



FOR SALE

SOUTH AUGUSTA
DENTAL OFFICE

2755 Barton Chapel Road, Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

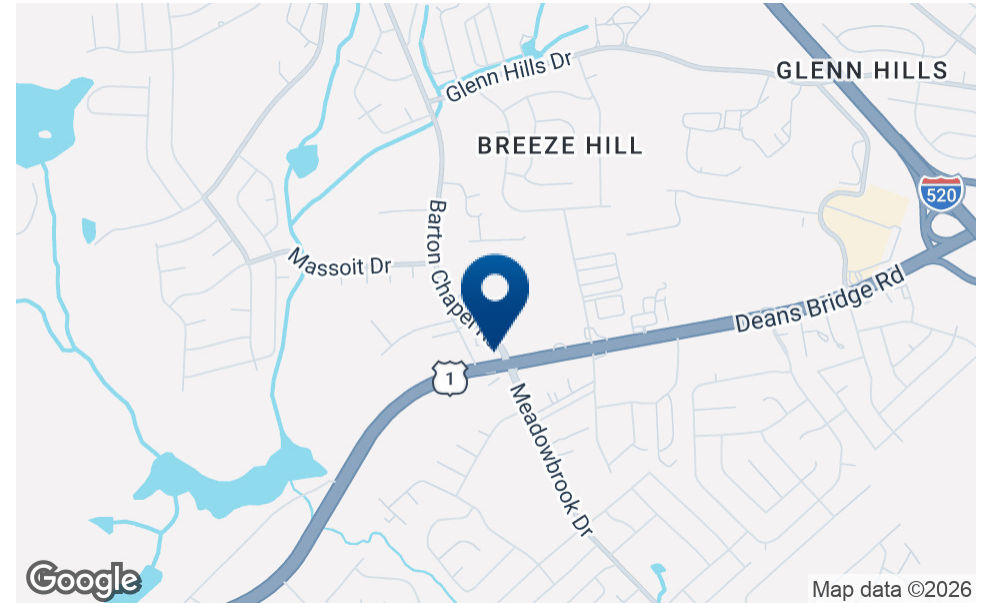
JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

This two story office building is fully built out as a dental office. Building has a new roof. New HVAC is in process. Inside of building there are four dental rooms with equipment. All rooms have plumbing and sinks installed. Building could be used for other medical uses instead of a dentist office if desired. Currently building is leased to a local dentist. Building can be purchased as an investment property with a tenant in place or vacant for an owner occupant.

LOCATION DESCRIPTION

Site is located at the intersection of Barton Chapel Rd and Deans Bridge Rd. A grocery anchored center and McDonalds is located across the street. Building is next door to Burger King at the lighted intersection.

OFFERING SUMMARY

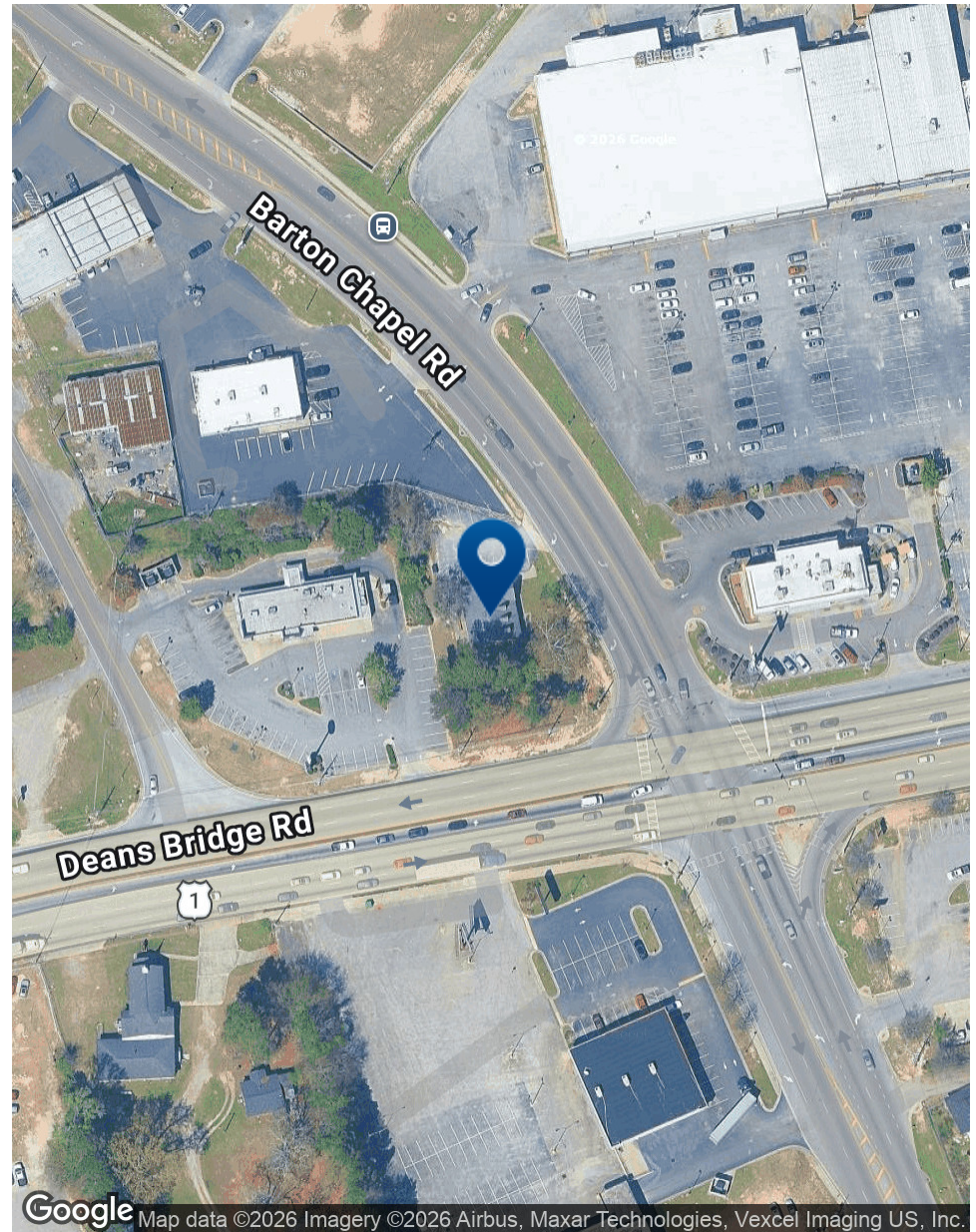
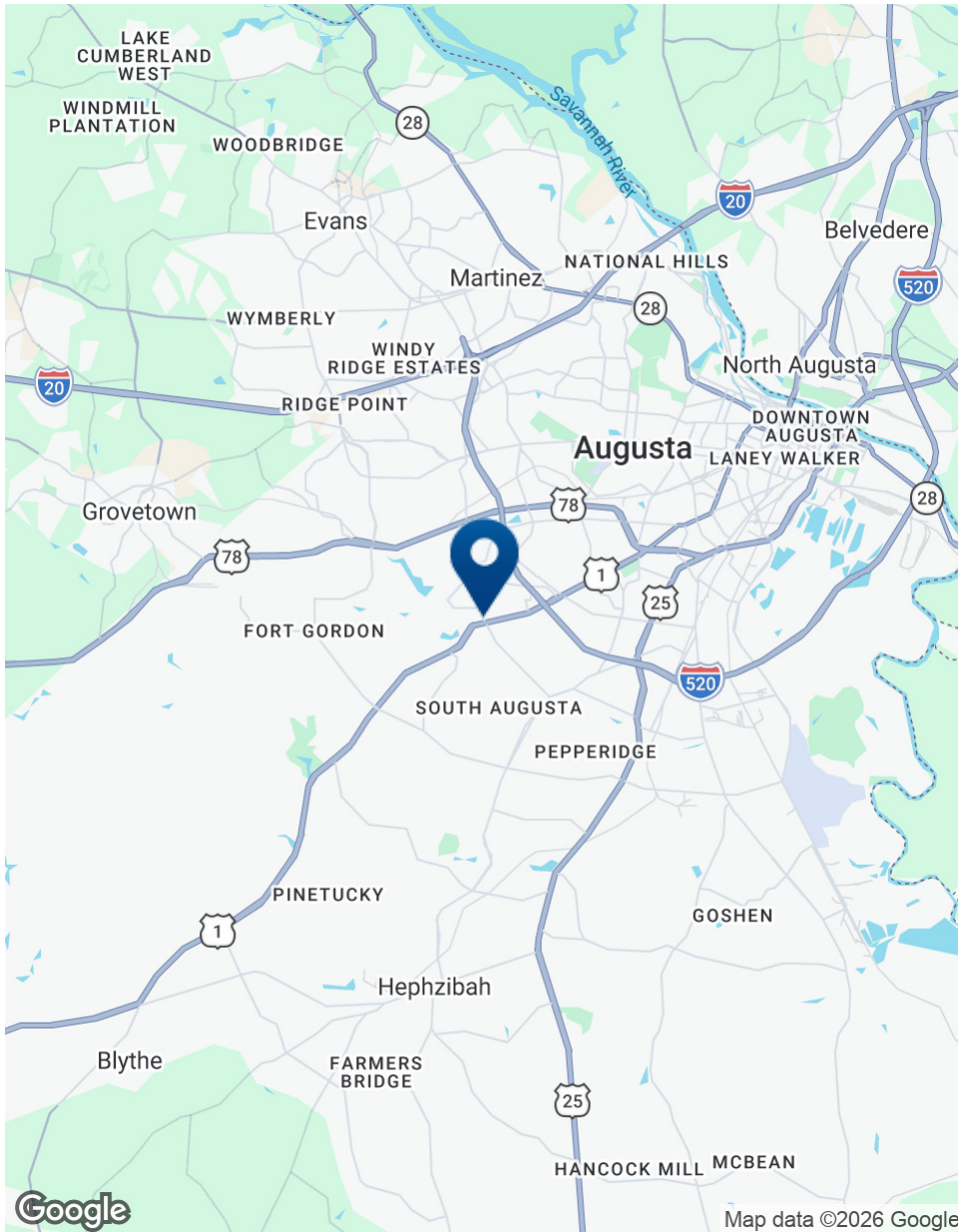
| | |
|----------------|------------|
| Sale Price: | \$450,000 |
| Lot Size: | 0.27 Acres |
| Building Size: | 2,931 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 2,544 | 16,700 | 44,252 |
| Total Population | 6,897 | 48,383 | 123,251 |
| Average HH Income | \$60,996 | \$63,902 | \$71,034 |

Additional Photos



Location Map



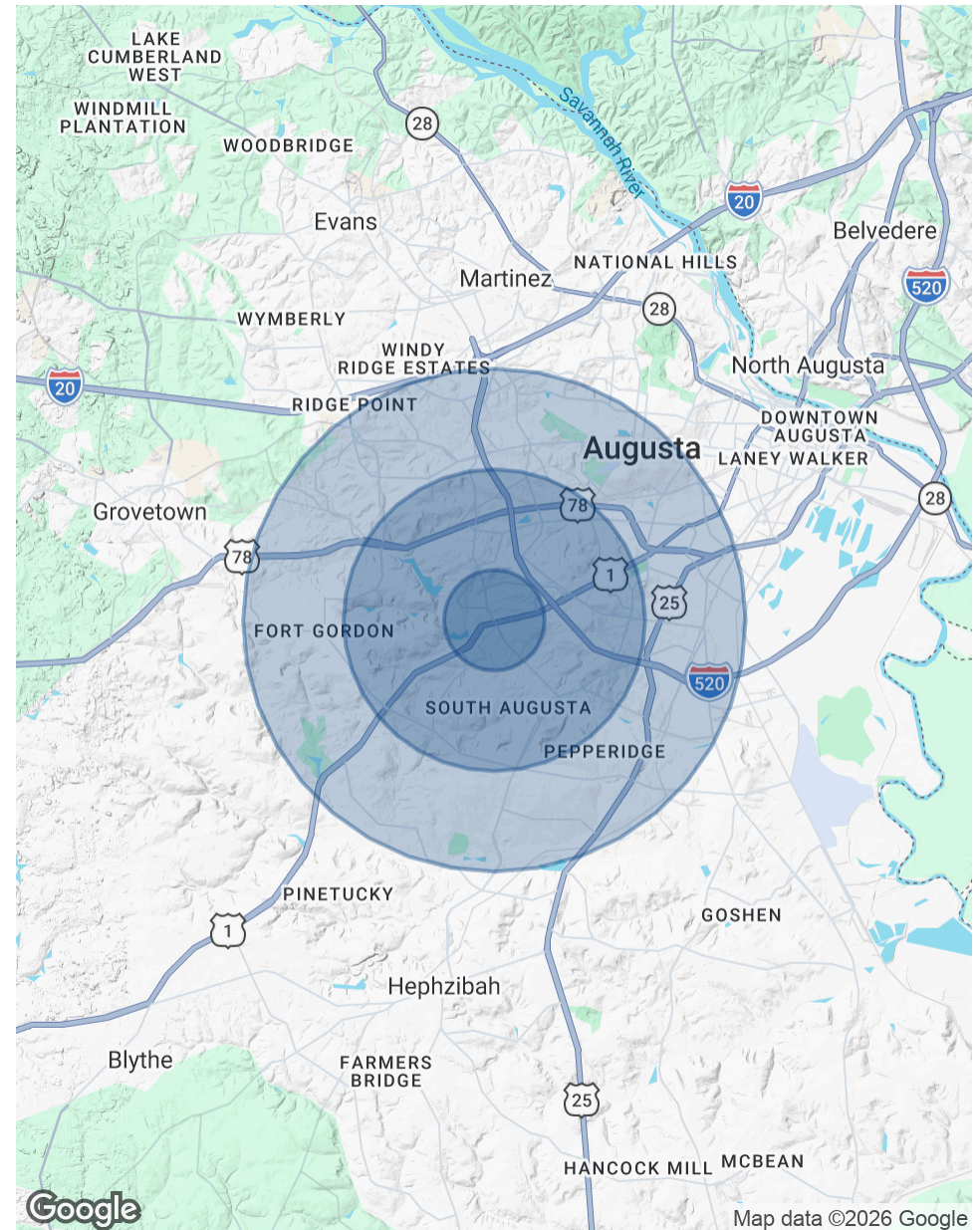
Demographics Map & Report

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,897 | 48,383 | 123,251 |
| Average Age | 37.2 | 34.5 | 36.0 |
| Average Age (Male) | 36.9 | 31.5 | 33.8 |
| Average Age (Female) | 37.8 | 36.7 | 37.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 2,544 | 16,700 | 44,252 |
| # of Persons per HH | 2.7 | 2.9 | 2.8 |
| Average HH Income | \$60,996 | \$63,902 | \$71,034 |
| Average House Value | \$118,502 | \$144,614 | \$176,834 |

| ETHNICITY (%) | 1 MILE | 3 MILES | 5 MILES |
|---------------|--------|---------|---------|
| Hispanic | 3.4% | 5.7% | 5.7% |

| RACE | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|--------|---------|---------|
| Total Population - White | 579 | 9,540 | 30,124 |
| Total Population - Black | 5,620 | 33,552 | 79,885 |
| Total Population - Asian | 63 | 674 | 1,822 |
| Total Population - Hawaiian | 0 | 113 | 338 |
| Total Population - American Indian | 0 | 33 | 121 |
| Total Population - Other | 288 | 1,702 | 3,910 |



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)

Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

4316 Washington Road

Evans, GA 30809

706.722.8334