



FOR LEASE

EVANS SUBLEASE
OPPORTUNITY

444 N Belair 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 third floor of the Legacy Building is currently home to the back-office operation of a local Bank. The remainder of the space is available for sublease. The space available is 3,160 and can be further divided into two spaces that are approximately 1,500 square feet. Space is currently a vanilla box shell and landlord will either build the space out for the tenant or tenant can build the space out to their specifications at a lower rental rate. Currently the space has all HVAC, mechanical systems, bathrooms, exterior drywall and drop ceilings with lighting in place. Tenant improvements would include interior wall studs, drywall, 110 plugs at desired locations, paint, flooring and some light HVAC rezoning. Leases will be modified gross with all utilities included in the rental rate. The only expense tenant will have is their personal janitorial.

LOCATION DESCRIPTION

Located just minutes away from Evans Towne Center, this office building is very centrally located in Columbia County - one of the fastest growing counties in Georgia. The property is just a short drive away from Interstate 20 and is located in an area of continued growth and new developments including new medical offices and retail centers.

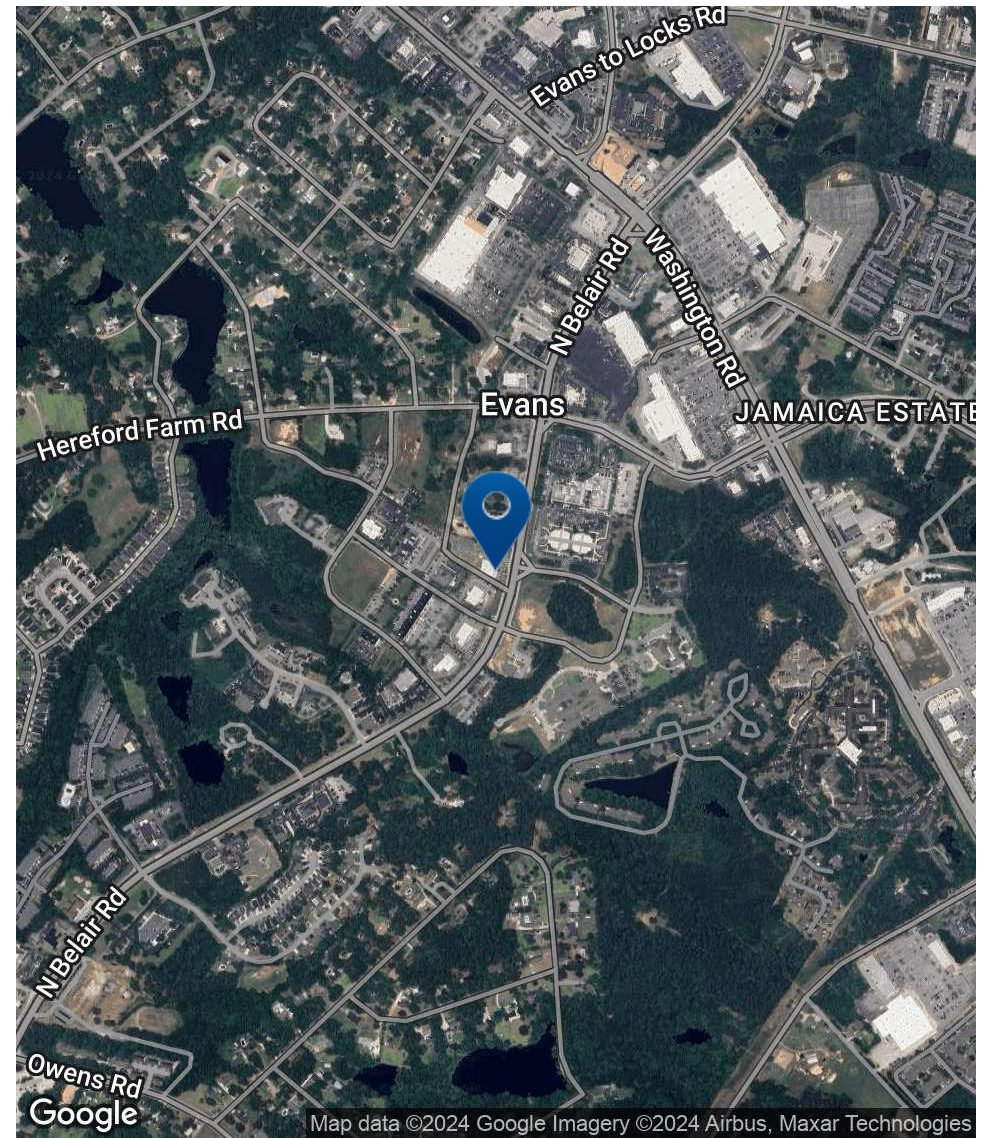
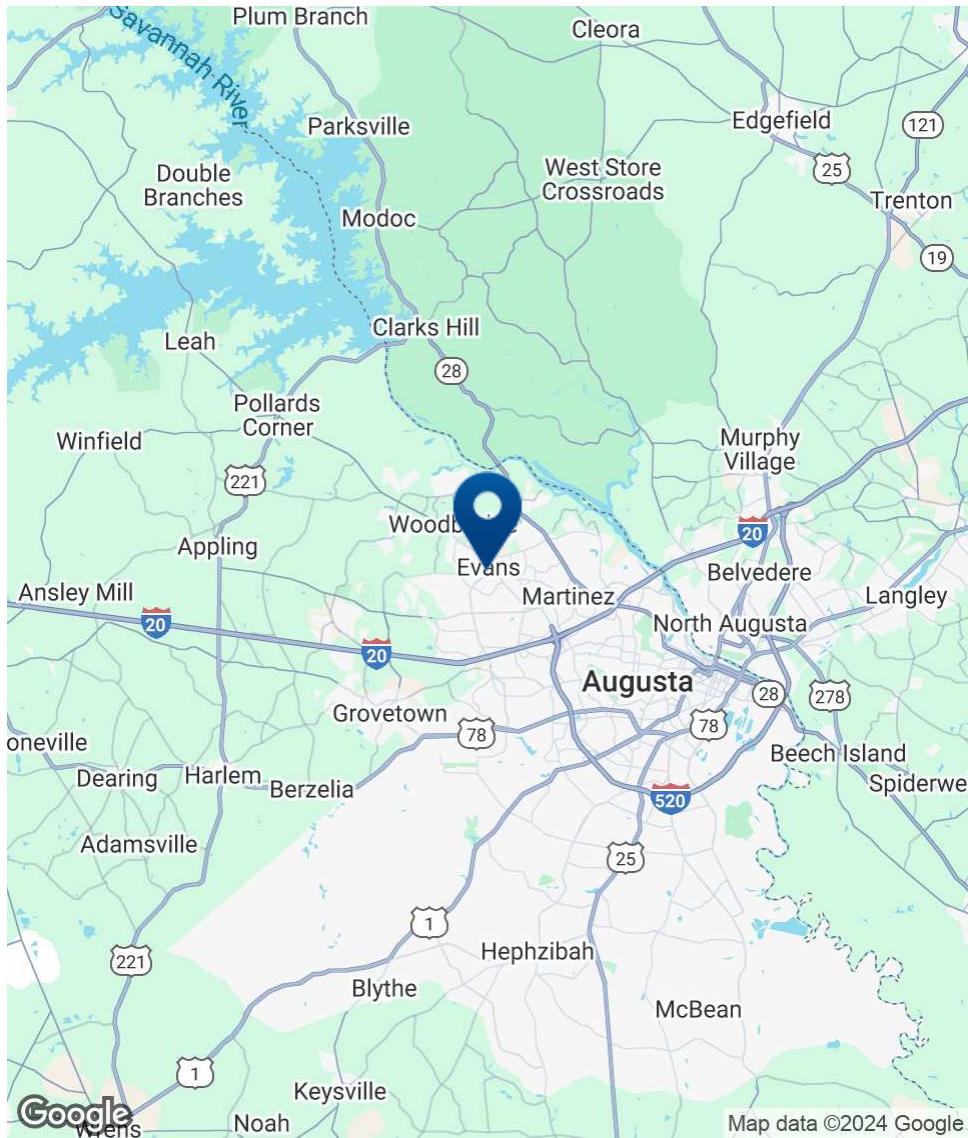
OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,575 - 3,160 SF
Lot Size:	1.42 Acres
Building Size:	17,985 SF



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Location Map



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Additional Photos



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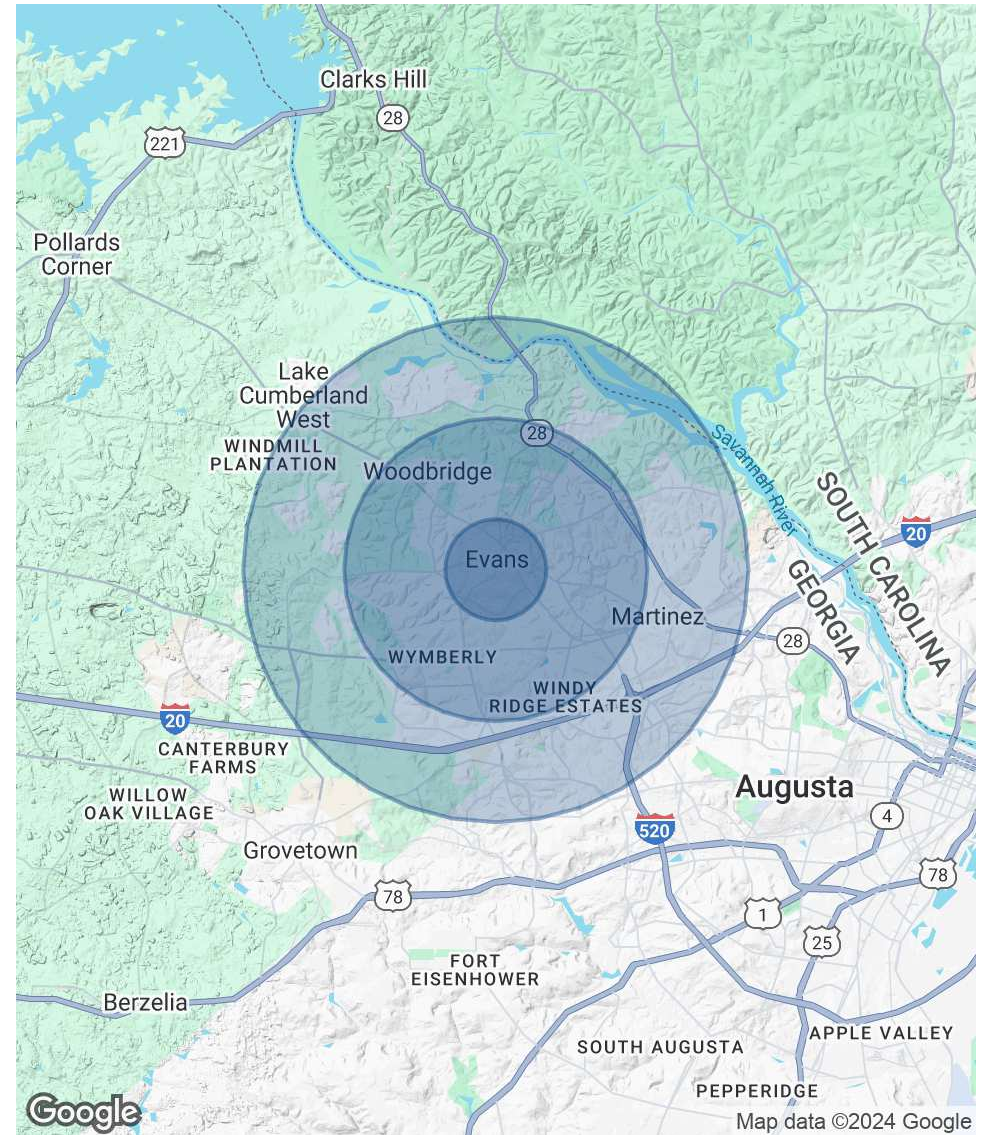
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,732	51,761	120,941
Average Age	47	42	40
Average Age (Male)	44	40	39
Average Age (Female)	49	43	41

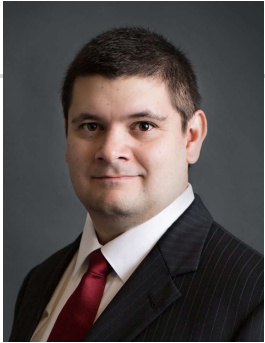
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,284	19,888	46,239
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$115,485	\$116,252	\$128,502
Average House Value	\$279,720	\$289,197	\$318,983

Demographics data derived from AlphaMap



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Advisor Bio 1



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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)

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