



FOR SALE

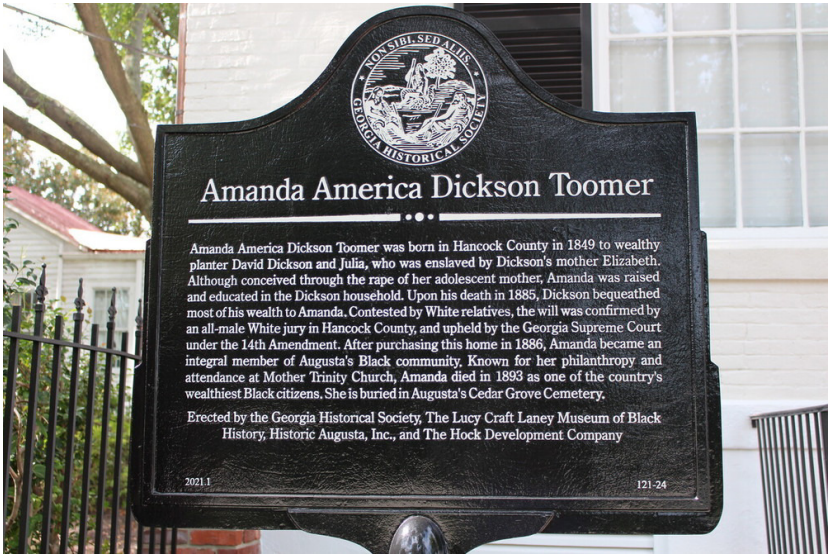
448 TELFAIR ST

Augusta, GA 30901

SHERMAN &
HEMSTREET
Real Estate Company

CHARLES HOCK, SIOR, CCIM
charleswhock@aol.com
706.722.8334

Property Summary



PROPERTY DESCRIPTION

This 3,800 sq. ft. office building was formerly the home of Amanda Dickson. The building was recently awarded a historic marker detailing this important property. A major exterior renovation was just completed and the building has been brought back to it's former glory. The building has 1,900 sq. ft. downstairs and 1,900 sq. ft. upstairs. The downstairs space has a reception area, a conference room, 3 offices, a kitchen, a bathroom and a storage closet. The upstairs space has 6 offices and 2 bathrooms.

PROPERTY HIGHLIGHTS

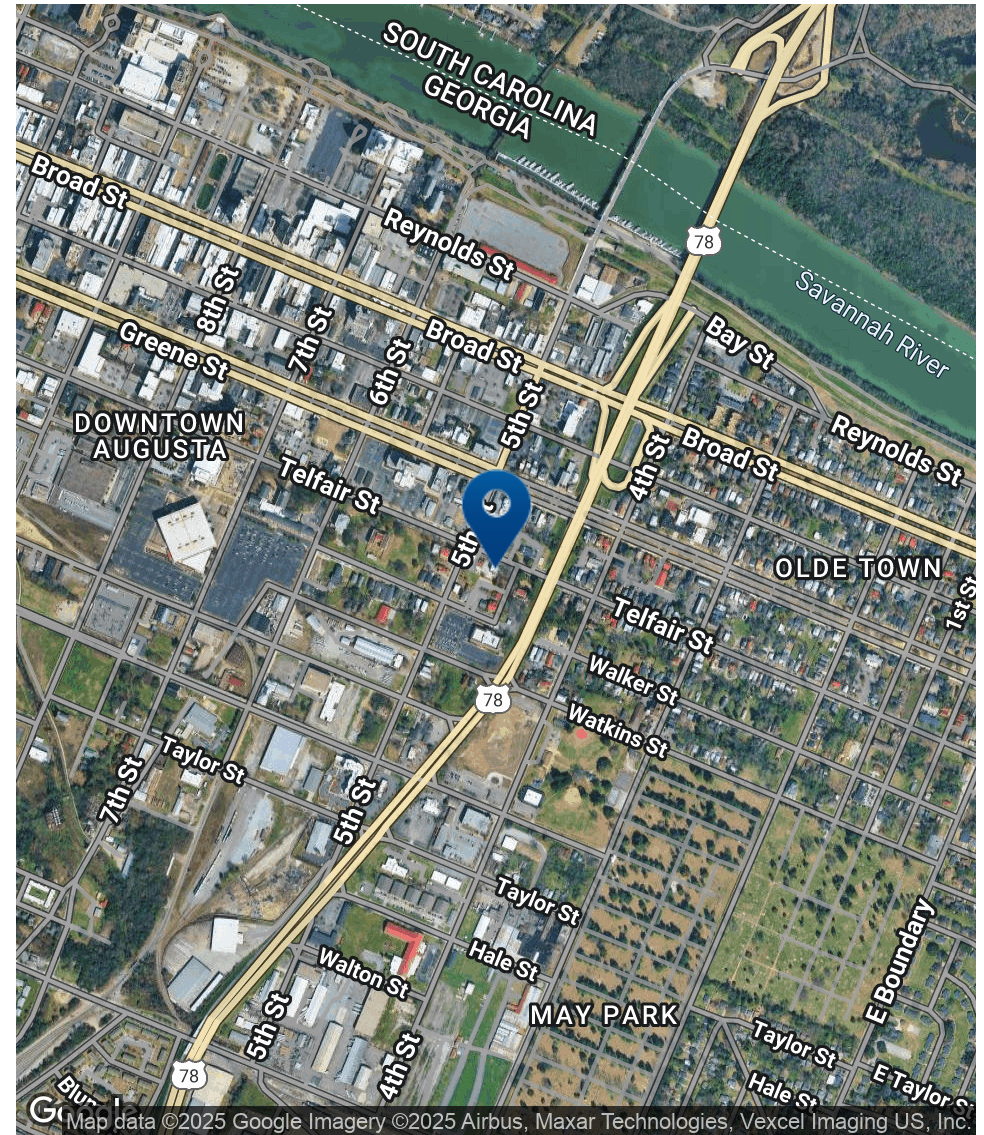
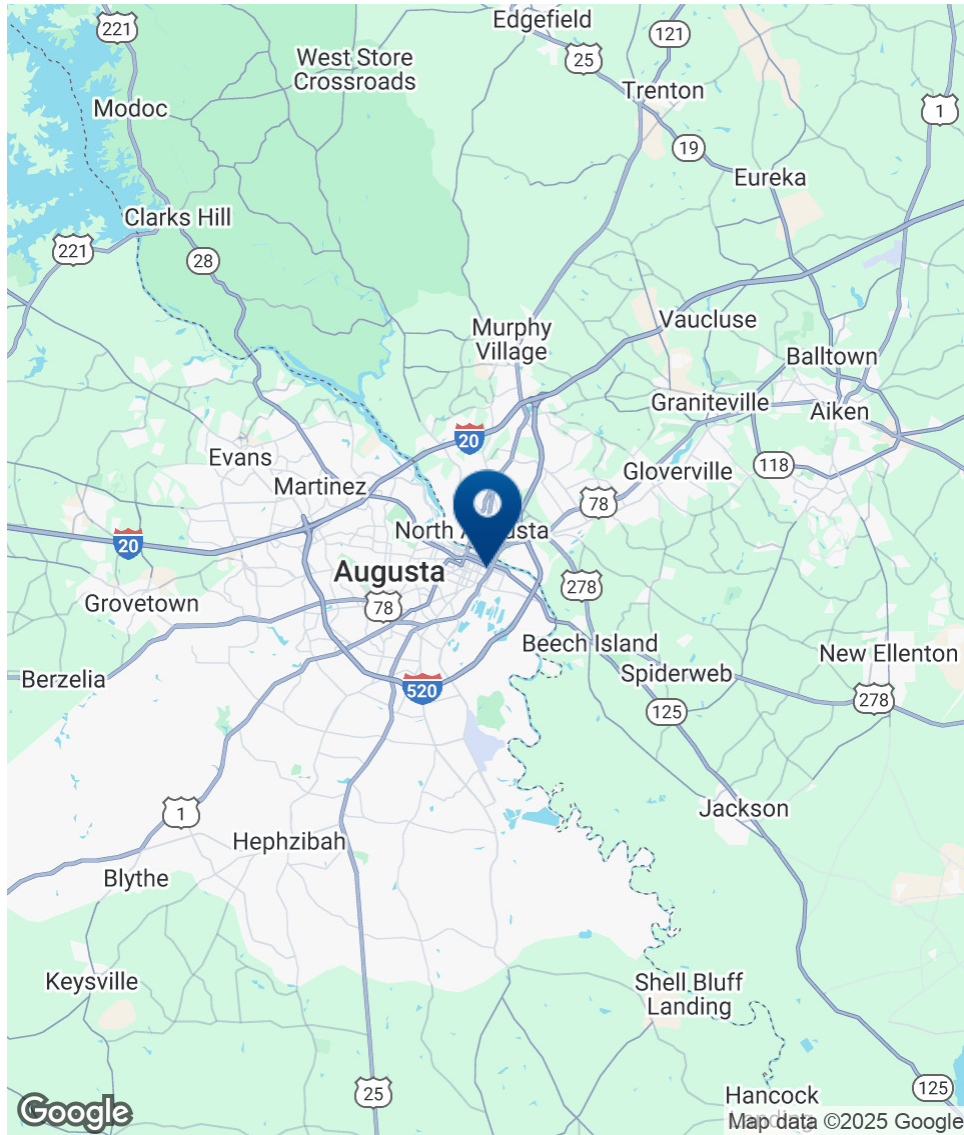
- Investment Property
- Great Historic Building
- Newly Renovated

OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	0.15 Acres
Building Size:	3,800 SF
NOI:	\$30,083
Cap Rate:	6.24%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,680	18,842	42,605
Total Population	6,933	37,605	88,158
Average HH Income	\$27,427	\$39,249	\$45,994

Location Map



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Additional Photos

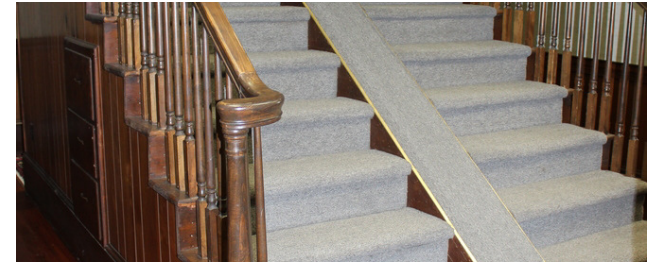
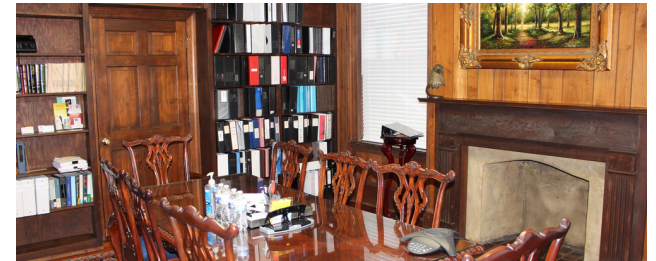
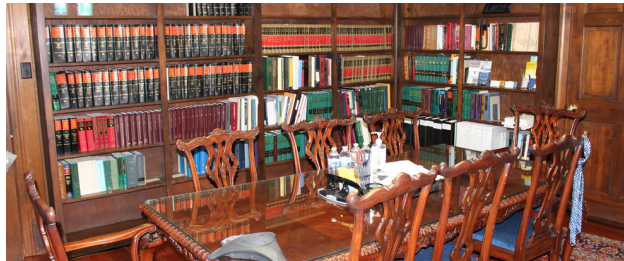


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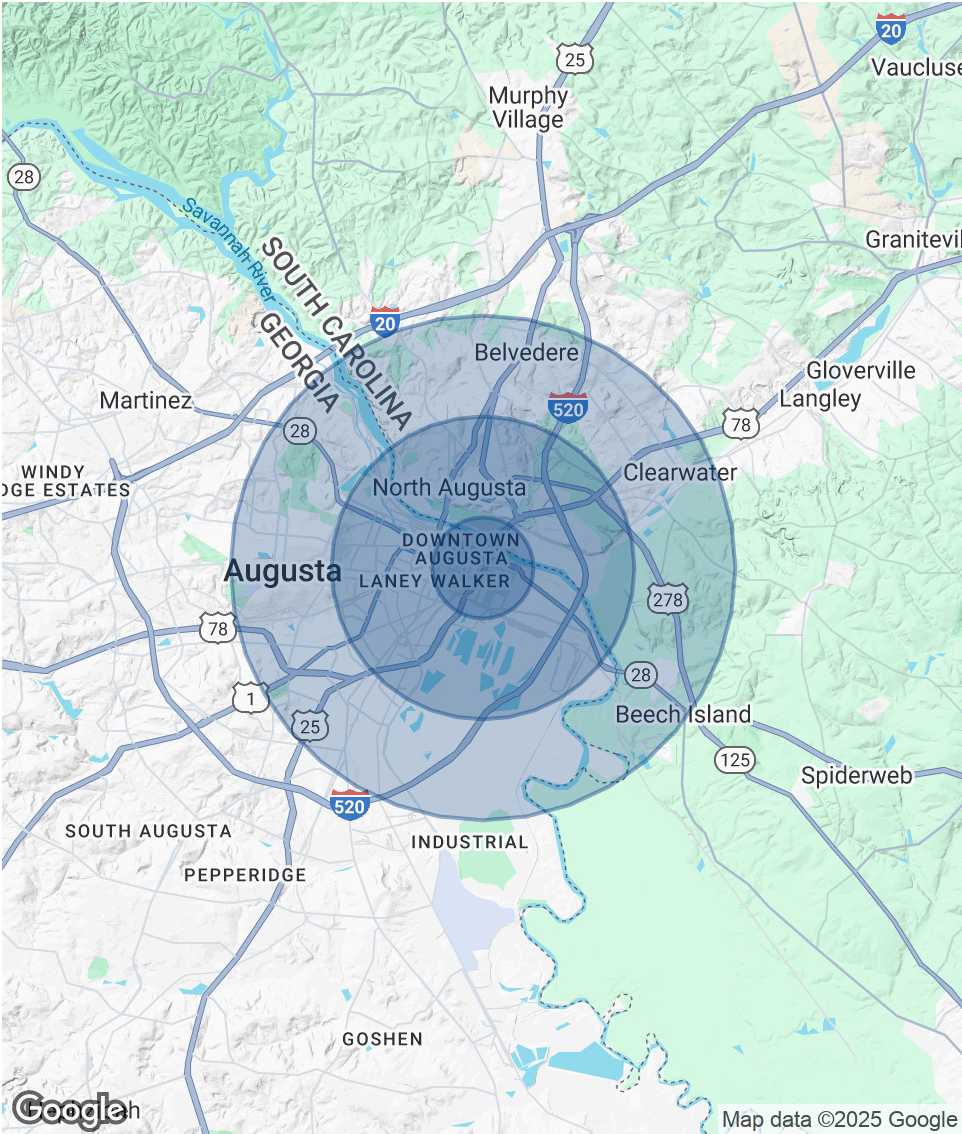
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,933	37,605	88,158
Average Age	39.3	38.1	36.9
Average Age (Male)	35.5	35.4	34.7
Average Age (Female)	39.0	39.5	39.4

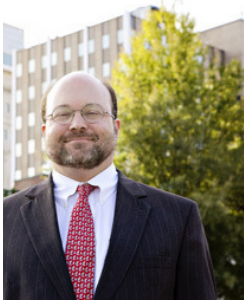
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,680	18,842	42,605
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$27,427	\$39,249	\$45,994
Average House Value	\$120,463	\$110,240	\$125,890

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio 1



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PROFESSIONAL BACKGROUND

Charles Hock, is an industrial and office specialist and has been the top sales agent for the last 6 years from 2015 to 2021. He is an Associate Broker and Vice President of Sherman and Hemstreet, Inc. He is a graduate of Avon Old Farms School, Southern Methodist University in Dallas, Texas, and is a double major in History and Economics. Charles has been employed with Hock Development Company since 2000 and has been a licensed realtor in Georgia and South Carolina since 2004. Some of Charles's civic involvement include: Member and President of Georgia Carolina Toastmasters Club 2523, Hope House Board Member, Leadership Augusta Board Member and Treasurer and Christian Learning Center of Augusta Board Member. Past involvements include: Salvation Army, Advisory Board, Leadership Augusta Class of 2008, Richmond County Exchange Club, Augusta Training Shop, Young Philanthropists of Augusta and Young Professionals of Augusta. Charles and his wife Valorie are members of First Presbyterian Church of Augusta and Bible Study Fellowship since 2001.

MEMBERSHIPS

Some of Charles's civic involvement include: Member and President of Georgia Carolina Toastmasters Club 2523, Hope House Board Member, Leadership Augusta Board Member and Treasurer and Christian Learning Center of Augusta Board Member. Past involvements include: Salvation Army, Advisory Board, Leadership Augusta Class of 2008, Richmond County Exchange Club, Augusta Training Shop, Young Philanthropists of Augusta and Young Professionals of Augusta.

Sherman & Hemstreet Real Estate Company

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