



FOR LEASE

**WHEELER ROAD
EXECUTIVE SUITES**

3540 Wheeler Road Suite 409, Augusta, GA 30909

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

Single suite available. Space is located and is the entirety of the third floor. Space is in the process of being completely remodeled with new flooring, paint, cabinets, and private bathroom. Space has stairwell access from reception/lobby area on the second floor as well as a back interior stairwell by common area bathrooms on second floor. Lease rate includes all utilities and janitorial. Leases have flexible terms making this ideal for a startup company, a business that just needs an address or a company needing temporary space that doesn't want to sign a long term lease.

LOCATION DESCRIPTION

This office suite is located in the Wheeler Executive Center located off Bobby Jones Exp. (I-520) and Wheeler Rd. Interchange. The local area is surrounded by plenty of retail, restaurants, hotels, and local banks. The suite is located in the easy to find and well known Wheeler Executive Center which is on Wheeler Road near the Target shopping center and surrounded by heavy retail, banking, and offices.



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OFFERING SUMMARY

Lease Rate:	\$1,000.00 per month
Available SF:	800 SF
Building Size:	3,225 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,693	26,328	63,461
Total Population	7,553	58,226	149,454
Average HH Income	\$106,706	\$93,263	\$92,280

Lease Spaces



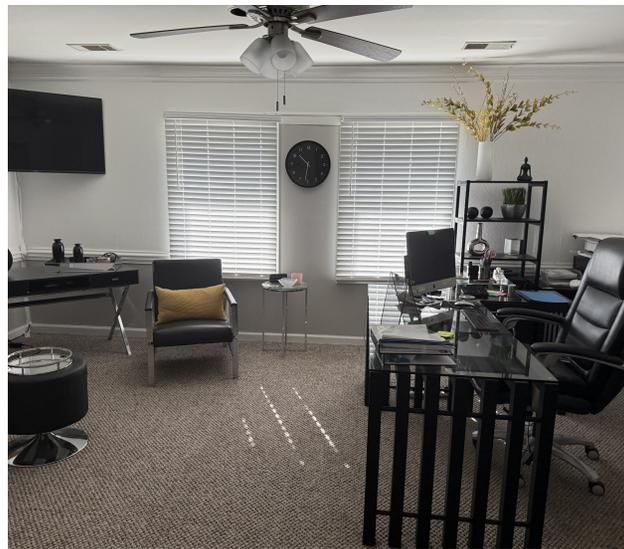
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	-	243 SF	Full Service	LEASED	-
Suite 2	-	246 SF	Full Service	LEASED	-
Suite 3	-	174 SF	Full Service	LEASED	-
Suite 4	-	251 SF	Full Service	LEASED	Large front office with double door entry and window.
Suite 5	-	251 SF	Full Service	LEASED	Large front office with window.
Suite 6	Available	800 SF	Full Service	\$1,000 per month	Suite is the entirety of the third floor.



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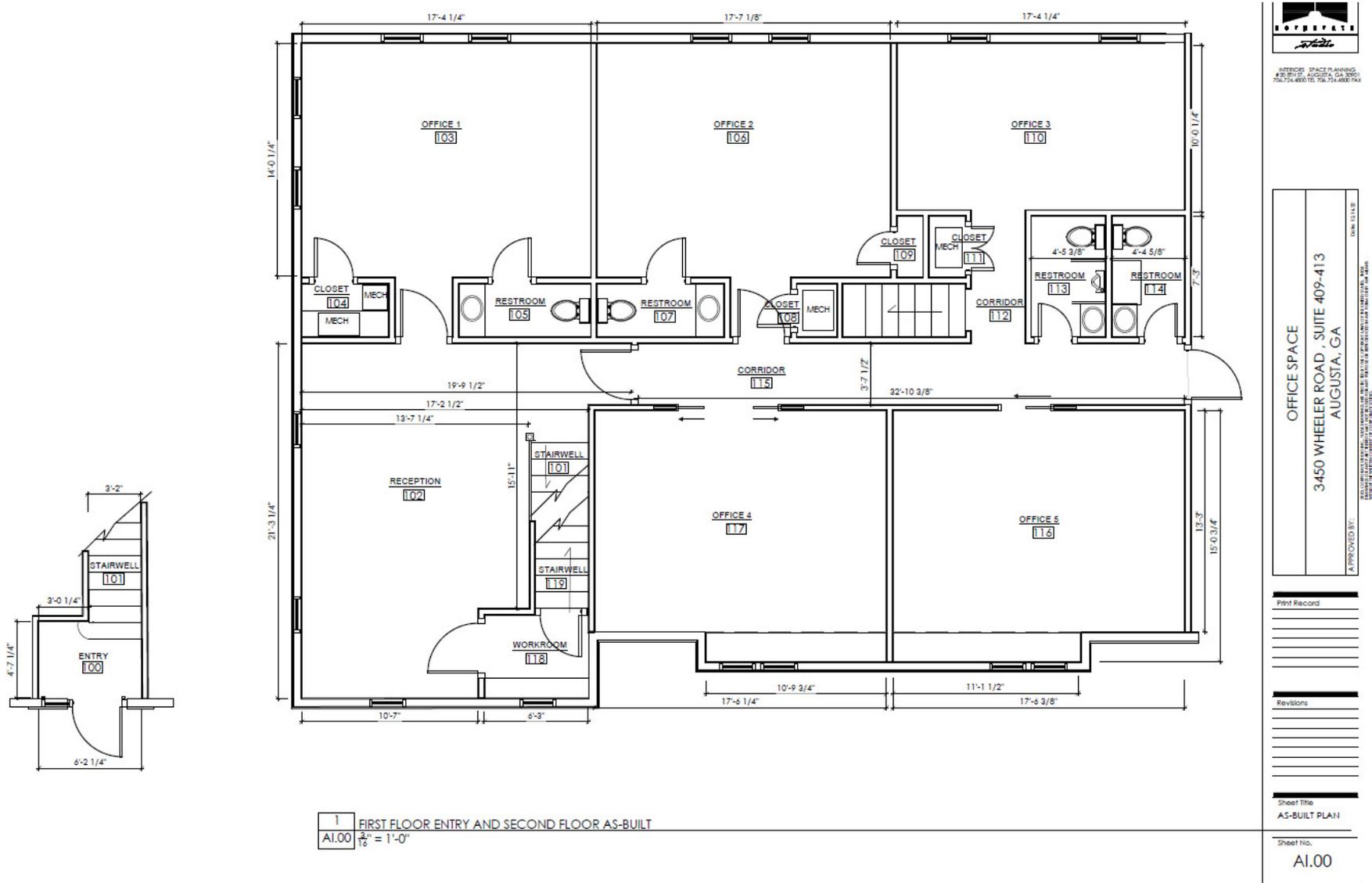
Additional Photos



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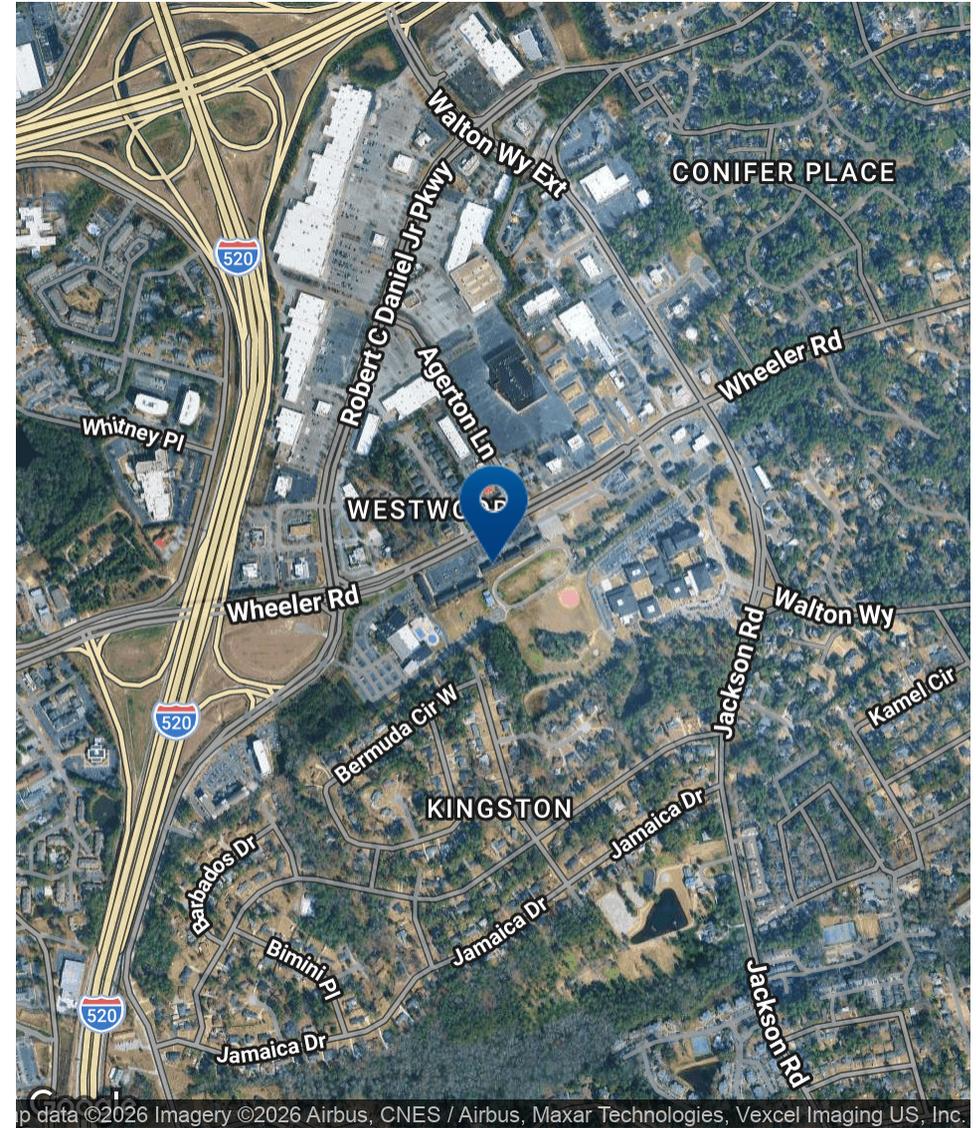
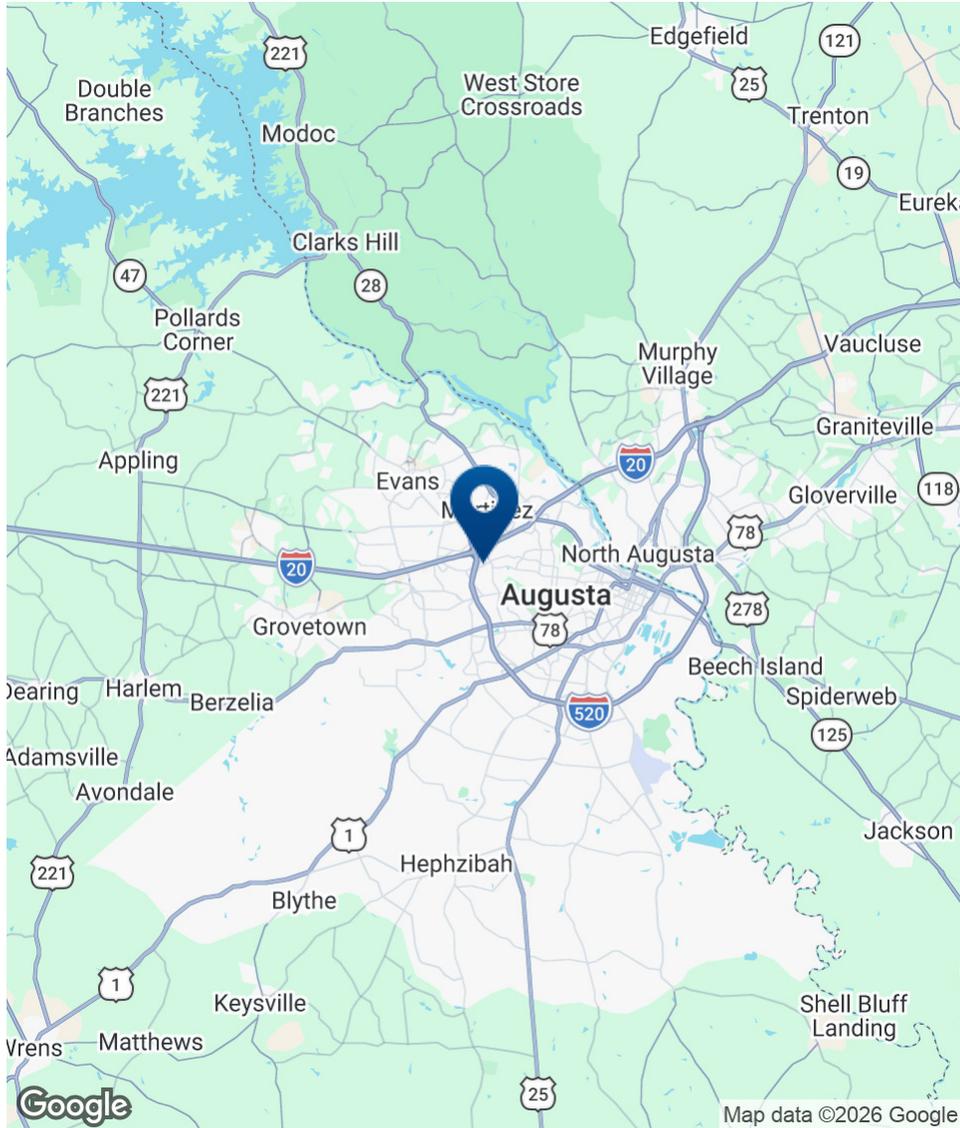
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Location Map



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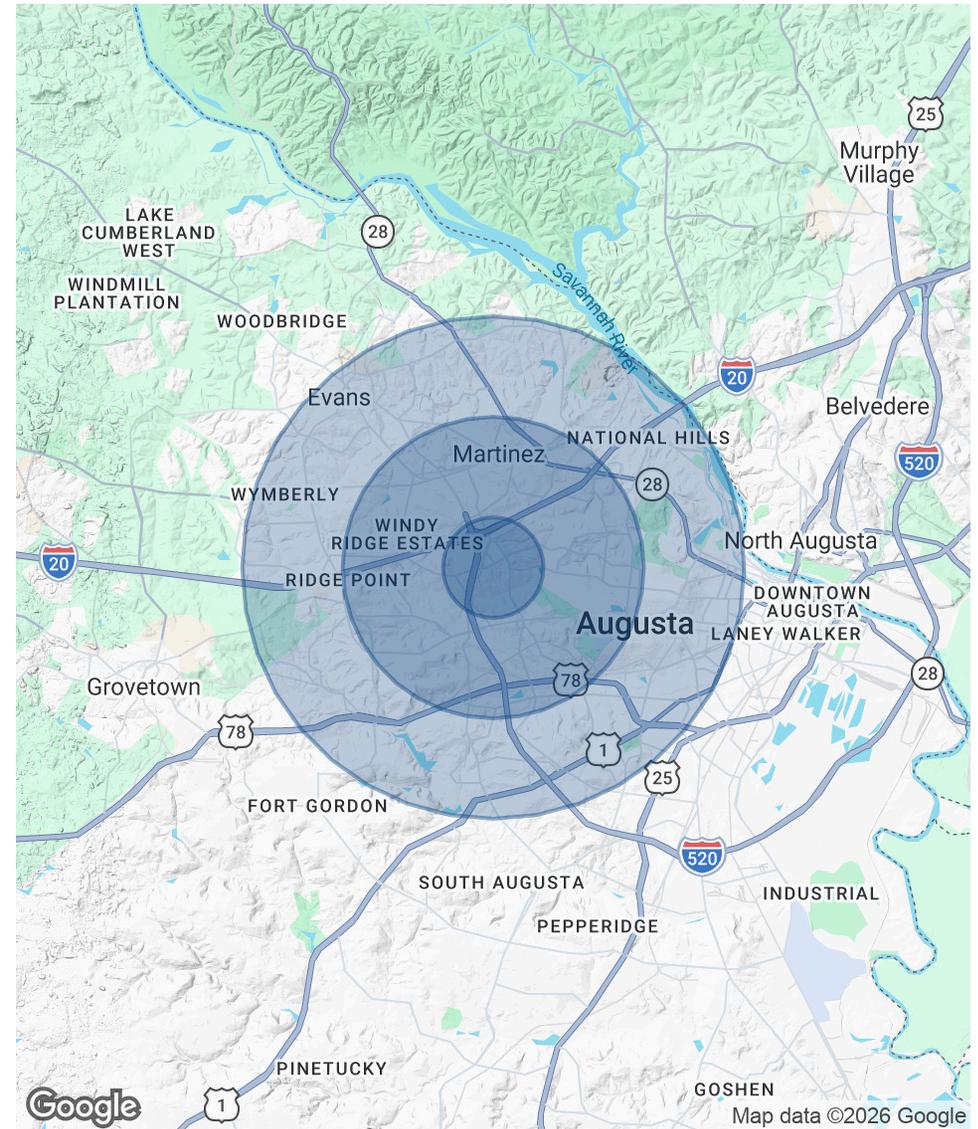
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,553	58,226	149,454
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,693	26,328	63,461
# of Persons per HH	2	2.2	2.4
Average HH Income	\$106,706	\$93,263	\$92,280
Average House Value	\$336,091	\$266,073	\$252,659

Demographics data derived from AlphaMap



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

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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

4316 Washington Road
Evans, GA 30809
706.722.8334



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