



FOR LEASE

SALEM PLAZA

2228 Rosier Rd, Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

Three units left - a 1,690 SF retail/office space, a 988 SF retail space, and a 570 SF retail space. Salem Plaza offers a wide variety of different spaces available for a variety of users. This is the perfect place for someone looking for a salon space, general retail or office space.

LOCATION DESCRIPTION

Located on Rosier Road in South Augusta, this small strip center is located between Peach Orchard Road and Windsor Spring Road. It is just a ten minute drive away from Fort Gordon and other busy thoroughfares such as Bobby Jones Expressway.

OFFERING SUMMARY

Lease Rate:	\$12.00 - 15.00 SF/yr (MG)
Number of Units:	6
Available SF:	570 - 1,690 SF



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Lease Spaces

LEASE INFORMATION

Lease Type:	MG
Total Space:	570 - 1,690 SF

Lease Term:	Negotiable
Lease Rate:	\$12.00 - \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2228 Rosier Rd - A	Available	1,690 SF	Modified Gross	\$12.00 SF/yr
2228 Rosier Rd - B	-	570 SF	Modified Gross	LEASED
2228 Rosier Rd - C	Available	570 SF	Modified Gross	\$12.00 SF/yr
2228 Rosier Rd - D	Available	988 SF	Modified Gross	\$15.00 SF/yr
2228 Rosier Rd - E	-	1,140 SF	Modified Gross	LEASED
2228 Rosier Rd - F	-	2,242 SF	Modified Gross	LEASED



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Additional Photos



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Additional Photos

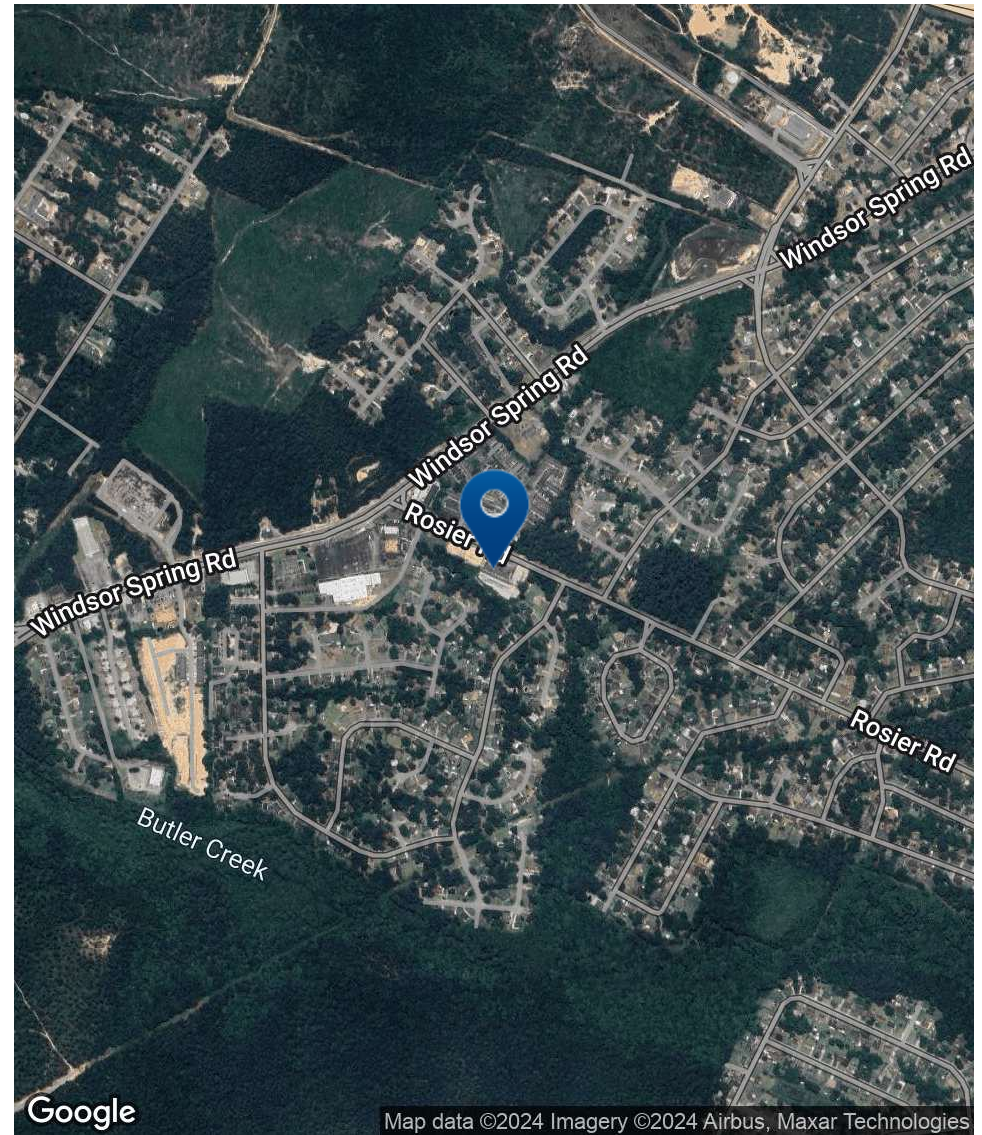
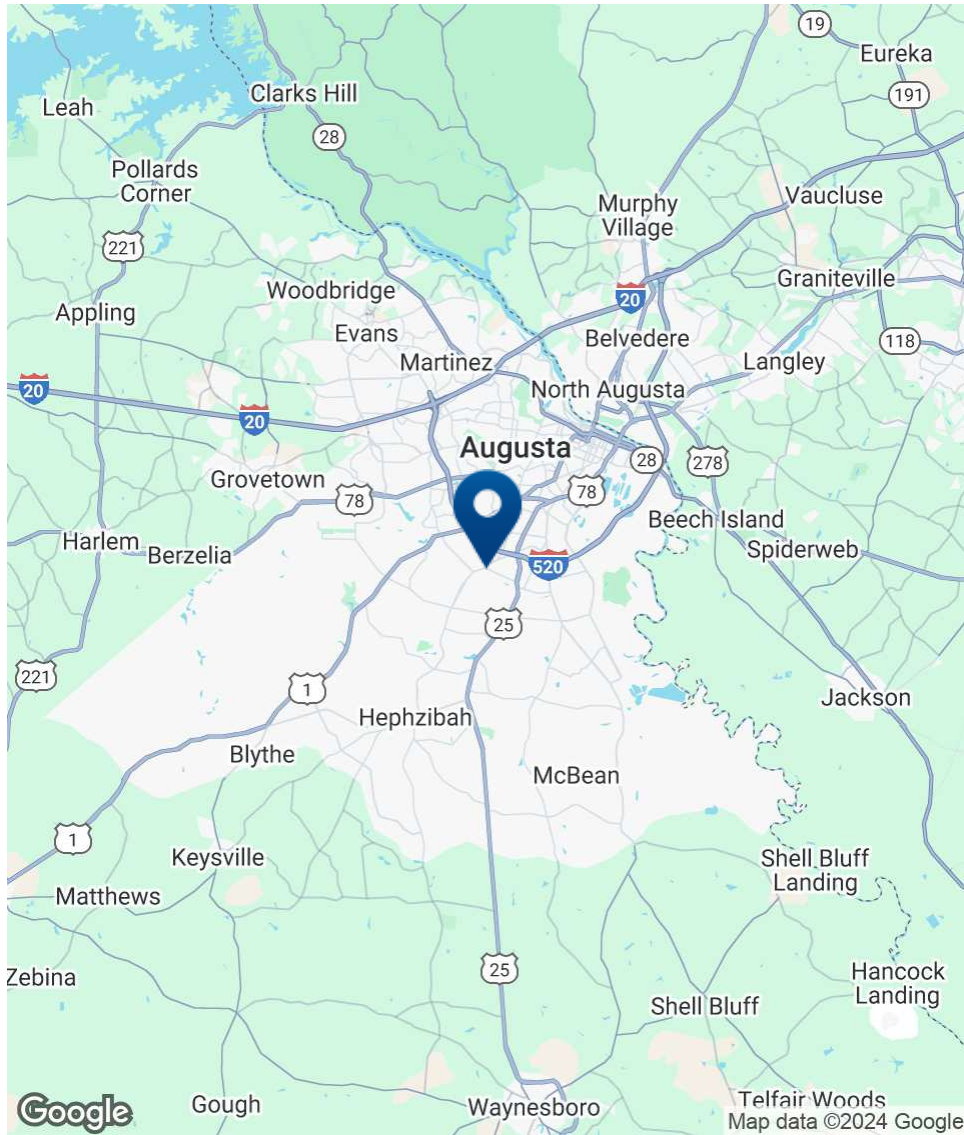


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Location Map



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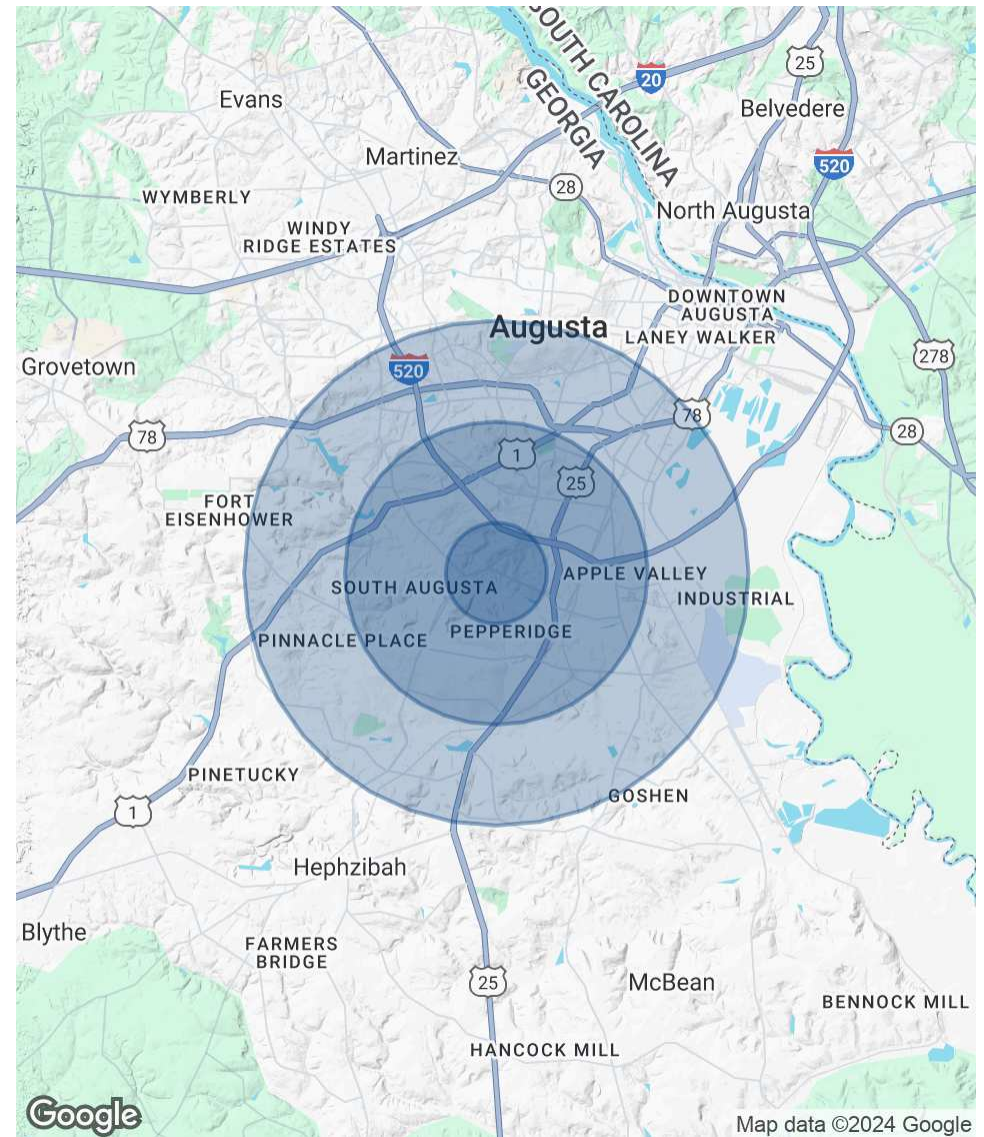
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,374	55,126	103,667
Average Age	33.6	35.5	34.5
Average Age (Male)	29.5	32.6	32.9
Average Age (Female)	35.9	37.9	36.7

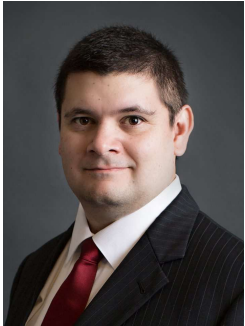
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,771	21,216	41,121
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$44,172	\$43,520	\$44,424
Average House Value	\$101,155	\$90,126	\$95,808

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio



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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)

Sherman & Hemstreet Real Estate Company

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