



FOR LEASE

GEORGIA AVENUE  
OFFICE/RETAIL SPACE

524 Georgia Avenue, North Augusta, SC 29841

# Property Summary



## PROPERTY DESCRIPTION

One Retail/Office Space Available on Georgia Avenue. Prime location for someone looking to lease in a growing Downtown North Augusta. Street Parking is available in the front and parking is also available in the rear of the building for tenants and customers.

## LOCATION DESCRIPTION

On west side of Georgia Ave and located directly in the center of Downtown North Augusta before Georgia Avenue splits just across the Thirteenth Street Bridge from Downtown Augusta.

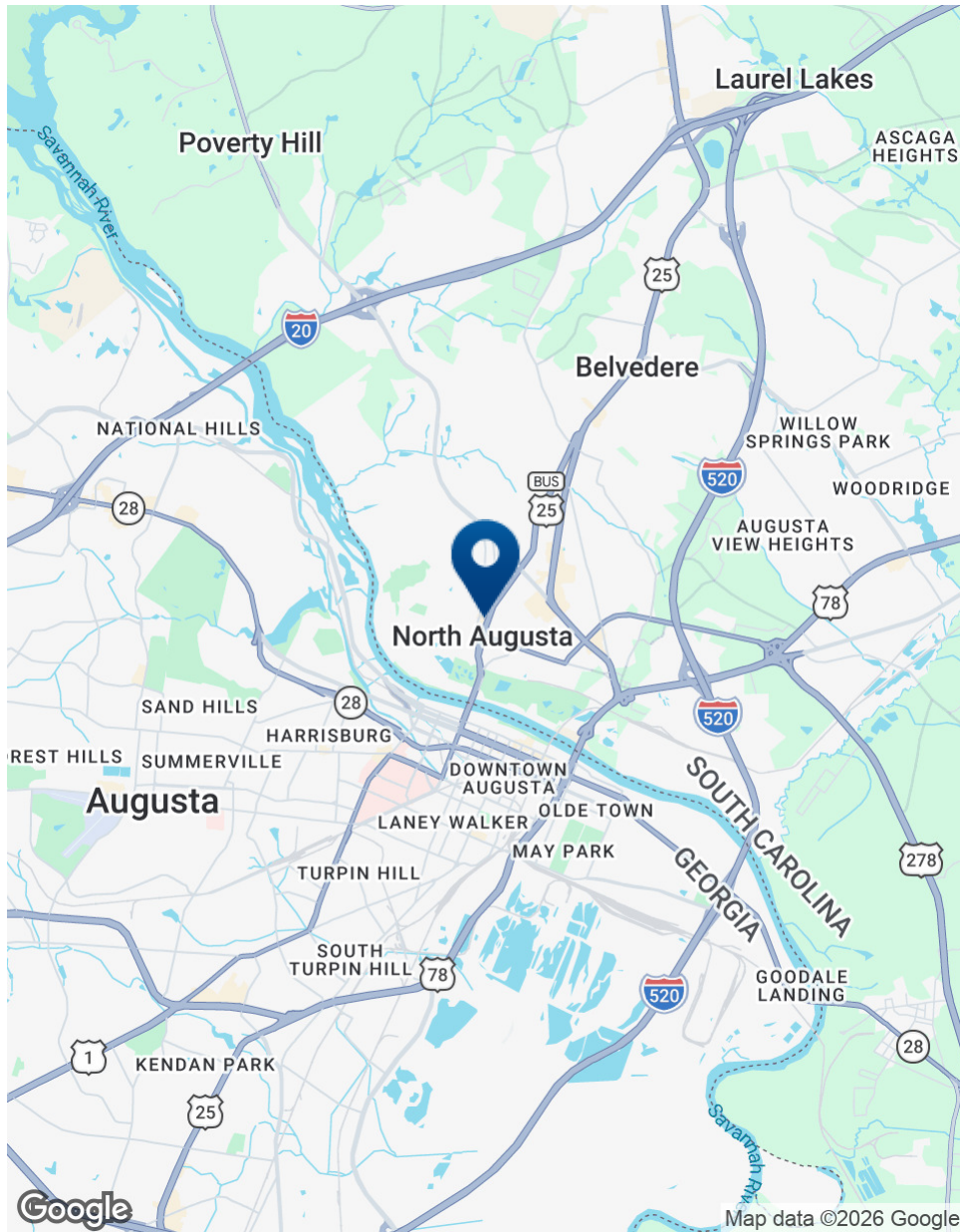
## OFFERING SUMMARY

Lease Rate:	\$20.25 SF/yr (MG)
Number of Units:	6
Available SF:	890 SF
Lot Size:	0.21 Acres
Building Size:	5,558 SF

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,422	18,756	40,939
Total Population	4,883	44,522	95,248
Average HH Income	\$53,928	\$44,687	\$49,137

# Location Map



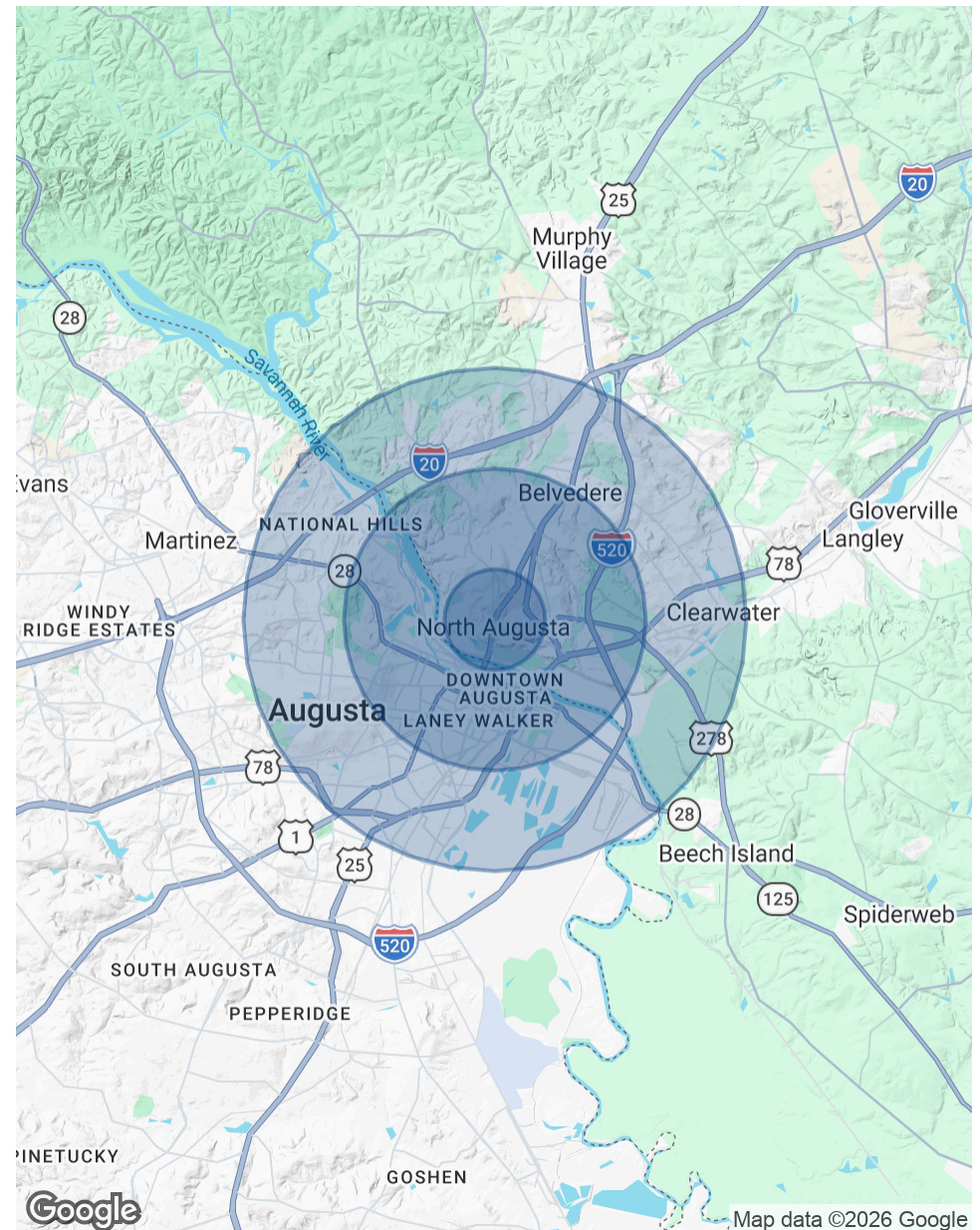
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,883	44,522	95,248
Average Age	39.6	36.6	37.2
Average Age (Male)	35.5	35.0	35.3
Average Age (Female)	42.5	38.4	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,422	18,756	40,939
# of Persons per HH	2.0	2.4	2.3
Average HH Income	\$53,928	\$44,687	\$49,137
Average House Value	\$175,536	\$152,941	\$137,882

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	3.1%	3.7%	3.9%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	3,438	22,731	51,118
Total Population - Black	1,140	19,491	39,737
Total Population - Asian	75	723	1,417
Total Population - Hawaiian	11	73	106
Total Population - American Indian	1	160	283
Total Population - Other	18	476	1,148



# 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**

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