

A photograph of a commercial building at dusk, serving as the background for the advertisement. The building is a single-story structure with a large sign on the roof and various smaller signs on the facade. The main sign on the roof reads "CMG Lube & Tire Center" in large, bold letters, followed by "OIL CHANGE • TRANSMISSION FLUID EXCHANGE" and "New & Used TIRES • BRAKES • TUNE UPS • COOLANT EXCHANGE". To the left of the main sign, there is a smaller sign that says "10% OFF MILITARY DISCOUNT" with a checkered flag icon. Below the main sign, there is a sign that says "NEW & USED TIRES" with a checkered flag icon. The building has large glass windows and doors, some of which are illuminated from within. There are stacks of tires in front of the building. The overall scene is dimly lit, with the sky showing a gradient of blue and purple.

FOR LEASE

LUBE & TIRE CENTER

3346 Wrightsboro Road, Augusta, GA 30909

Property Summary



PROPERTY DESCRIPTION

Two buildings - First building is former Jiffy Lube with two bays and customer service area (1,678 SF). Second building is a warehouse behind auto shop (1,722 SF). Site has split zoning with most of the site being B-2. Lot is cleared up to warehouse and wooded in the rear. There is plenty of room for parking and storage.

LOCATION DESCRIPTION

Property is located on busy Wrightsboro Rd with an estimated traffic count of between 25,000 to 30,000 cars per day. Site is located in very close proximity to the Augusta Mall and I:520 between Wylds Rd and North Leg Rd. There is over 1 Million SF of retail space in a 3 mile radius of location.

OFFERING SUMMARY

Lease Rate:	\$17.75 SF/yr (NNN)
Lot Size:	0.68 Acres
Building Size:	3,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,016	26,609	63,500
Total Population	8,609	59,185	149,477
Average HH Income	\$82,374	\$85,611	\$81,162



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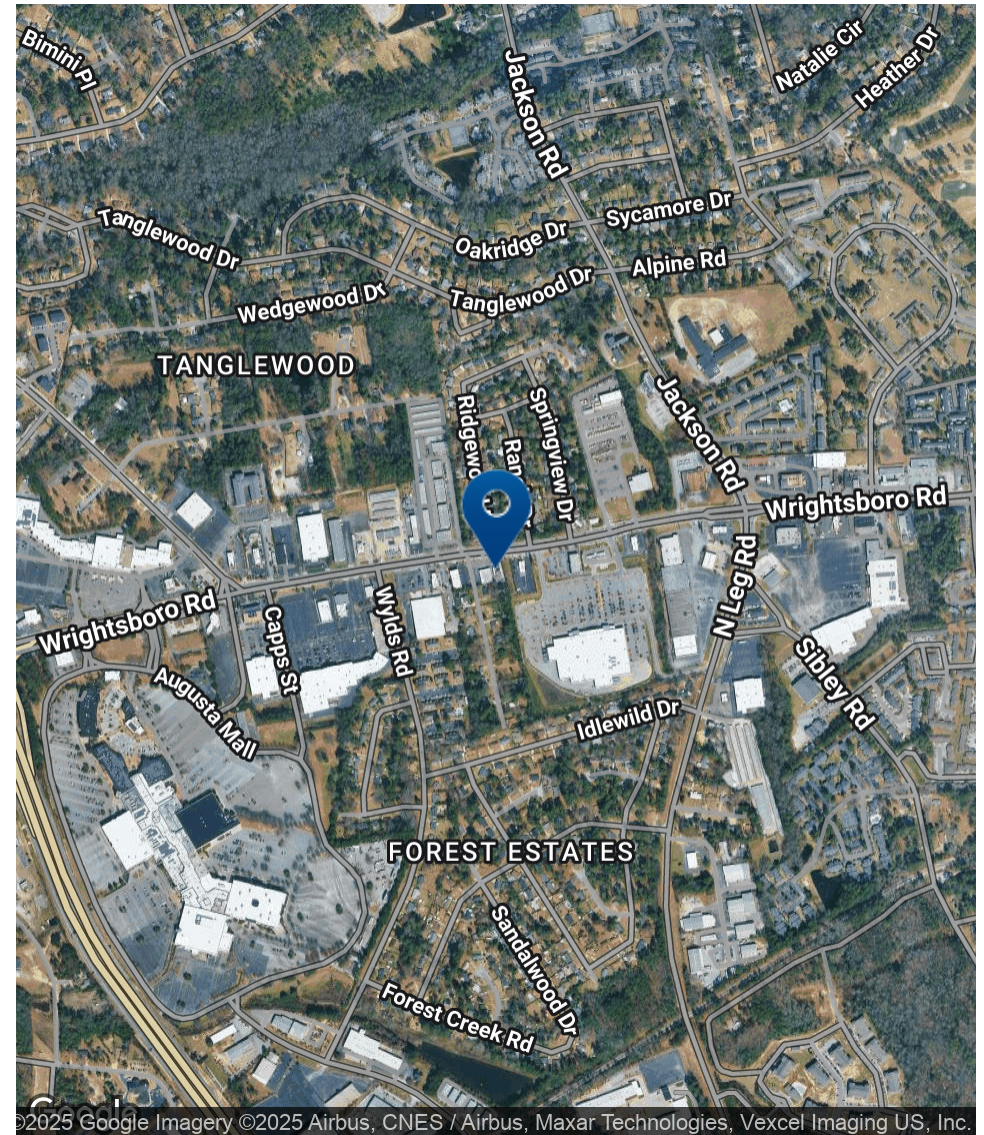
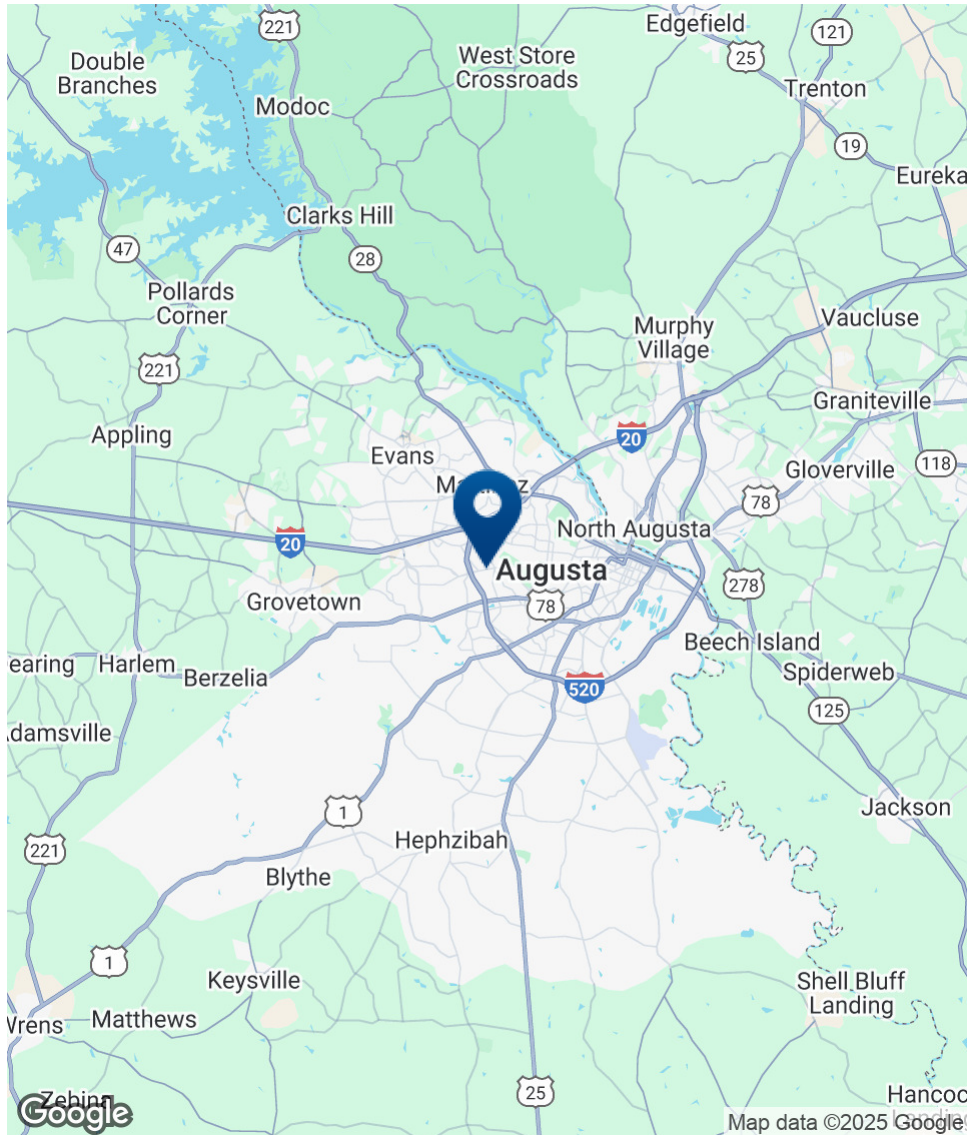
Additional Photos



**SHERMAN &
HEMSTREET**
Real Estate Company

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Location Map



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Retailer Map



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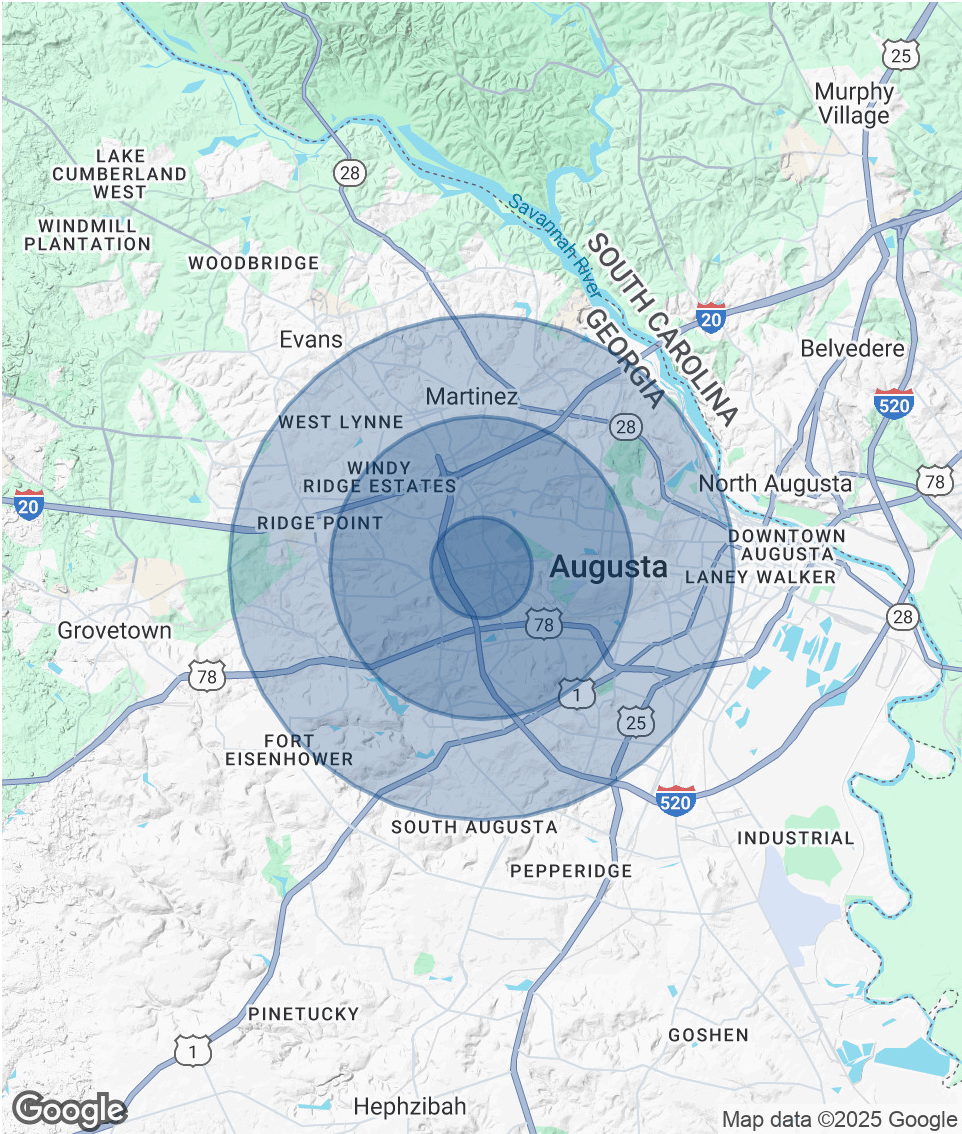
FOR LEASE | LUBE & TIRE CENTER | 3346 WRIGHTSBORO ROAD, AUGUSTA, GA 30909

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,609	59,185	149,477
Average Age	38	40	39
Average Age (Male)	37	38	38
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,016	26,609	63,500
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$82,374	\$85,611	\$81,162
Average House Value	\$270,571	\$254,669	\$224,651

Demographics data derived from AlphaMap



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Advisor Bio 1



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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

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