



FOR LEASE

3604 WHEELER RD,  
SUITE A

Augusta, GA 30909

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**CONNIE WILSON, CCIM**

Sr. VP, Associate Broker

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

706.722.8334 x202

# Property Summary



## PROPERTY DESCRIPTION

Class A Office suite available for lease. Rent also includes water. Power will be billed back to the tenant from Landlord. Suite includes reception area, 3 individual offices, a large conference room, a kitchenette, and bathroom. Available suite is located on the second floor of the building. There is a conference room on the first floor that could be available for tenant to use when needed. Available space for signage on directory of business park.

## PROPERTY HIGHLIGHTS

- Central Location
- Quiet Office
- Easy Access to I-520
- Plenty of Parking
- Newly painted inside

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## OFFERING SUMMARY

Lease Rate:	\$14.40 SF/yr (MG)
Available SF:	1,000 SF
Lot Size:	0.04 Acres
Building Size:	2,080 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,873	52,689	128,022
Total Population	4,558	133,161	335,576
Average HH Income	\$54,262	\$63,777	\$61,472

# Additional Photos



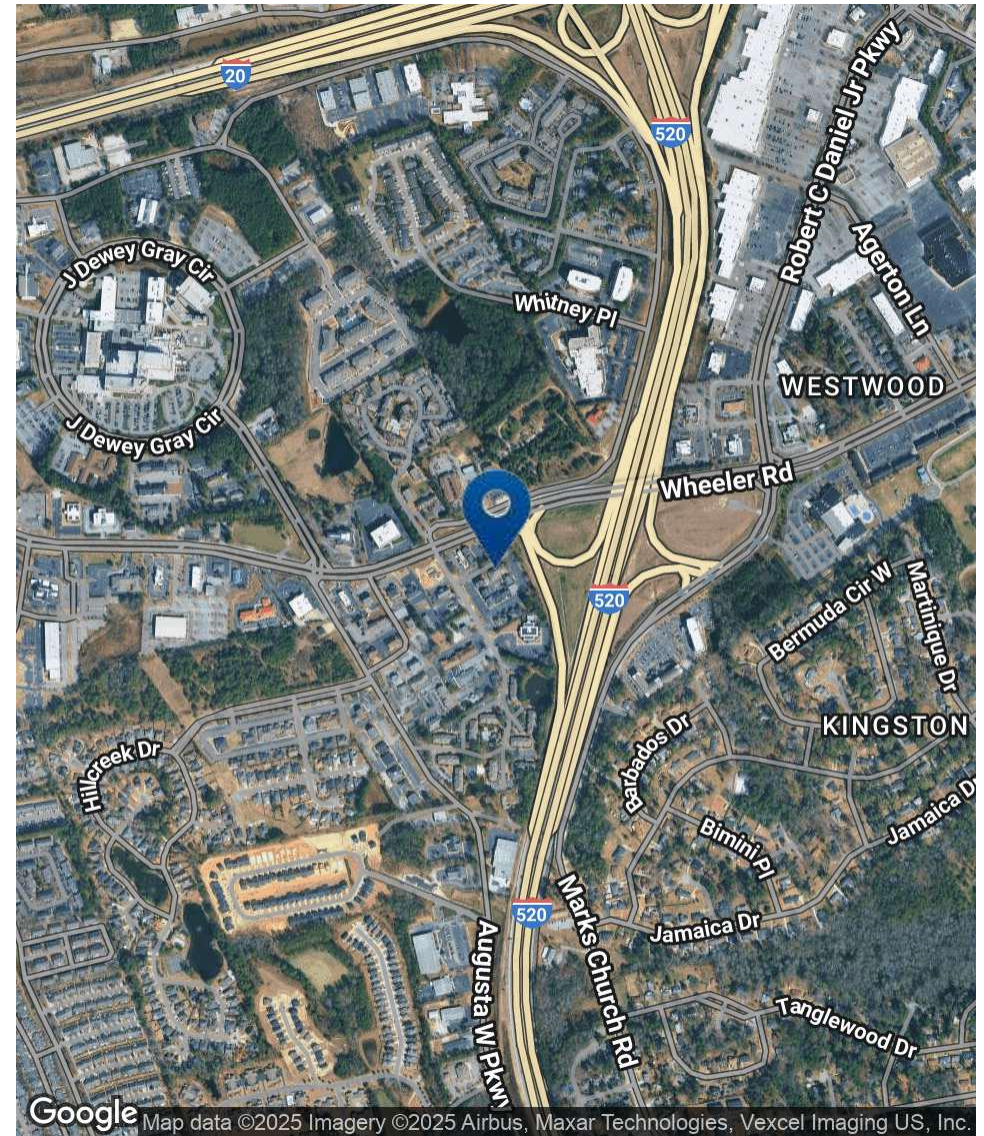
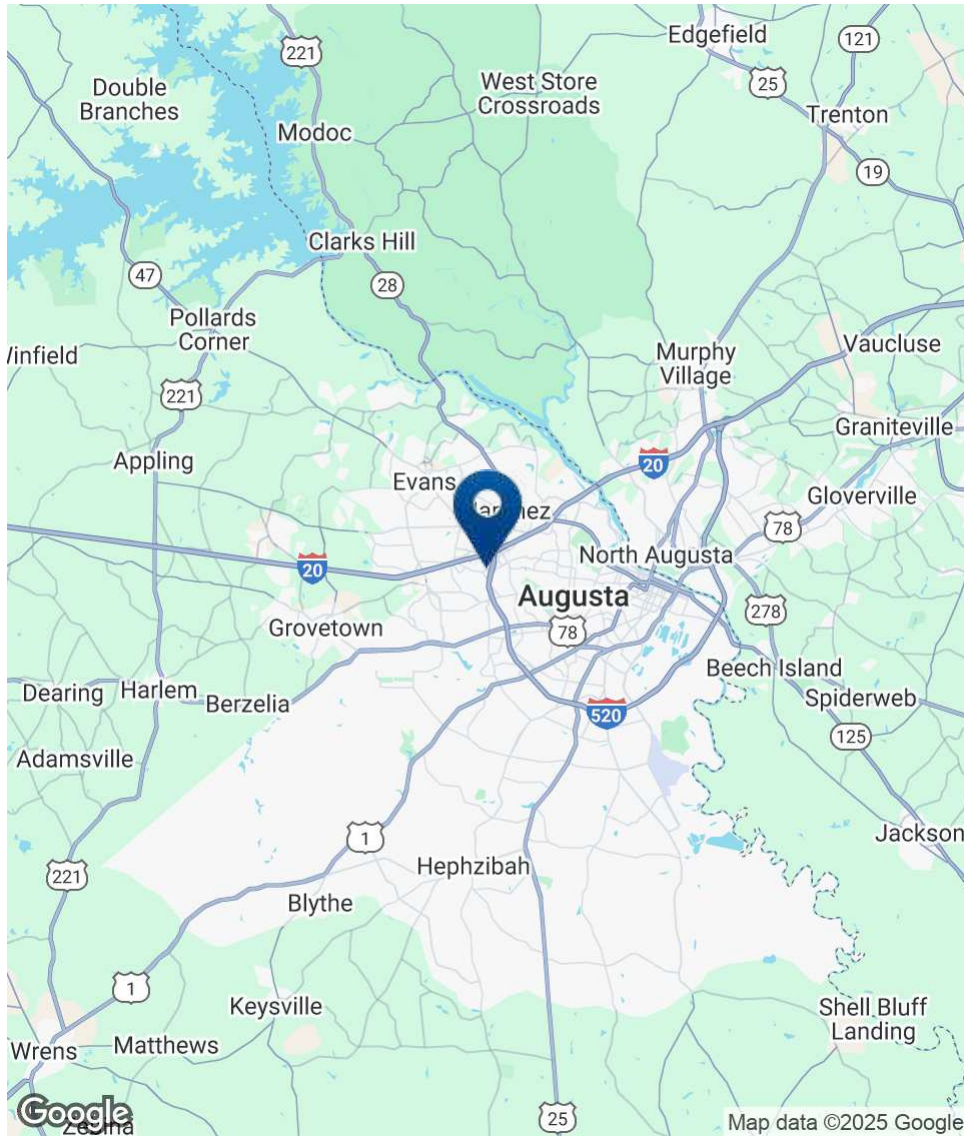
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# Location Map



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# Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,558	133,161	335,576
Average Age	32.3	36.3	35.5
Average Age (Male)	31.6	35.2	34.0
Average Age (Female)	33.5	37.6	37.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,873	52,689	128,022
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$54,262	\$63,777	\$61,472
Average House Value		\$163,649	\$183,625

\* Demographic data derived from 2020 ACS - US Census

