



FOR LEASE

4074 WASHINGTON RD

Evans, GA 30809

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

The current space is available was previously occupied by a vape store and a CBD store. Space is a 5,000 SF and can be subdivided into two 2,500 SF spaces. Separate power and HVAC are already in place. There is a loading dock with a roll up door to back warehouse part of space. Building has excellent signage opportunities on both the façade as well as the center's monument sign. This neighborhood center consists of two adjacent buildings in Evans, Georgia. The center is anchored by Goodwill Industries, Safelite AutoGlass and Fastenal. Goodwill has been a staple in the center since it was built in 2003.

LOCATION DESCRIPTION

The subject property is located on busy Washington Road which has a traffic count of over 32,000 cars per day. Center is located between Bobby Jones Expressway (I:520) and North Belair Road near Club Car and Mullins Crossing Center. Columbia County is one of the fastest growing counties in the United States.

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	7
Available SF:	5,000 SF
Lot Size:	4.01 Acres
Building Size:	44,921 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,476	27,477	57,472
Total Population	8,357	61,032	126,783
Average HH Income	\$62,939	\$71,692	\$75,811



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Plans



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	5,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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Additional Photos



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Additional Photos



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Retailer Map

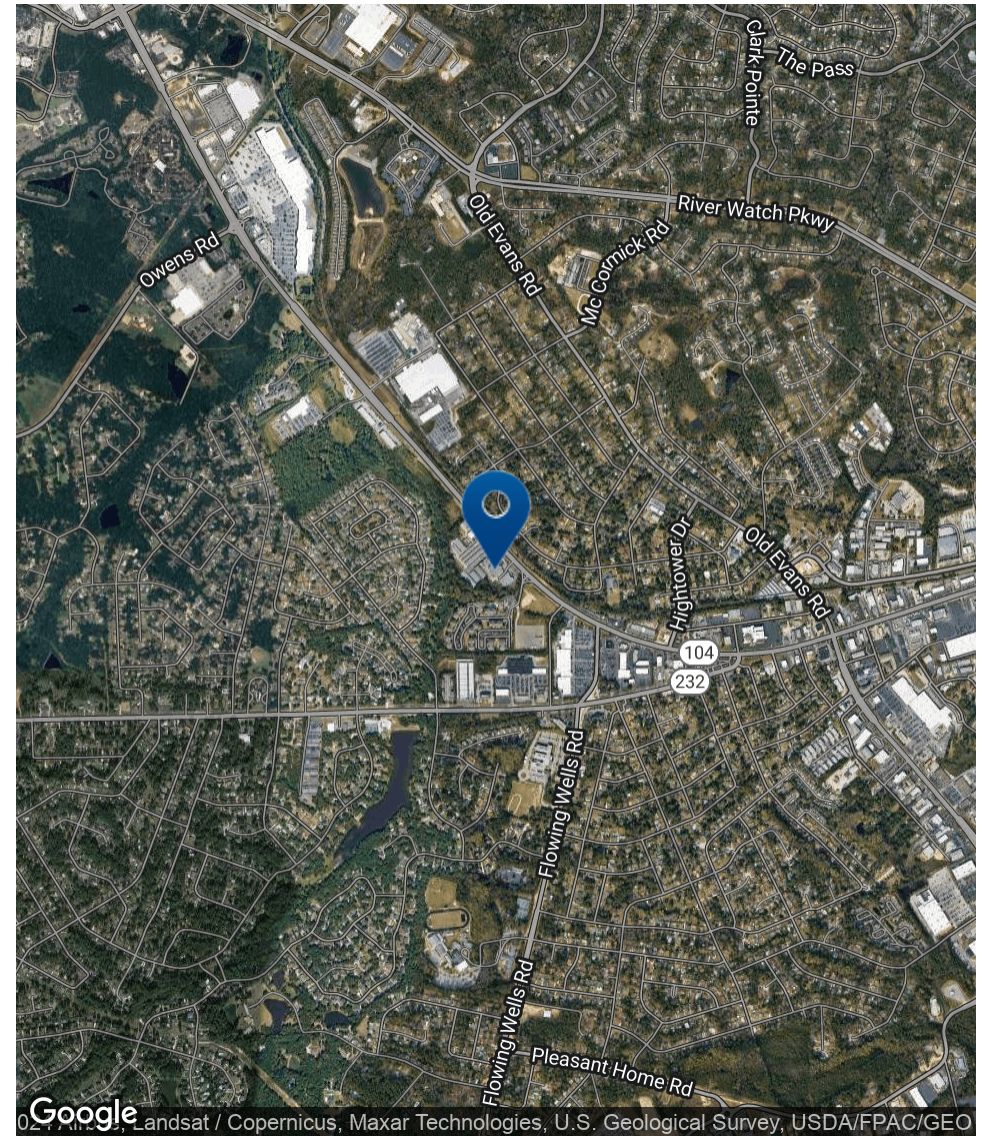
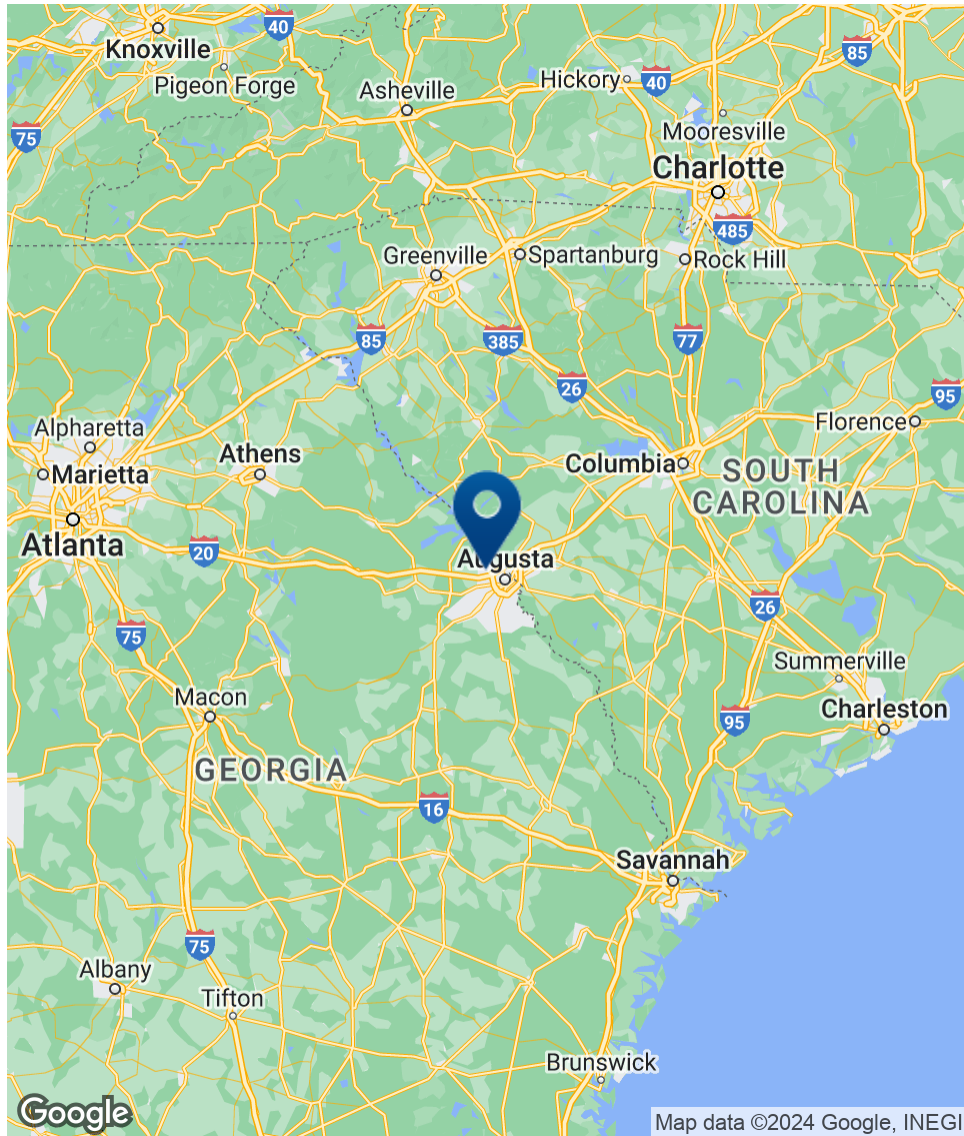


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Location Map



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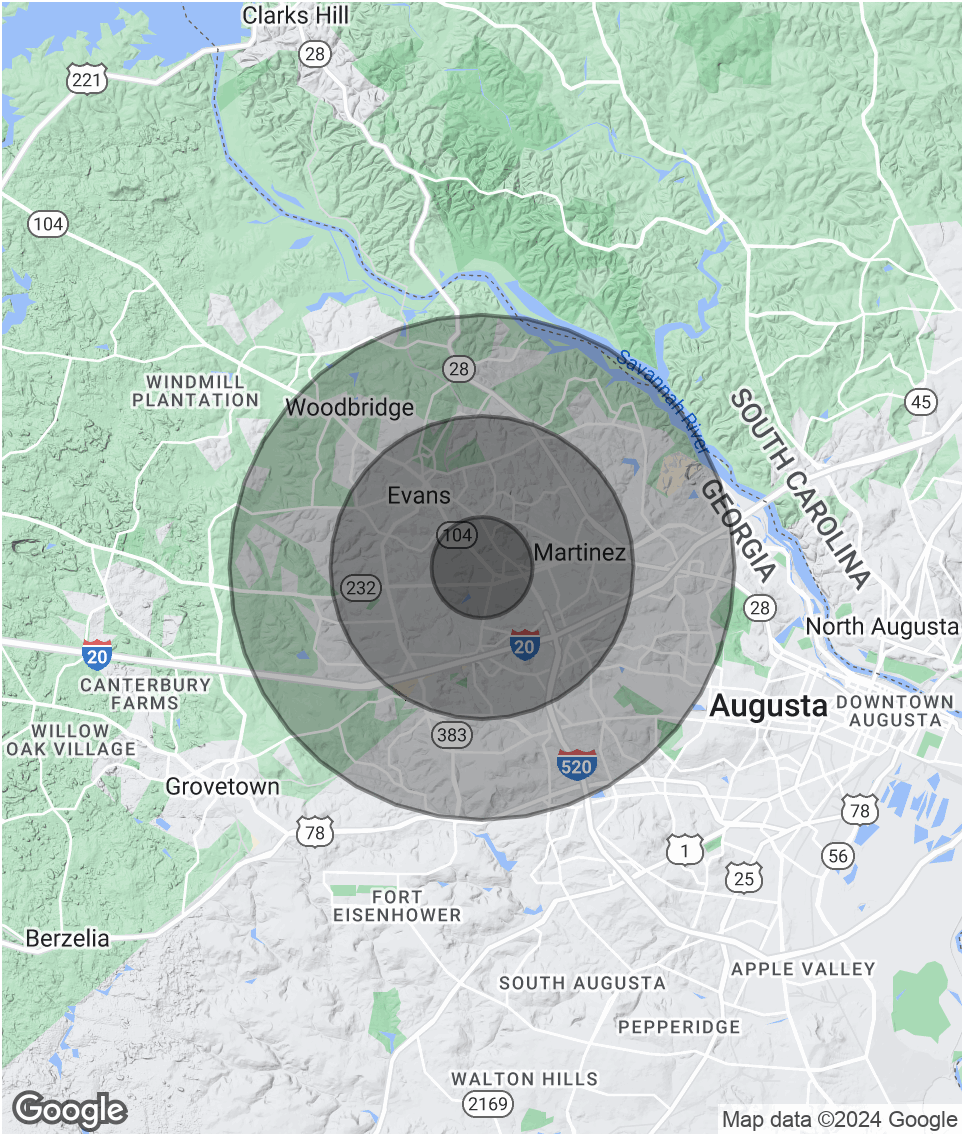
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,357	61,032	126,783
Average Age	37.9	40.6	39.6
Average Age (Male)	34.7	38.9	39.0
Average Age (Female)	41.5	42.7	41.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,476	27,477	57,472
# of Persons per HH	2.4	2.2	2.2
Average HH Income	\$62,939	\$71,692	\$75,811
Average House Value	\$157,823	\$165,518	\$200,295

* Demographic data derived from 2020 ACS - US Census



Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

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

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

4316 Washington Road
Evans, GA 30809
706.722.8334



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President & Broker

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