

# Belair Square Professional Suites

601 N Belair Square, Evans, GA 30809



## OFFERING SUMMARY

Available SF:	1,600
Lease Rate:	\$1,750.00 per month
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 surrounded by all of the new development in the Evans Town Center district such as the new performing arts theater and Lady A Amphitheater. We are the home to many attorneys, therapist, insurance agencies, and other professional users. Your clients will have no issues locating 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

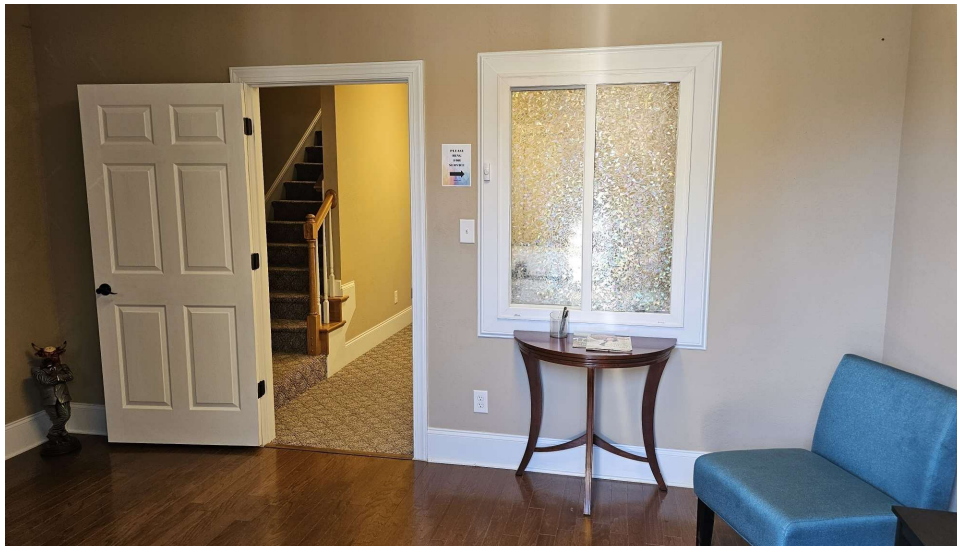
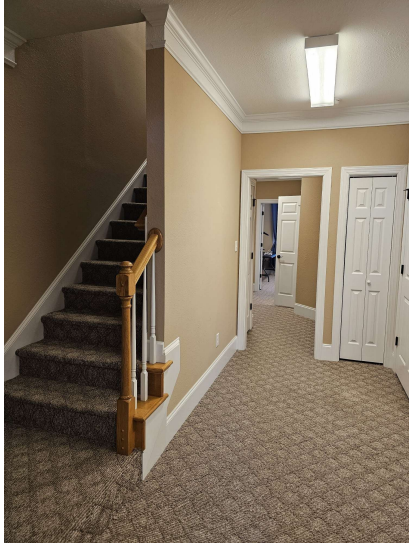
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## LEASE INFORMATION

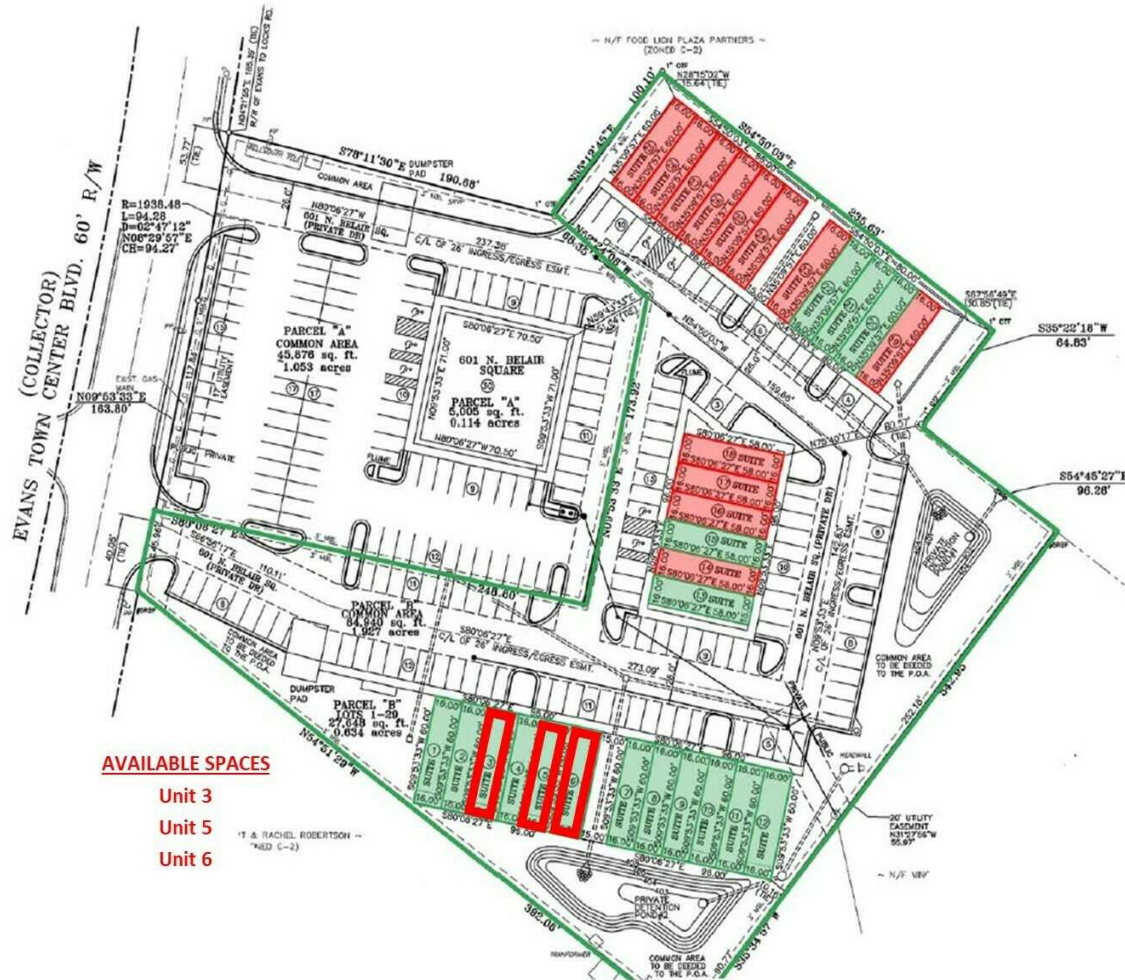
Lease Type:	Tenant pays power and \$120 POA fee to cover water and garbage	Lease Term:	3 - 5 years
Total Space:	1,600 SF	Lease Rate:	\$1,750.00 per month

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 3	Available	1,600 SF	Modified Gross	\$1,750 per month	-
Unit 5	Available	1,600 SF	Modified Gross	\$1,750 per month	-
Suite 6	Available	1,600 SF	Modified Gross	\$1,750 per month	-

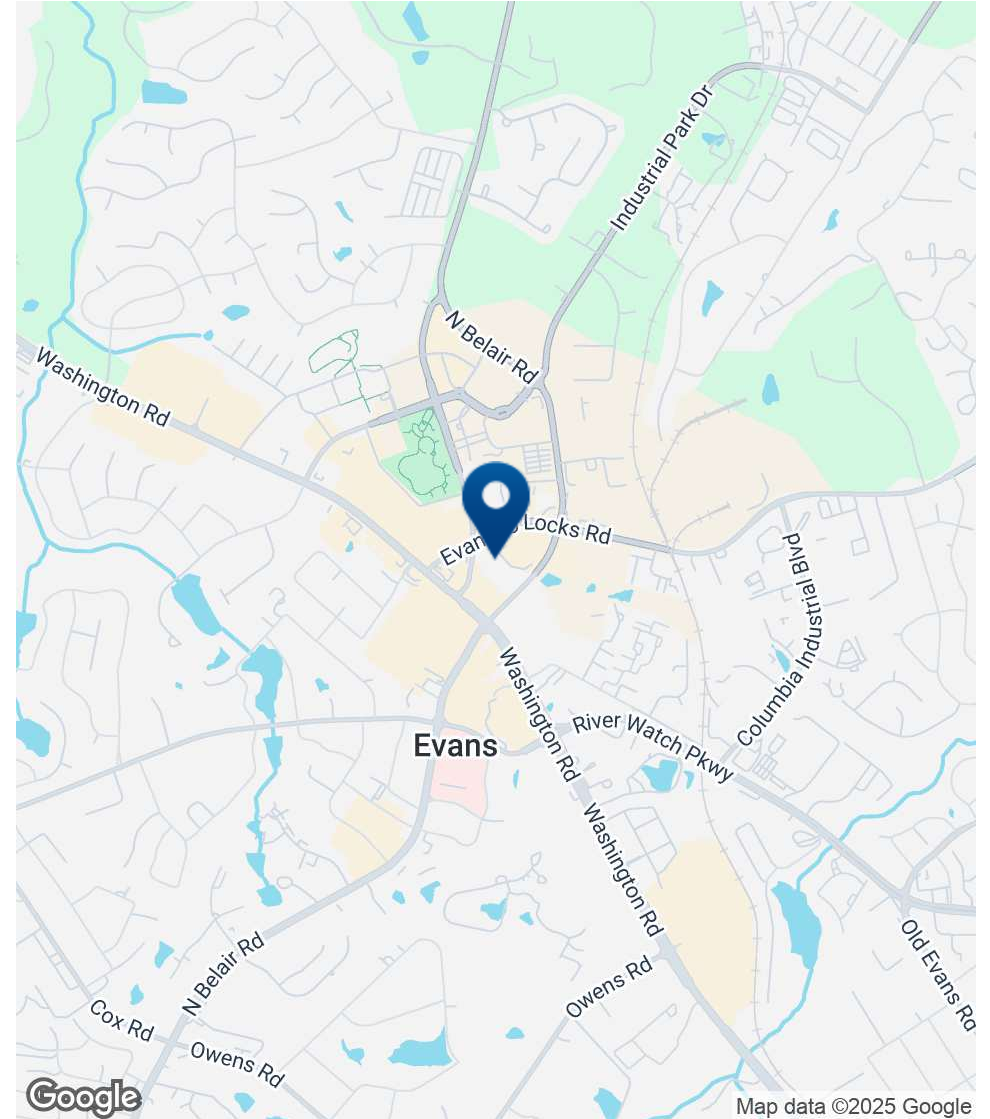
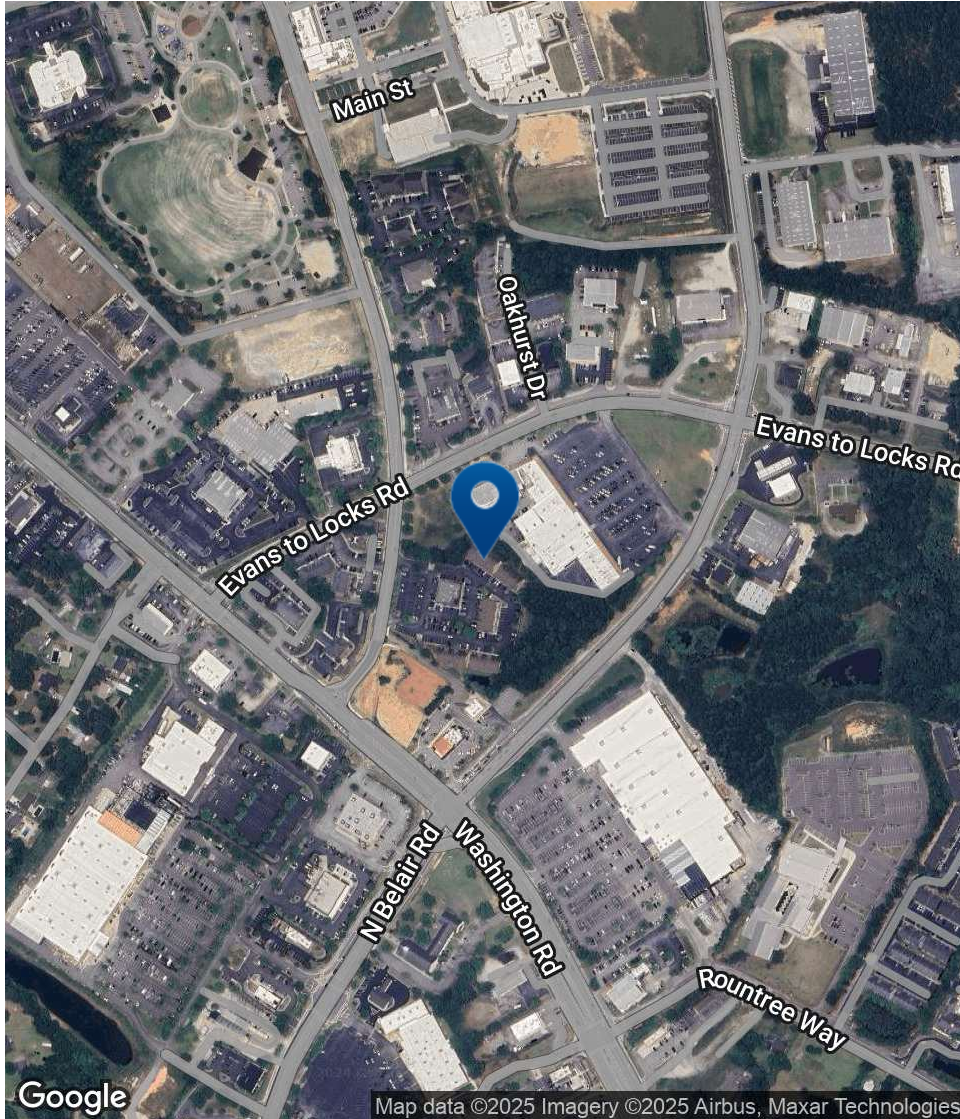
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## POPULATION

	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

