



FOR LEASE

WALTON WAY
STRIP CENTER

1712 Walton Way, Augusta, GA 30904

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
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Property Summary



PROPERTY DESCRIPTION

This is a great retail or office location on Walton Way in downtown Augusta. Two contiguous spaces are available. The first space is 1,600 SF available as an endcap. Second space is 1,906 SF. Building is in a prime retail center next to Zaxbys near 15th street. Parking is available on both the front and back of the building.

LOCATION DESCRIPTION

This property is located on Walton Way in the Medical District. The area is surrounded by local hospitals to include University Hospital, Charlie Norwood VA Medical Center, and Augusta University Medical Center. Thousands of cars pass the property on a daily basis in this highly visible and trafficked location. Nearby retails include Wendy's, Waffle House, Burger King, Zaxby's, McDonalds.

OFFERING SUMMARY

Lease Rate:	\$7 - 15 SF/yr (NNN)
Number of Units:	3
Available SF:	1,600 - 3,206 SF
Building Size:	5,357 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,529	23,521	51,637
Total Population	8,861	54,267	119,519
Average HH Income	\$32,002	\$45,961	\$48,924



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Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,600 - 3,206 SF	Lease Rate:	\$7 - \$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	1,600 - 3,206 SF	NNN	\$15.00 SF/yr	Space is available June 1, 2025. Estimated CAM is \$200 per month.
Suite B	Available	1,600 - 3,206 SF	NNN	\$7.00 SF/yr	Middle space with mostly open layout. Tenant to pay \$250 per month for its portion of common area expenses.



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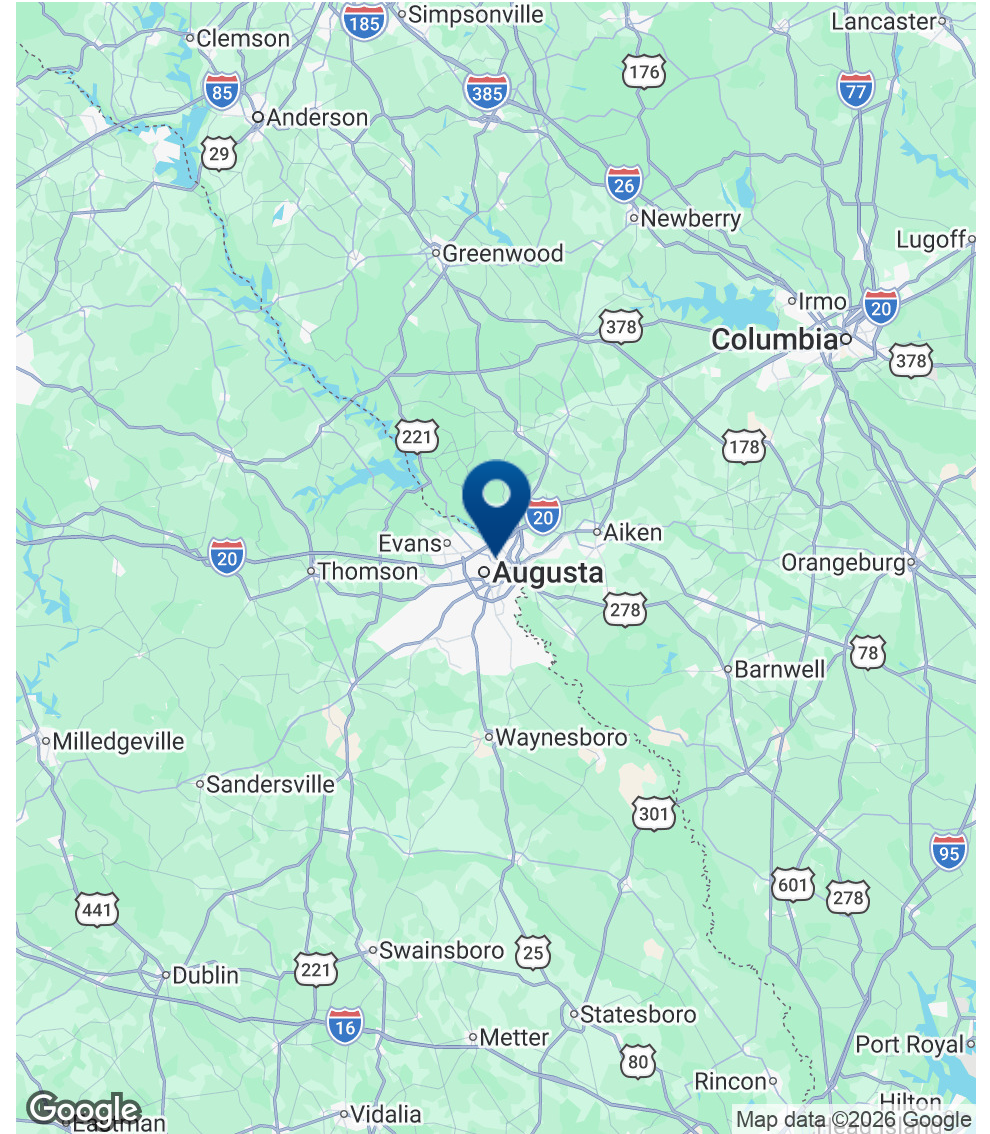
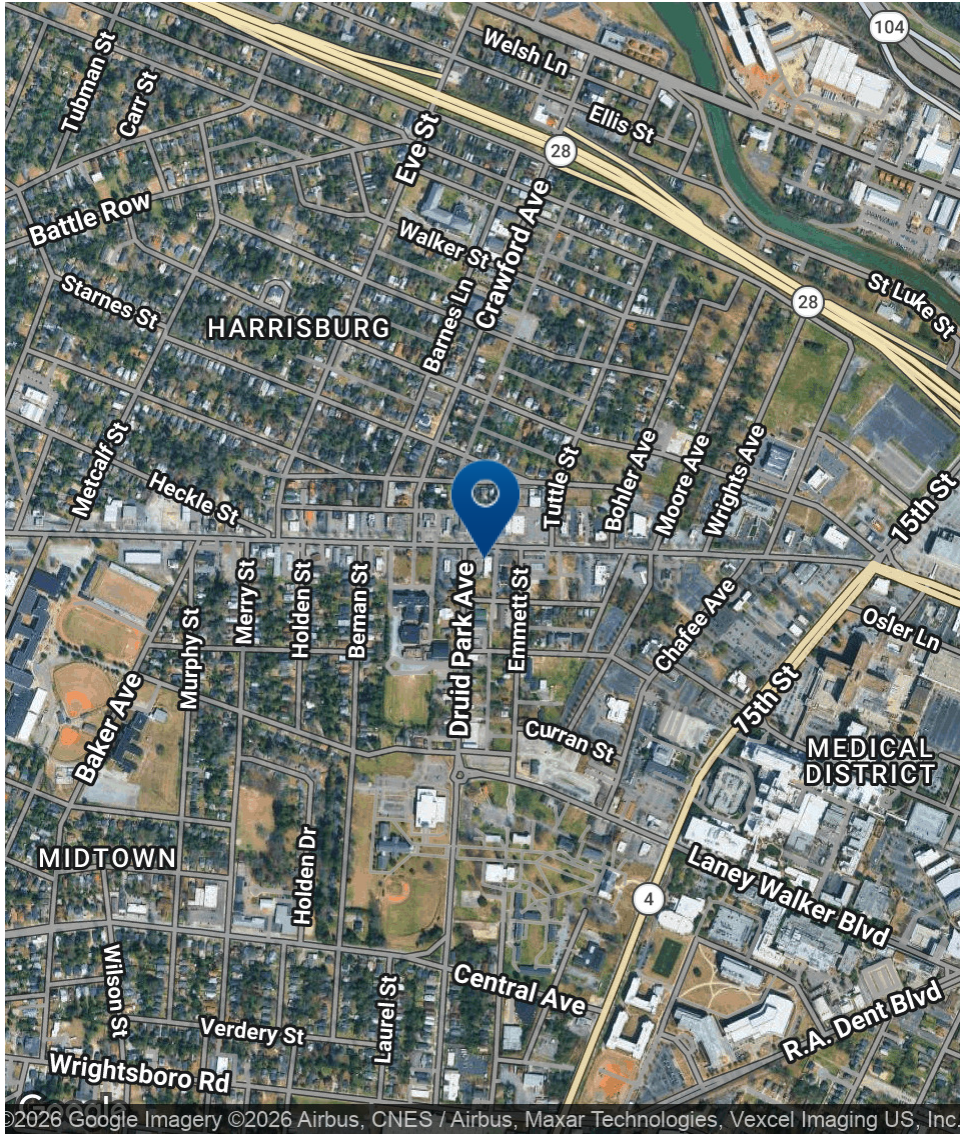
Additional Photos



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Location Map



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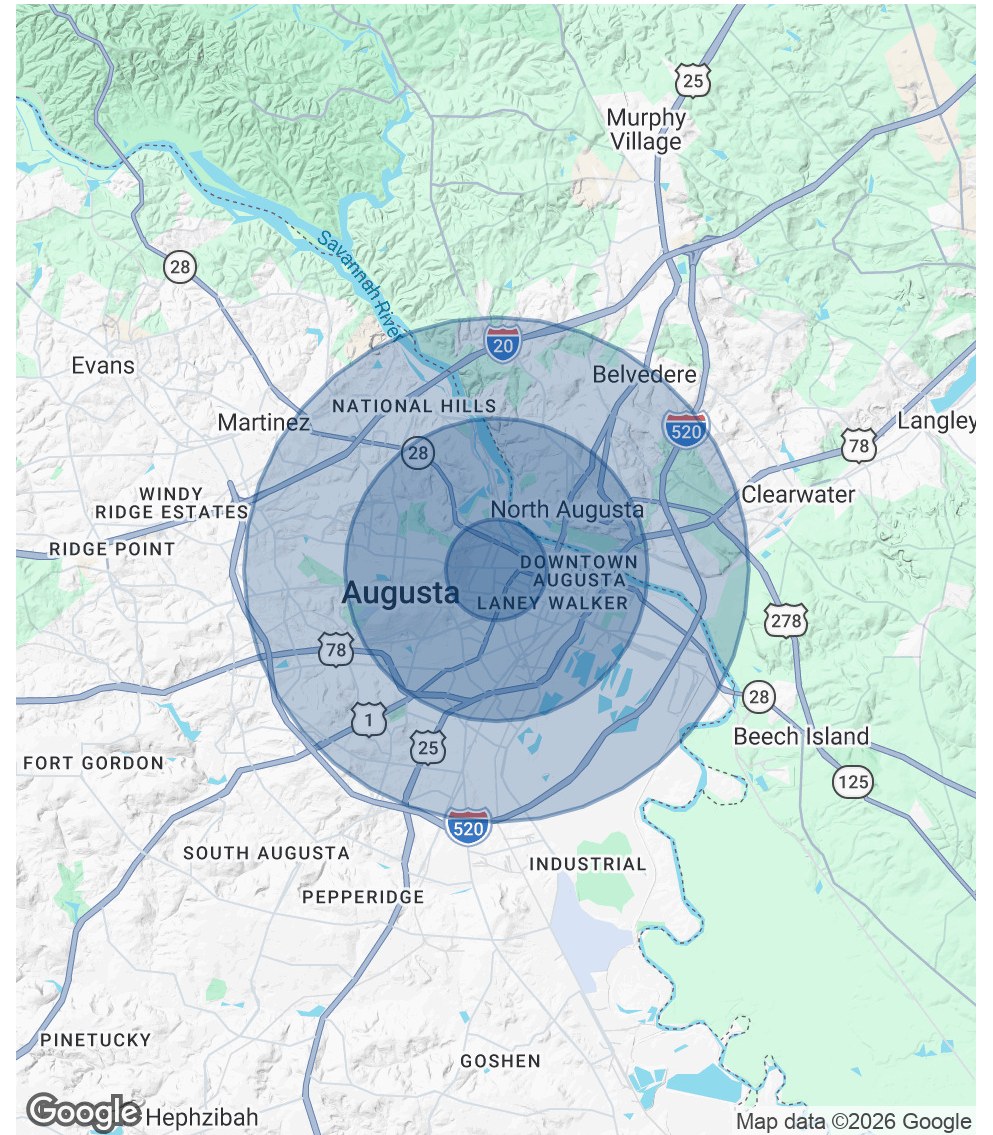
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,861	54,267	119,519
Average Age	30.6	36.6	36.5
Average Age (Male)	32.6	35.0	35.1
Average Age (Female)	29.5	38.1	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,529	23,521	51,637
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$32,002	\$45,961	\$48,924
Average House Value	\$138,291	\$141,642	\$134,794

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

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PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Sherman & Hemstreet Real Estate Company

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