

FOR SALE

# DOWNTOWN DEVELOPMENT SITE

922 8th Street, Augusta, GA 30901

# Property Summary



## PROPERTY DESCRIPTION

This offering includes two parcels at 922 8th St and 1002 8th St, totaling 1.22 acres in the Laney Walker Bethlehem area. Site has been proposed for multiple commercial uses in previous years. Older structure was demolished and site is build ready. All utilities are available.

## LOCATION DESCRIPTION

Site is next door to the county coroner office and across from Dyess park. The Laney Walker/Bethlehem area of downtown Augusta has undergone substantial revitalization in recent years. It is situated between Walton Way and Wrightsboro Road between 5th and 15th streets.

## OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	1.22 Acres

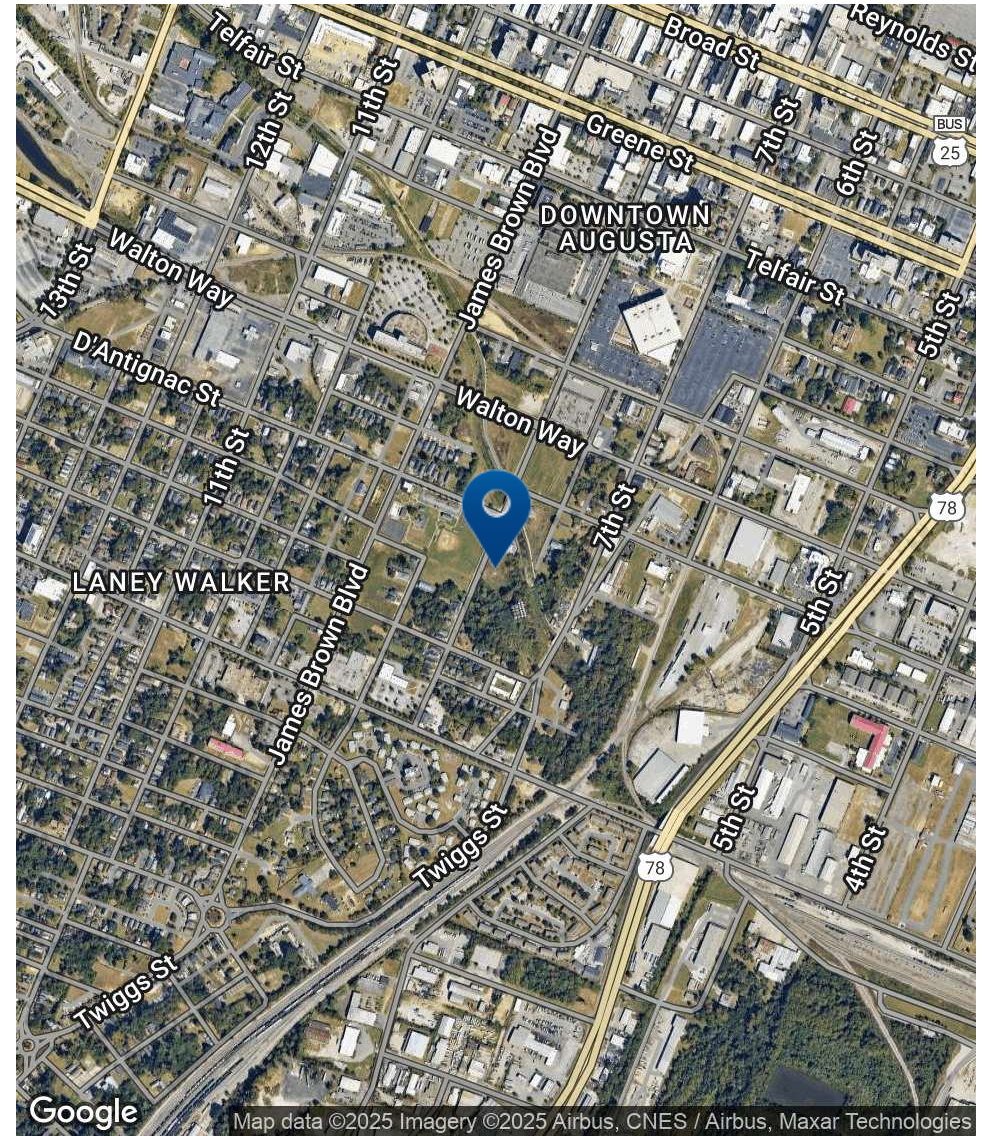
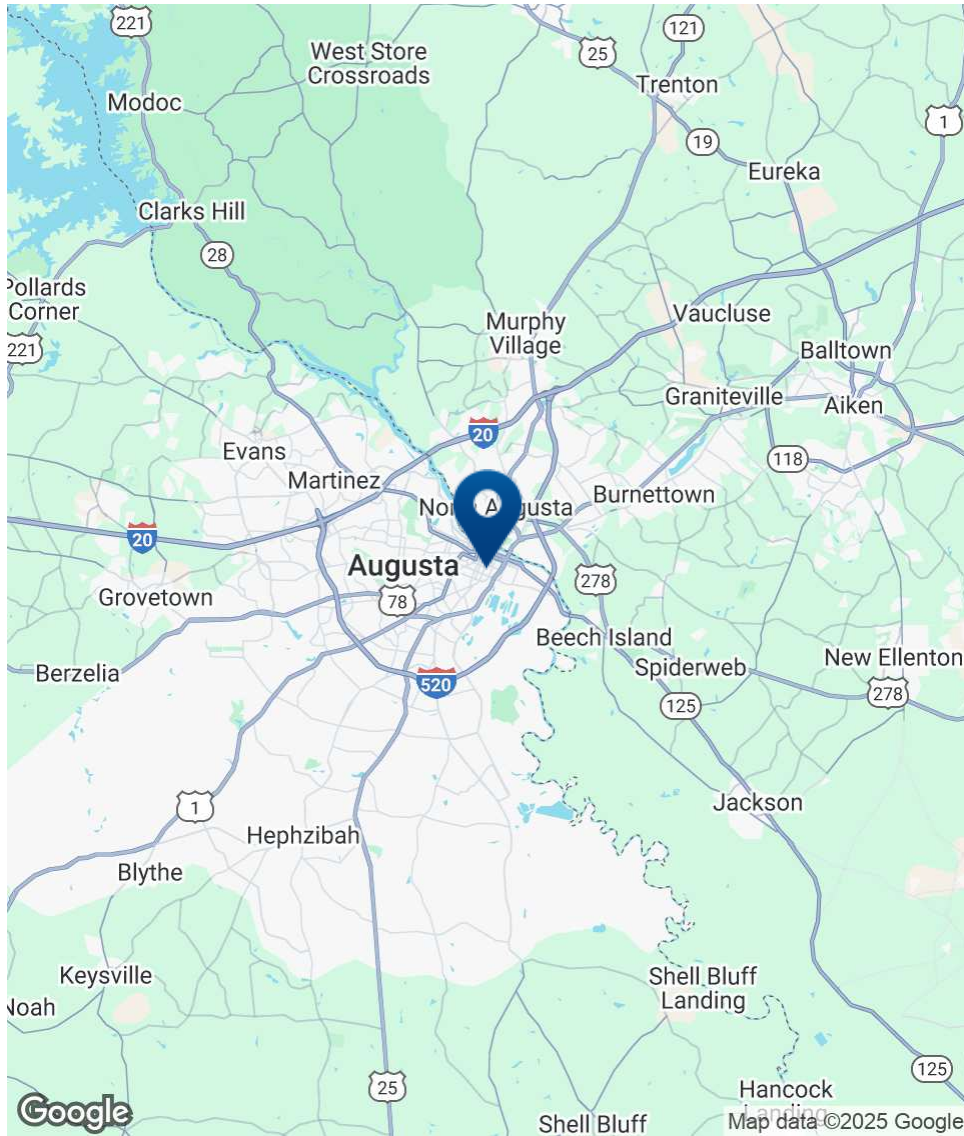
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,114	18,070	43,938
Total Population	6,403	40,630	101,460
Average HH Income	\$38,020	\$60,225	\$71,265



**JOE EDGE, SIOR, CCIM**  
 President & Broker  
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# Location Map



**SHERMAN & HEMSTREET**  
Real Estate Company

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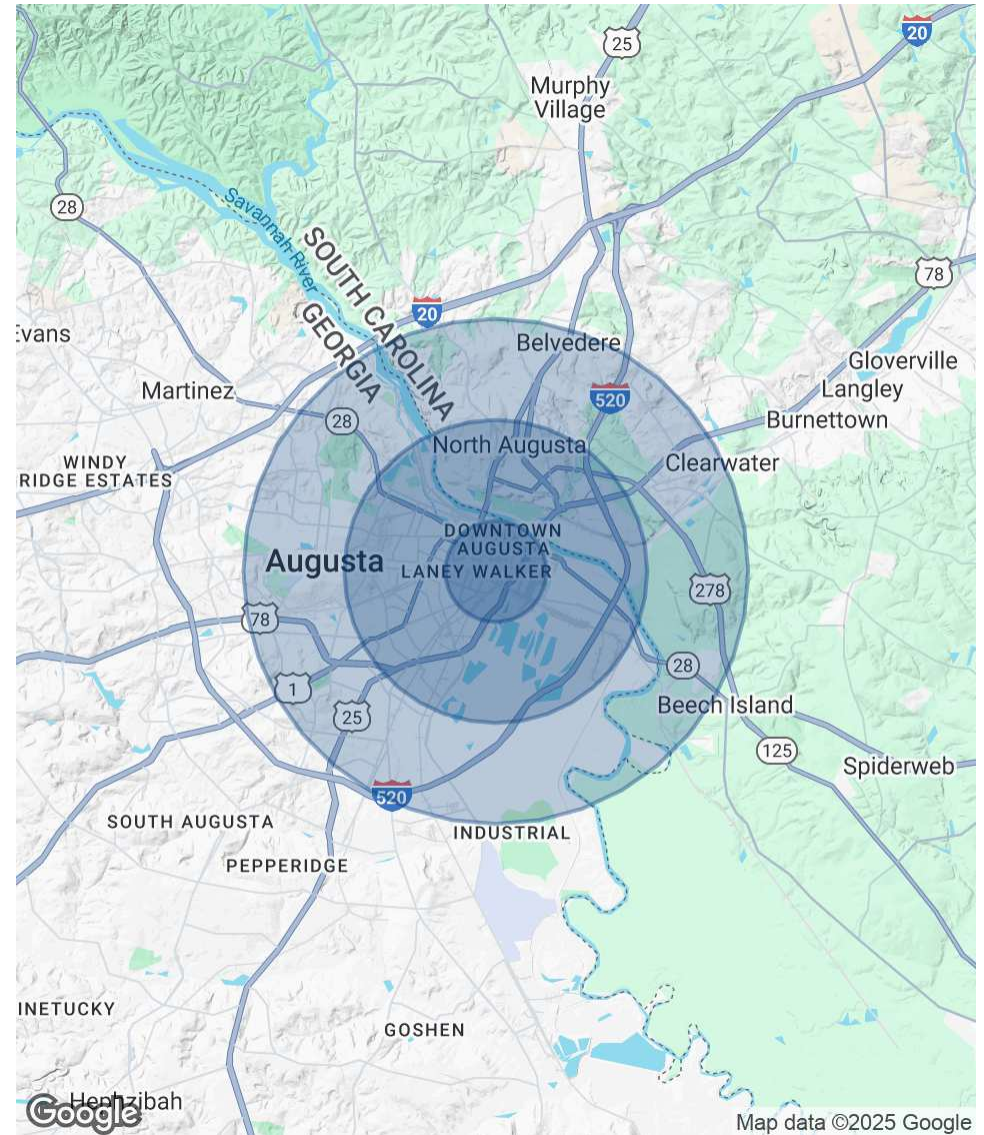
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,403	40,630	101,460
Average Age	44	41	40
Average Age (Male)	43	39	39
Average Age (Female)	45	42	42

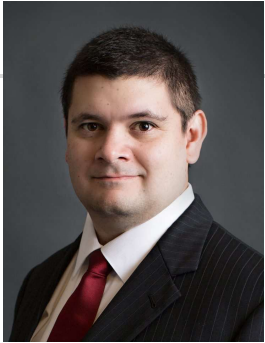
  

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,114	18,070	43,938
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$38,020	\$60,225	\$71,265
Average House Value	\$165,863	\$208,110	\$220,374

Demographics data derived from AlphaMap



# Advisor Bio 1



## JOE EDGE, SIOR, CCIM

President & Broker

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### PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for nearly two decades. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States.

Currently Sherman & Hemstreet manages over 10 million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to [www.ccim.com](http://www.ccim.com) or [www.sior.com](http://www.sior.com).

### MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

#### Sherman & Hemstreet Real Estate Company

4316 Washington Road  
Evans, GA 30809  
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