

# Belair Square Professional Suites

601 N Belair Square, Evans, GA 30809



## OFFERING SUMMARY

Available SF:	1,600
Lease Rate:	\$1,935.00 / Mo. (\$14.50 psf)
Year Built:	2007
Zoning:	PUD
Market:	Augusta
Submarket:	Evans

## PROPERTY OVERVIEW

This 2 story office suite is located in the heart of Evans near the busy intersection of Washington Road and Belair road directly behind T-Bonz Steakhouse. The complex is in the heart of new development in the Evans Town Center district such as the new performing arts theater and Lady A Amphitheater, and brand new mixed use developments. We are the home to many attorneys, therapist, insurance agencies, and other professional users. Very convenient for your clients to meet you in this quiet and private place to do business.

## PROPERTY HIGHLIGHTS

- Convenient location near intersection of Washington Road and Belair Road.
- Close to performing arts theater, Lady A Amphitheater, professional offices, and government buildings.
- Private offices with natural light
- ADA restroom.
- Modern and well kept
- Reception area with waiting room.

### SHERMAN & HEMSTREET REAL ESTATE COMPANY

4316 Washington Road, Evans, GA 30809  
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### CHRIS FARROW

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## LEASE INFORMATION

Lease Type:	Tenant pays power and \$170 POA fee to cover water and garbage	Lease Term:	3 - 5 years
Total Space:	1,600 SF	Lease Rate:	\$1,935.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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Unit 20	Available	1,600 SF	Modified Gross	\$14.50 SF/yr	2 downstairs offices and 3 upstairs offices. 2 restrooms. Tenant pays POA fee of \$170 per month that covers Tenant's water and garbage dumpster.
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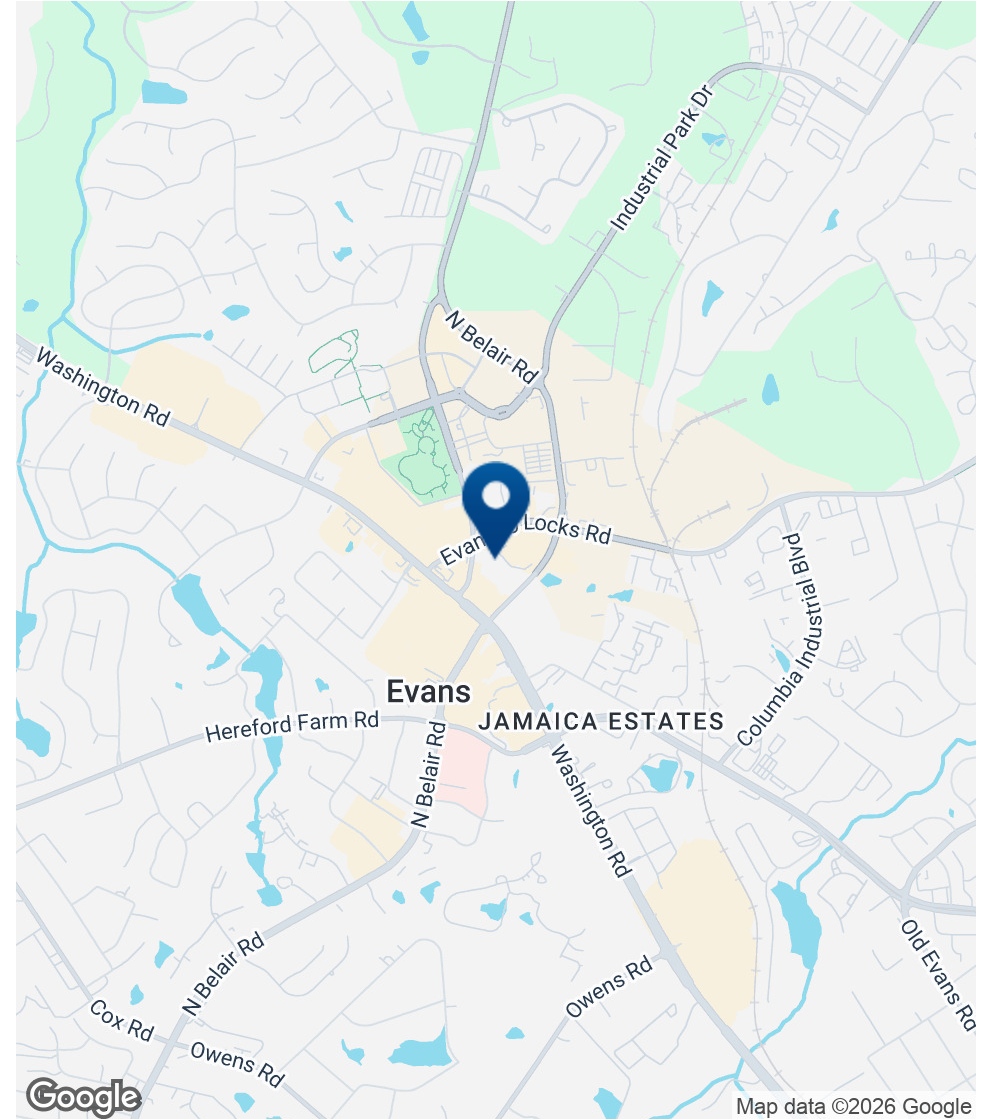
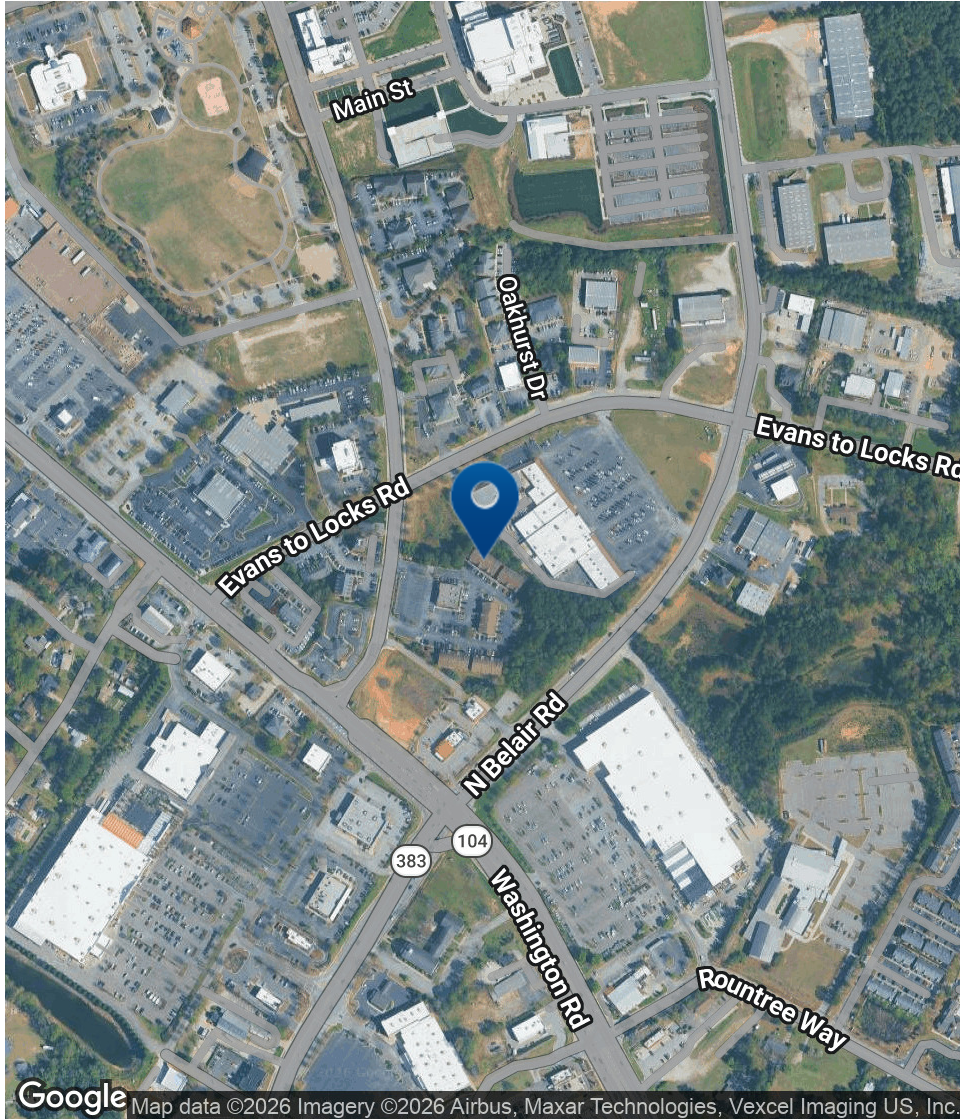
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	6,386	111,777	273,531
Average age	42.0	39.6	37.4
Average age (Male)	37.7	38.7	36.4
Average age (Female)	44.6	41.1	39.3

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,356	45,842	118,097
# of persons per HH	2.7	2.4	2.3
Average HH income	\$92,917	\$86,879	\$68,839
Average house value	\$222,716	\$223,725	\$178,350

\* Demographic data derived from 2020 ACS - US Census