



FOR LEASE

NORTH AUGUSTA OFFICE BLDG

1011 East Ave, North Augusta, SC 29841

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Property Summary



PROPERTY DESCRIPTION

This office building is located in a well-maintained professional office park just off Martintown Road near the Georgia Avenue intersection. The property contains three suites that may be leased individually or together by a single tenant. One downstairs suite is leased and one is vacant. The ground-level suite is ADA compliant and includes a private restroom and kitchenette. Upstairs can be leased with the downstairs unit or separately.

LOCATION DESCRIPTION

The site is positioned on East Avenue in North Augusta, offering convenient access to retail and dining options. It is minutes from downtown Augusta with easy access to I-20 and central Augusta, GA.



OFFERING SUMMARY

Lease Rate:	\$14.00 - 17.00 SF/yr (MG)
Available SF:	900 - 2,000 SF
Lot Size:	0.14 Acres
Building Size:	3,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,500	19,752	42,345
Total Population	7,425	44,936	95,615
Average HH Income	\$84,240	\$72,921	\$80,464

Lease Spaces



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	900 - 2,000 SF	Lease Rate:	\$14.00 - \$17.00 SF/yr

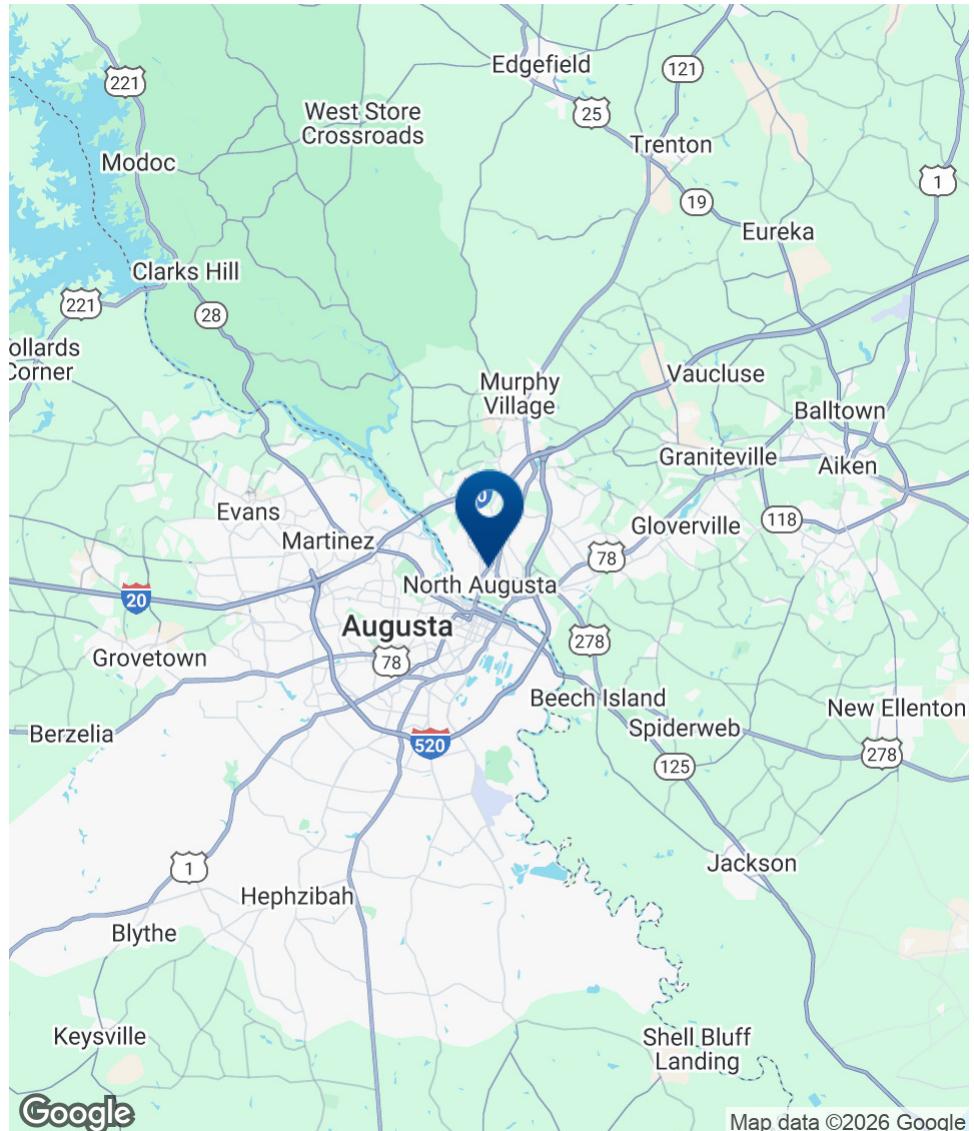
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Queensborough Wealth Management	1,100 SF	Modified Gross	Leased	First-floor suite situated on the left side of the building.
Suite 2	Available	1,100 - 2,000 SF	Modified Gross	\$17.00 SF/yr	First-floor suite situated on the right side of the building
Suite 3	Available	900 - 2,000 SF	Modified Gross	\$14.00 SF/yr	Suite is the entirety of the second floor.

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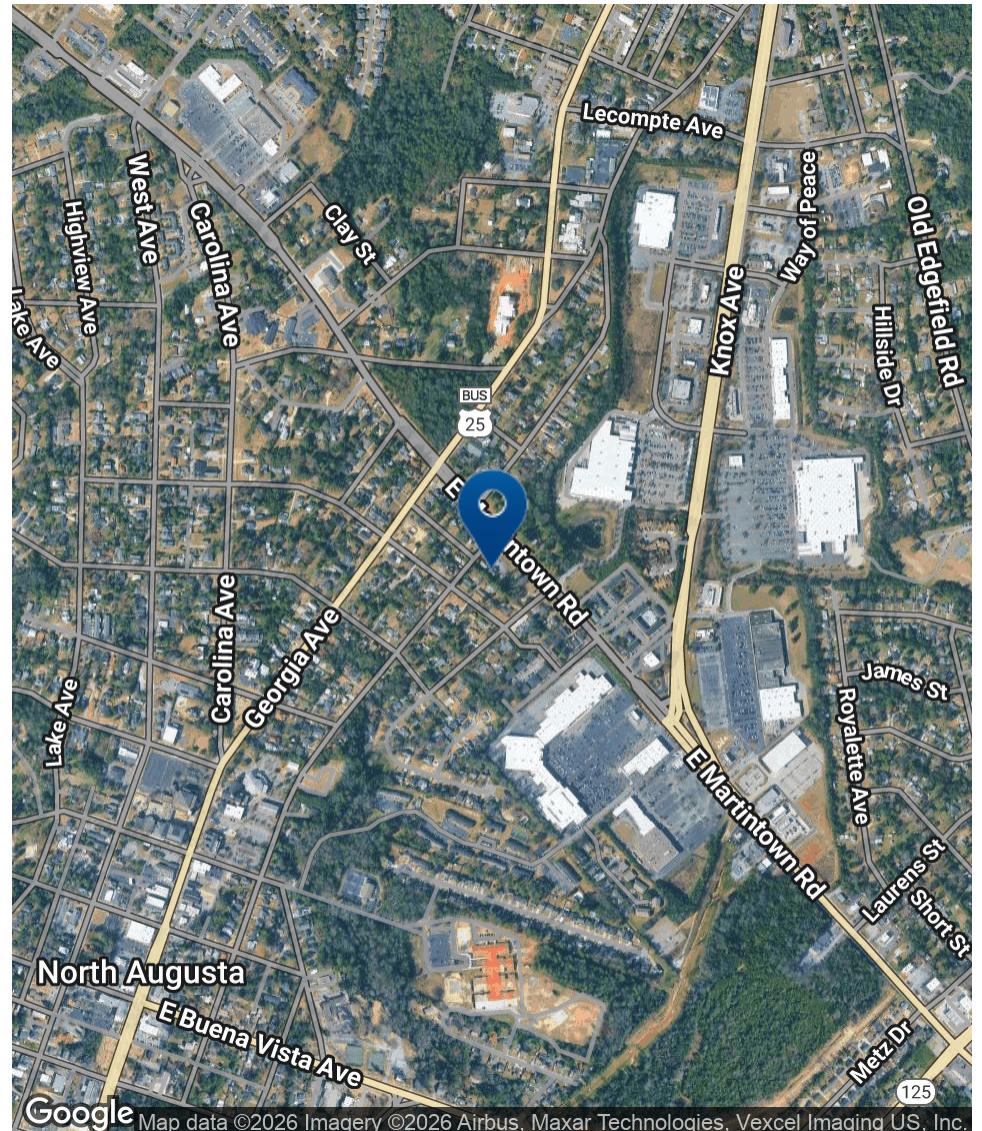
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Location Map

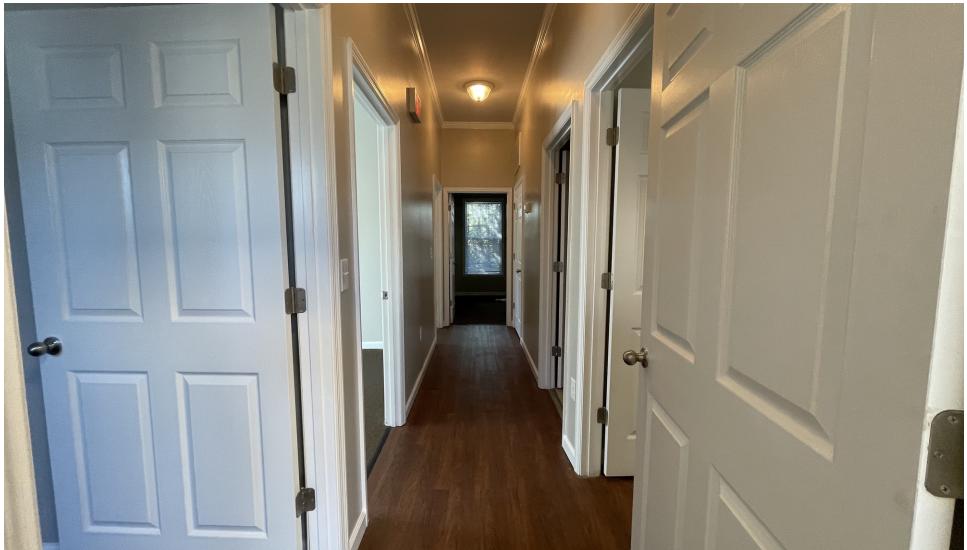


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Additional Photos



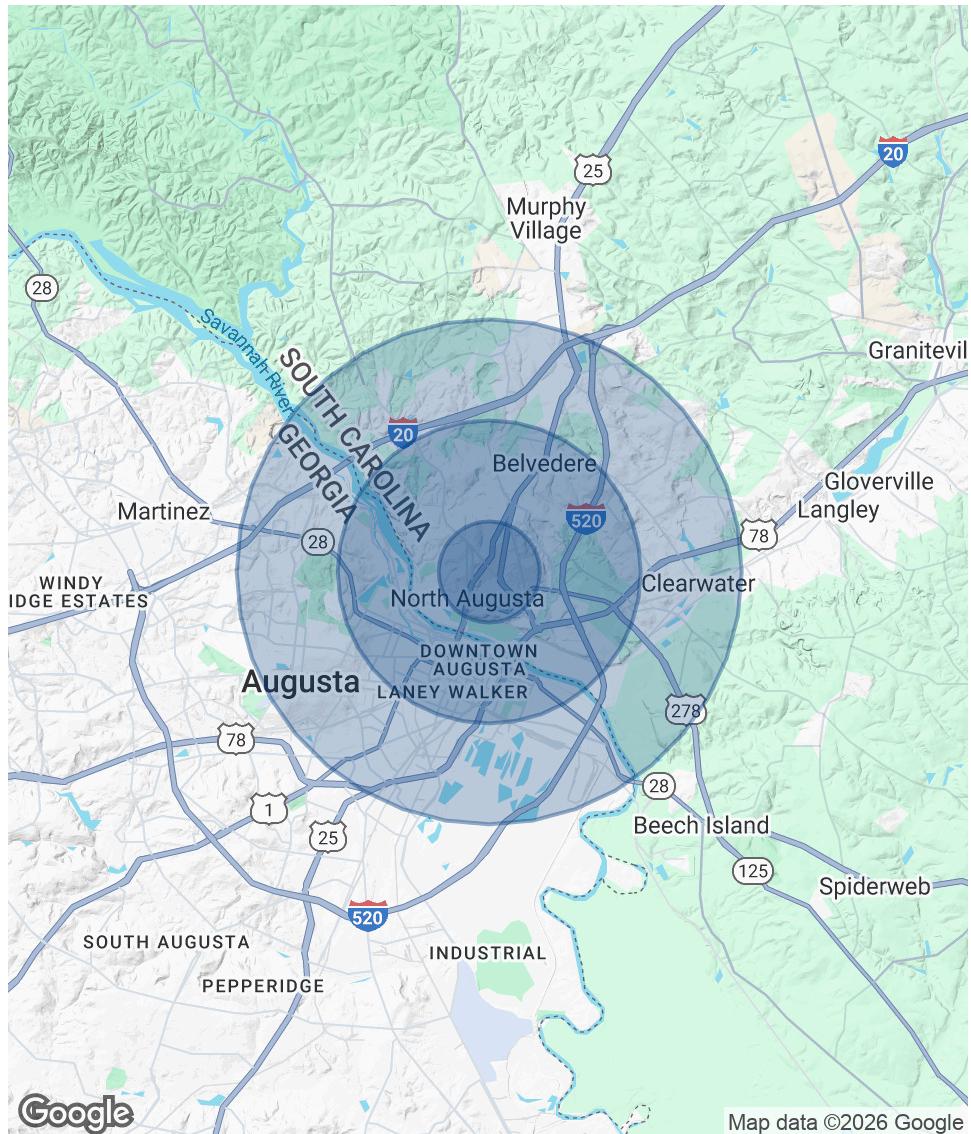
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,425	44,936	95,615
Average Age	42	41	41
Average Age (Male)	40	40	39
Average Age (Female)	44	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,500	19,752	42,345
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$84,240	\$72,921	\$80,464
Average House Value	\$245,473	\$225,735	\$241,174

Demographics data derived from AlphaMap



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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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

4316 Washington Road

Evans, GA 30809

706.722.8334



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