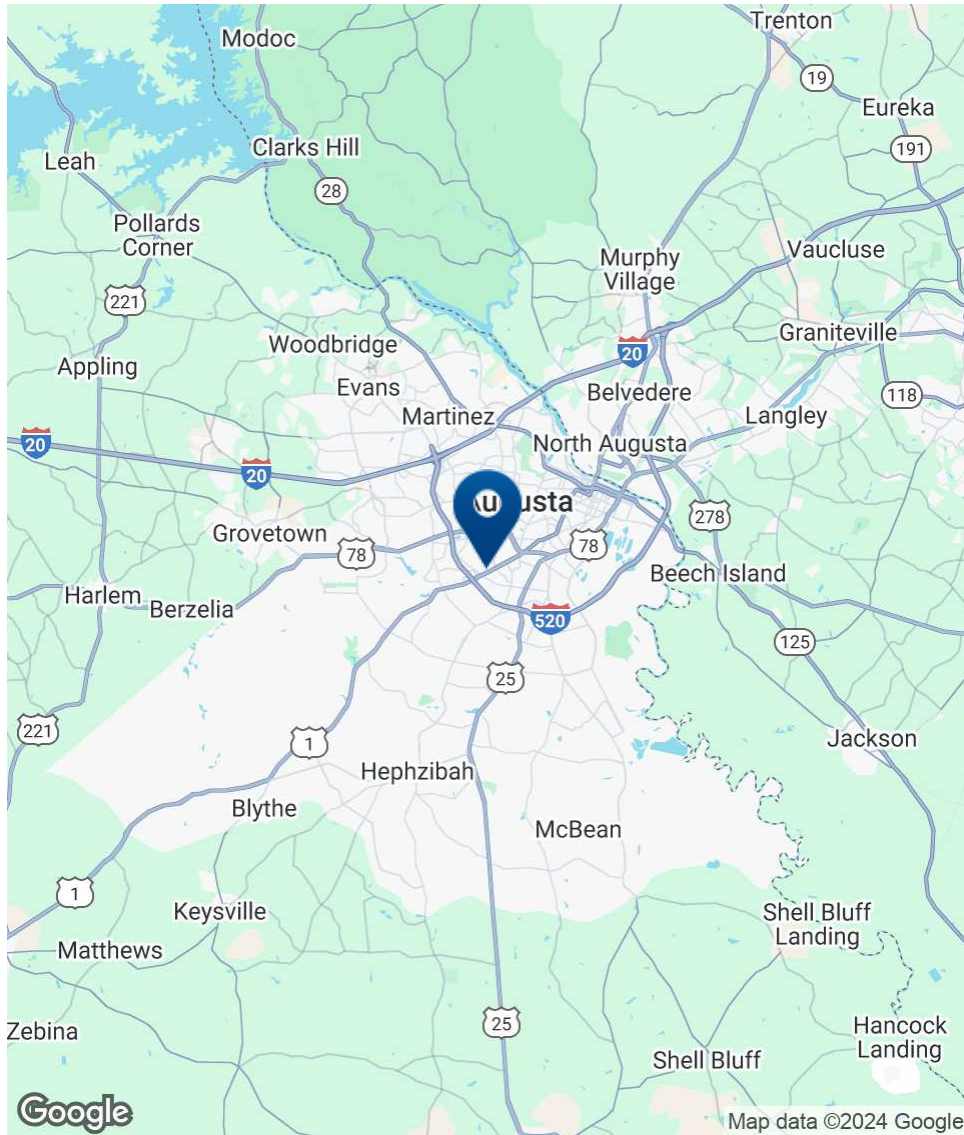
Lease Rate:	\$2,000.00 per month (MG)
Lot Size:	1.44 Acres
Building Size:	1,374 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,292	24,911	57,649
Total Population	8,389	59,857	130,481
Average HH Income	\$41,733	\$38,955	\$48,772



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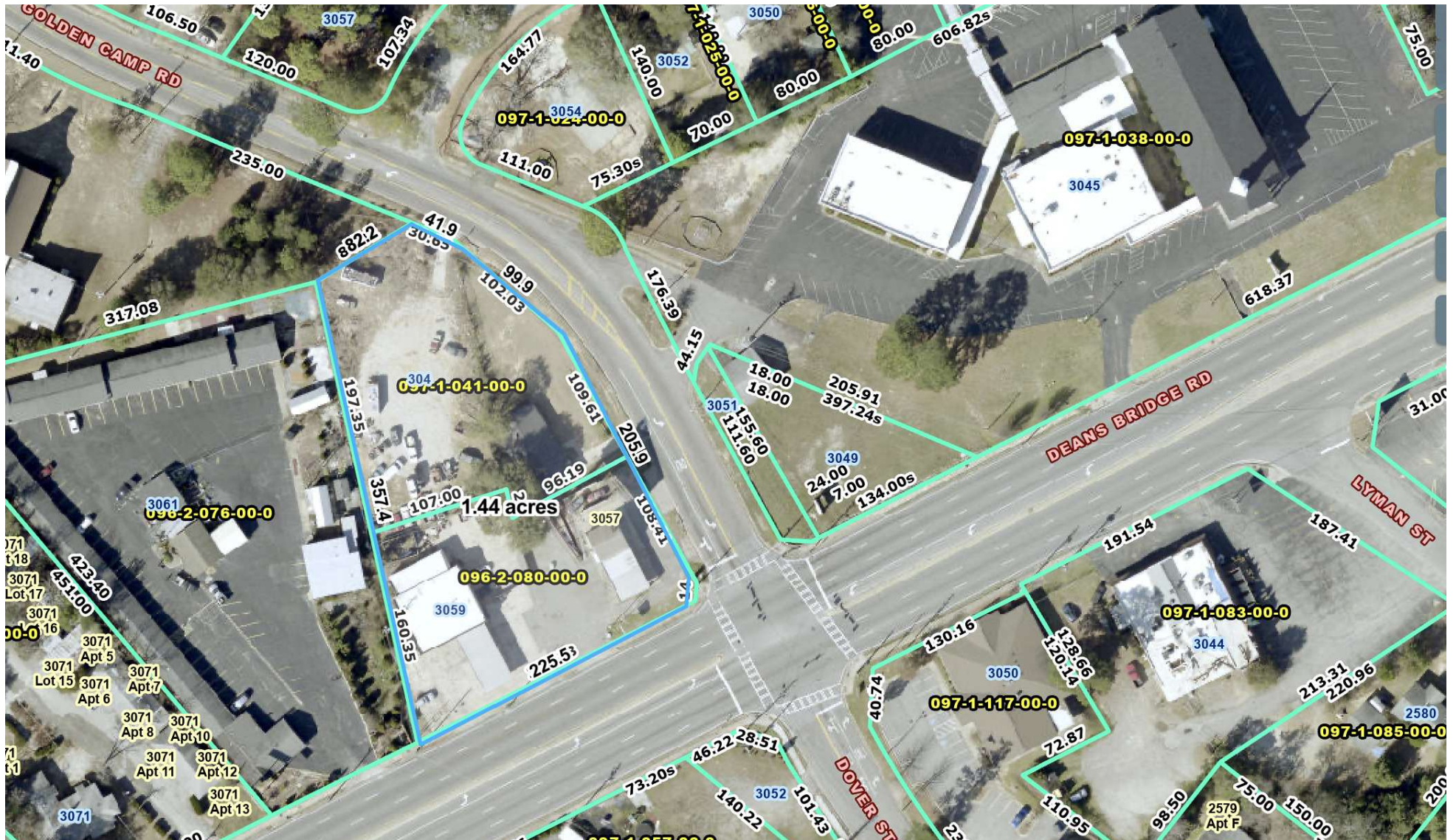
Location Map



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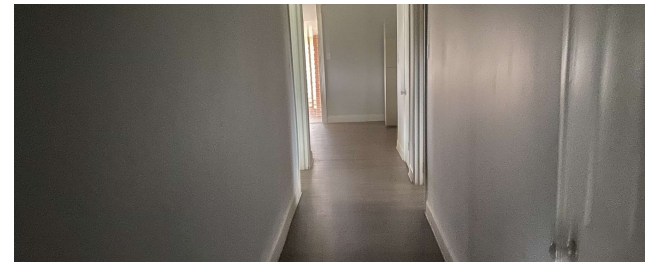
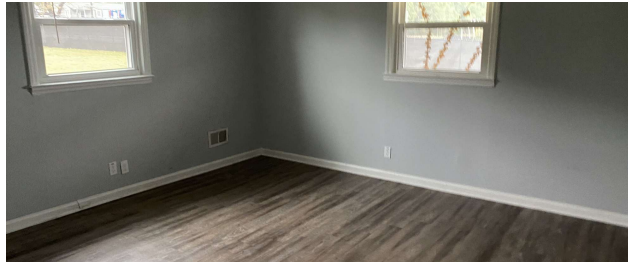
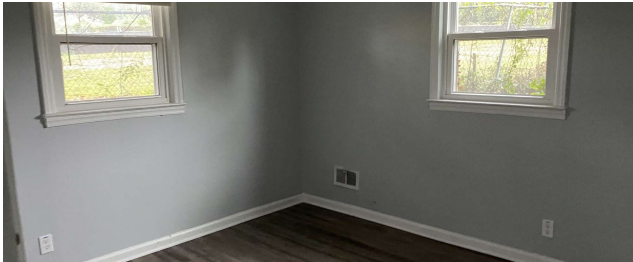
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Additional Photos



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Additional Photos



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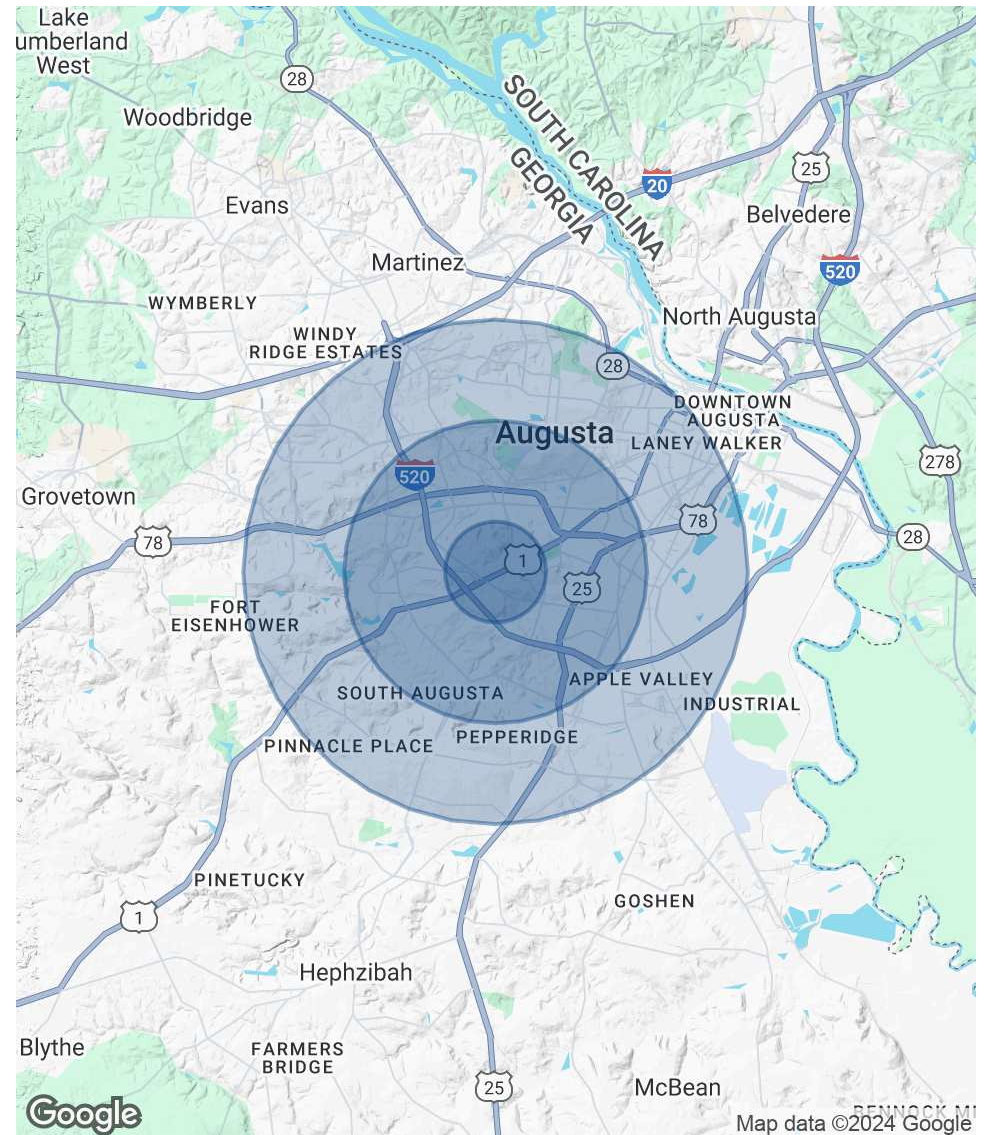
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,389	59,857	130,481
Average Age	31.3	33.9	35.6
Average Age (Male)	25.9	31.0	33.9
Average Age (Female)	38.4	37.2	38.0

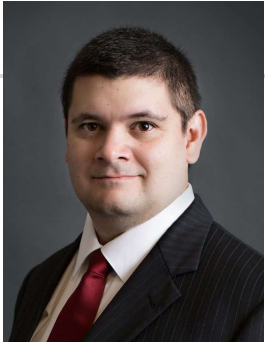
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,292	24,911	57,649
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$41,733	\$38,955	\$48,772
Average House Value	\$91,376	\$81,260	\$113,752

2020 American Community Survey (ACS)



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Advisor Bio 1



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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 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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