



FOR LEASE

GROVETOWN
EXECUTIVE OFFICE
SUITES

5025 Parham Rd, Grovetown, GA 30813

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

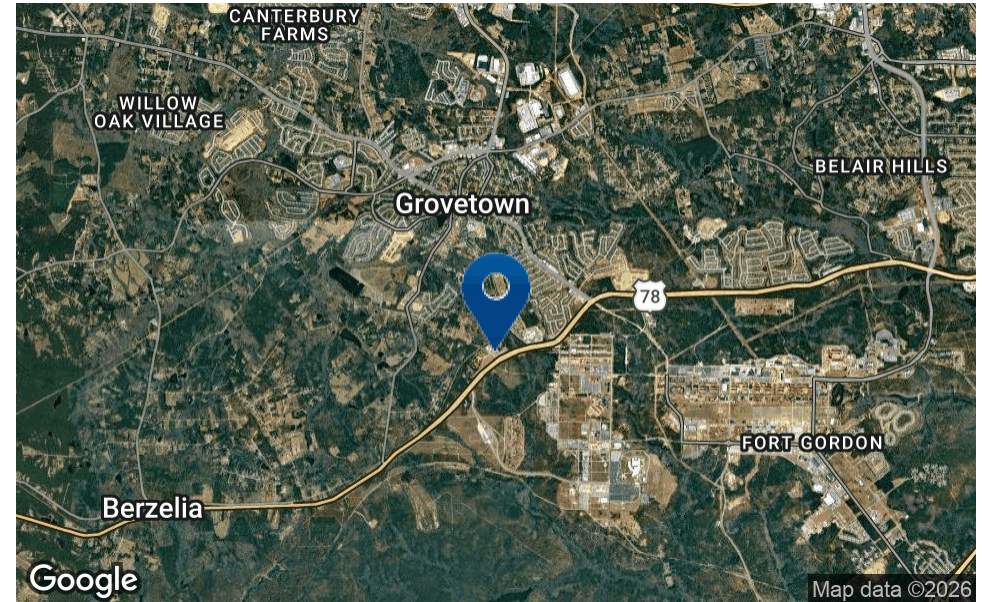
JODI LYLES

Sales Administrator

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706.288.1067

Property Summary



PROPERTY DESCRIPTION

Two individual office suites. Each office is approximately 200 square feet each. Suites are located in the same office building as Blue Sky Self Storage. Utilities are included in rent. Each room is \$600 per month. Suites share a common area kitchenette and ADA bathrooms.

LOCATION DESCRIPTION

Location is directly across from Fort Gordon's Gate 6, with strong daily traffic along Gordon Highway—more than 20,700 vehicles passing by each day.

OFFERING SUMMARY

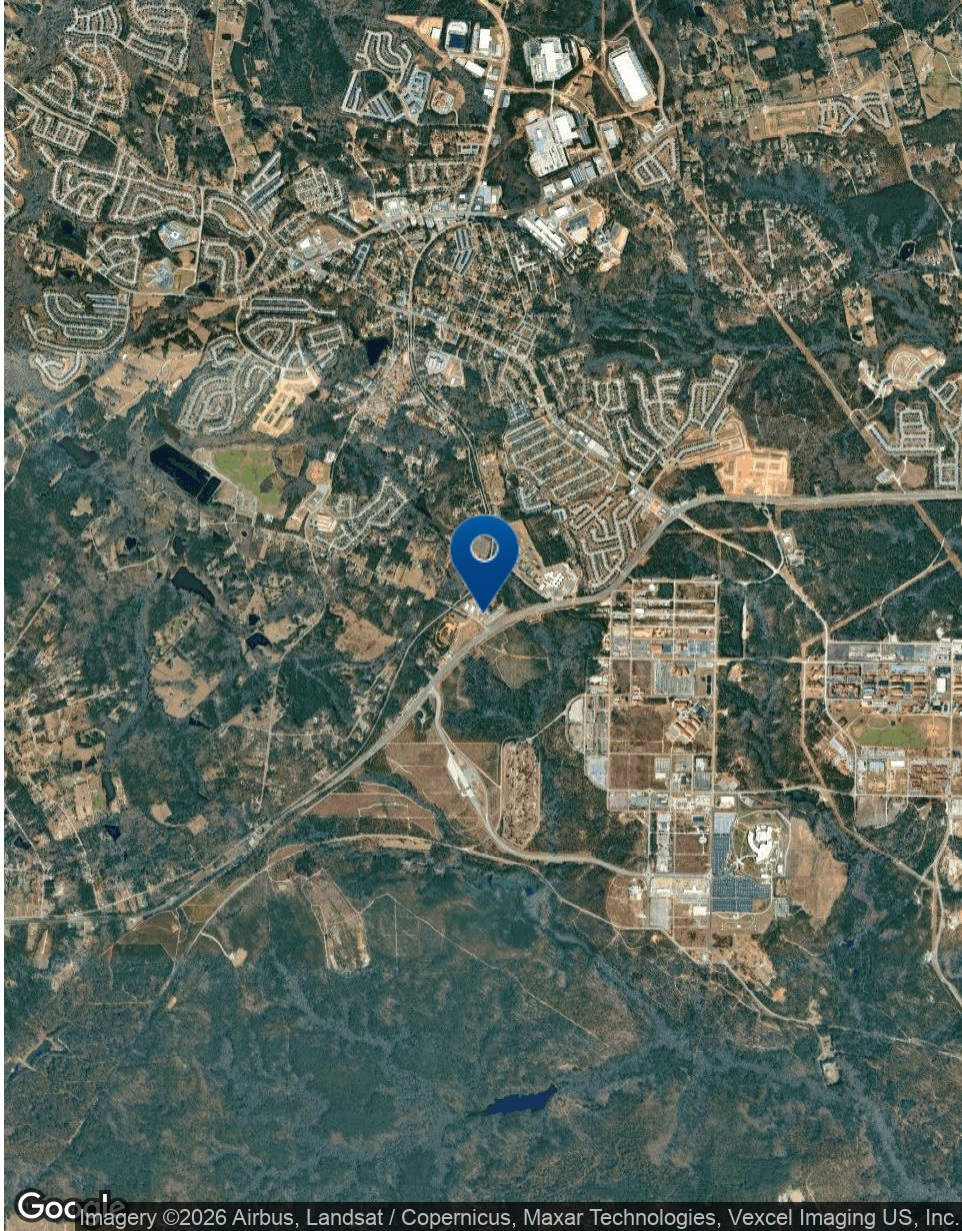
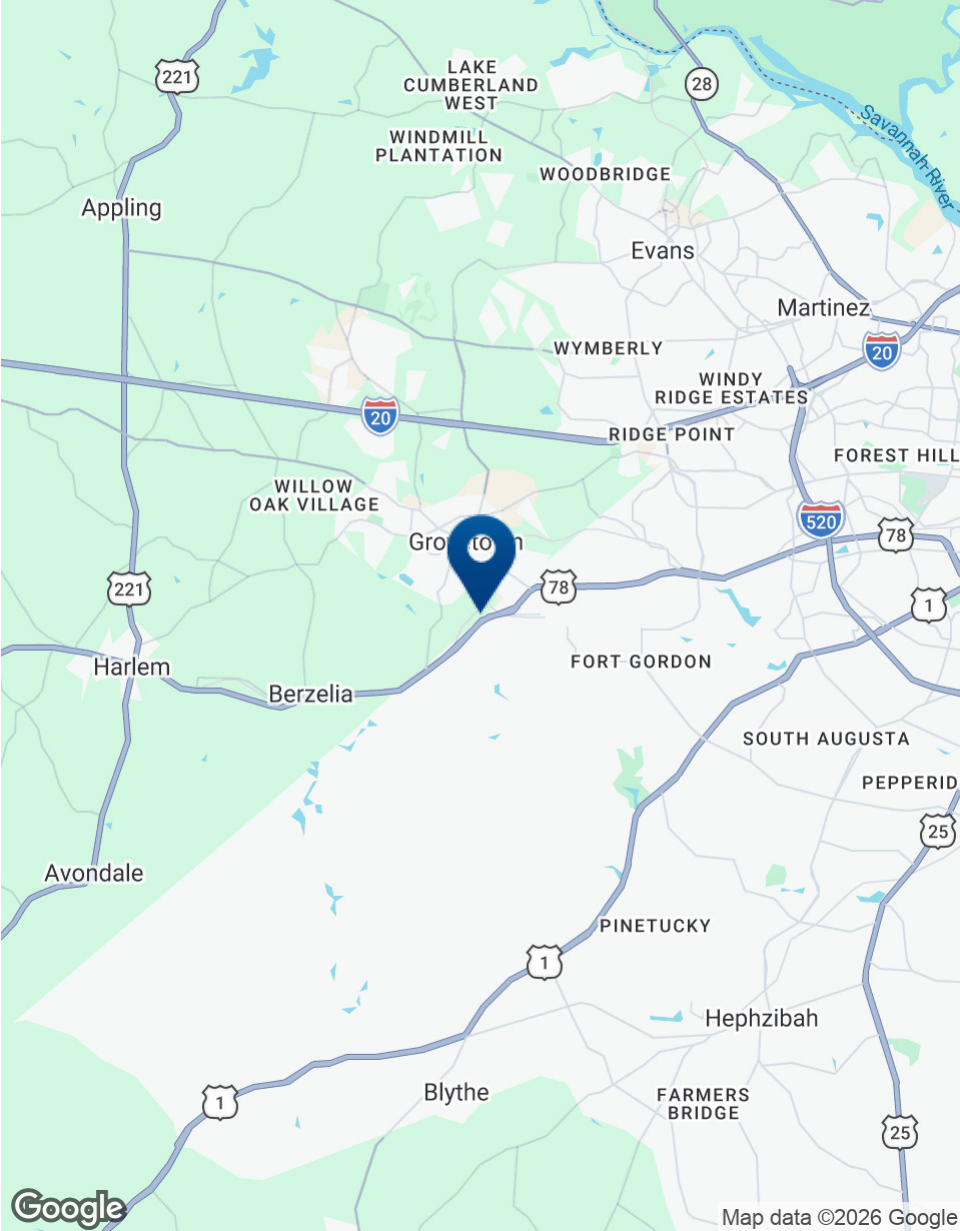
Lease Rate:	\$600.00 per month (Full Service)
Available SF:	200 SF
Lot Size:	2 Acres
Building Size:	400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,009	6,266	15,065
Total Population	3,649	22,036	50,457
Average HH Income	\$90,646	\$94,973	\$95,620

Additional Photos



Location Map



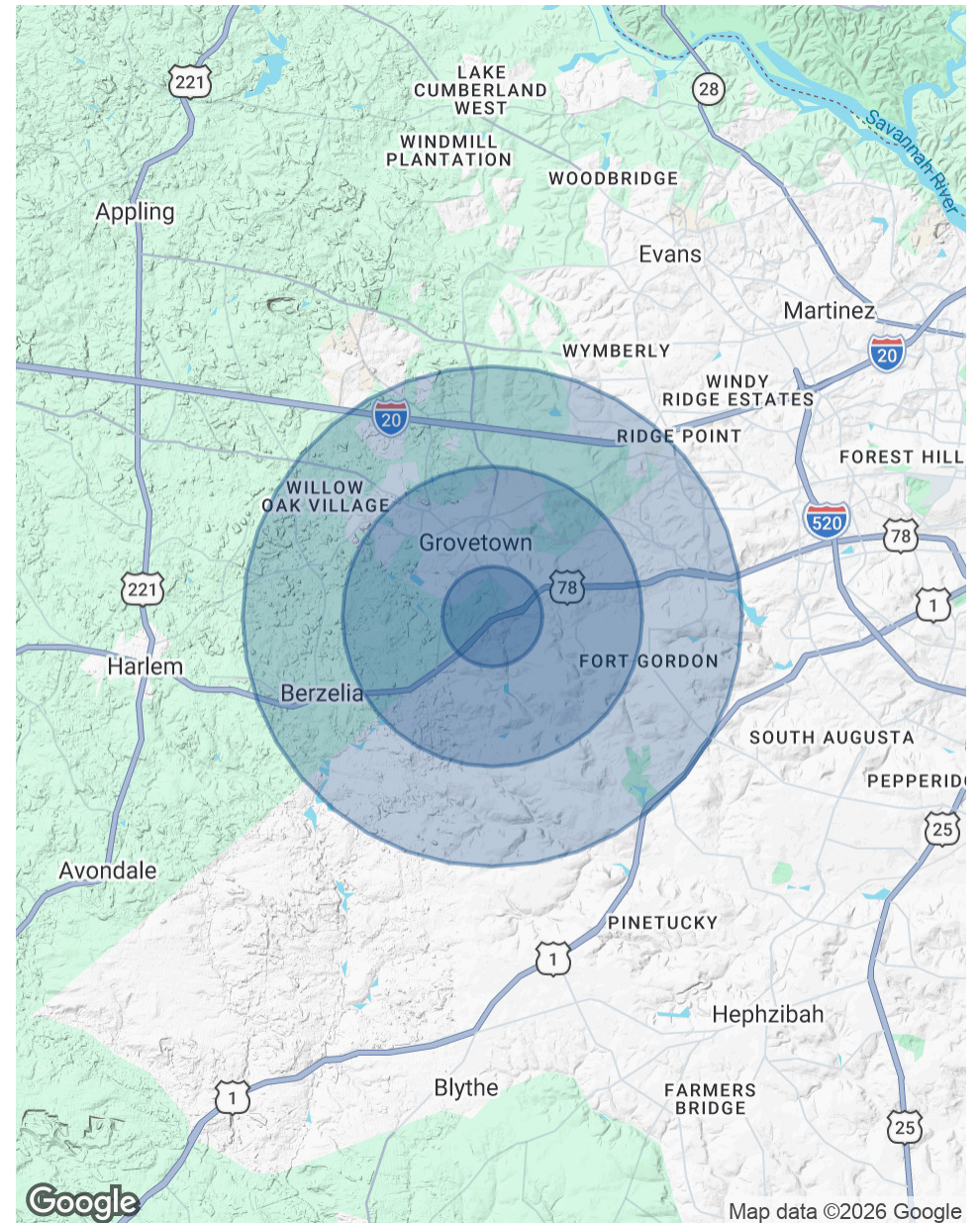
Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,649	22,036	50,457
Average Age	27.7	31.2	33.1
Average Age (Male)	28.2	31.8	32.7
Average Age (Female)	30.4	33.3	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,009	6,266	15,065
# of Persons per HH	3.6	3.5	3.3
Average HH Income	\$90,646	\$94,973	\$95,620
Average House Value	\$145,432	\$229,492	\$242,839

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	7.0%	11.9%	11.1%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	2,090	9,377	24,334
Total Population - Black	1,097	9,368	18,272
Total Population - Asian	31	552	1,429
Total Population - Hawaiian	0	3	16
Total Population - American Indian	1	101	210
Total Population - Other	129	981	1,888



Advisor Bio 1



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

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