



FOR SALE

OFFICE AND LAYDOWN YARD

304 Golden Camp Road, Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

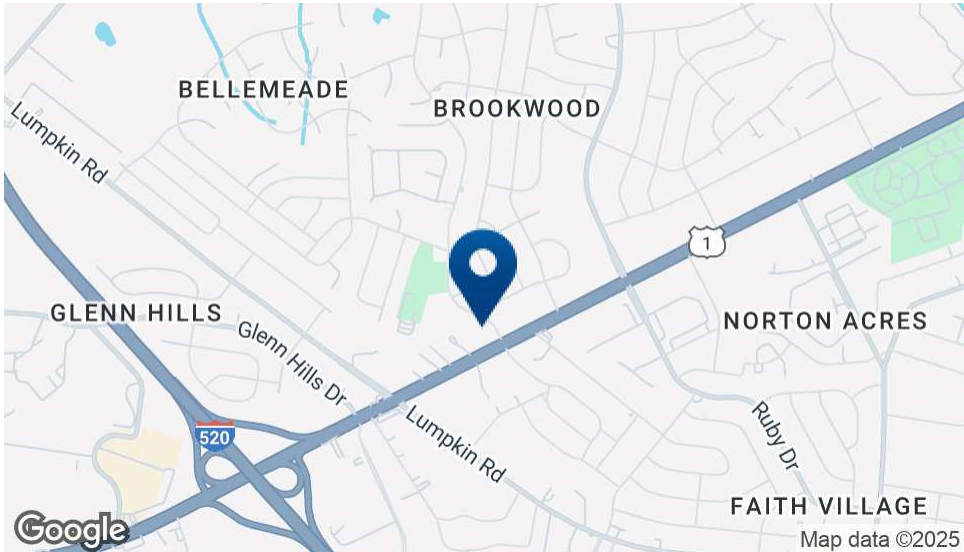
JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Executive Summary



OFFERING SUMMARY

Sale Price:	\$350,000
Building Size:	1,374 SF
Lot Size:	0.76 Acres
Renovated:	2021
Zoning:	LI

PROPERTY OVERVIEW

This 0.76-acre property features split zoning for B-2 (General Business) and L-1 (Light Industrial), offering flexibility for a range of commercial uses. The site includes a 1,374 SF building that has been fully renovated and converted to office space, with upgrades including a new roof, electrical, bathroom, kitchen, and paint. A large basement storage area provides additional functionality, though it is not included in the listed square footage.

The parcel is fully fenced and offers multiple access points, making it suitable for users requiring a secure lay-down yard or vehicle parking. The location is supported by recent area activity, including a national auto glass company's 10-year lease on the adjacent site and a county charter school directly across the street.

LOCATION OVERVIEW

Positioned at the signalized intersection of Deans Bridge Road and Golden Camp Road, the property benefits from high traffic counts and excellent visibility. It also provides convenient access to I-520 and Highway 78, enhancing its long-term potential for commercial or retail development.



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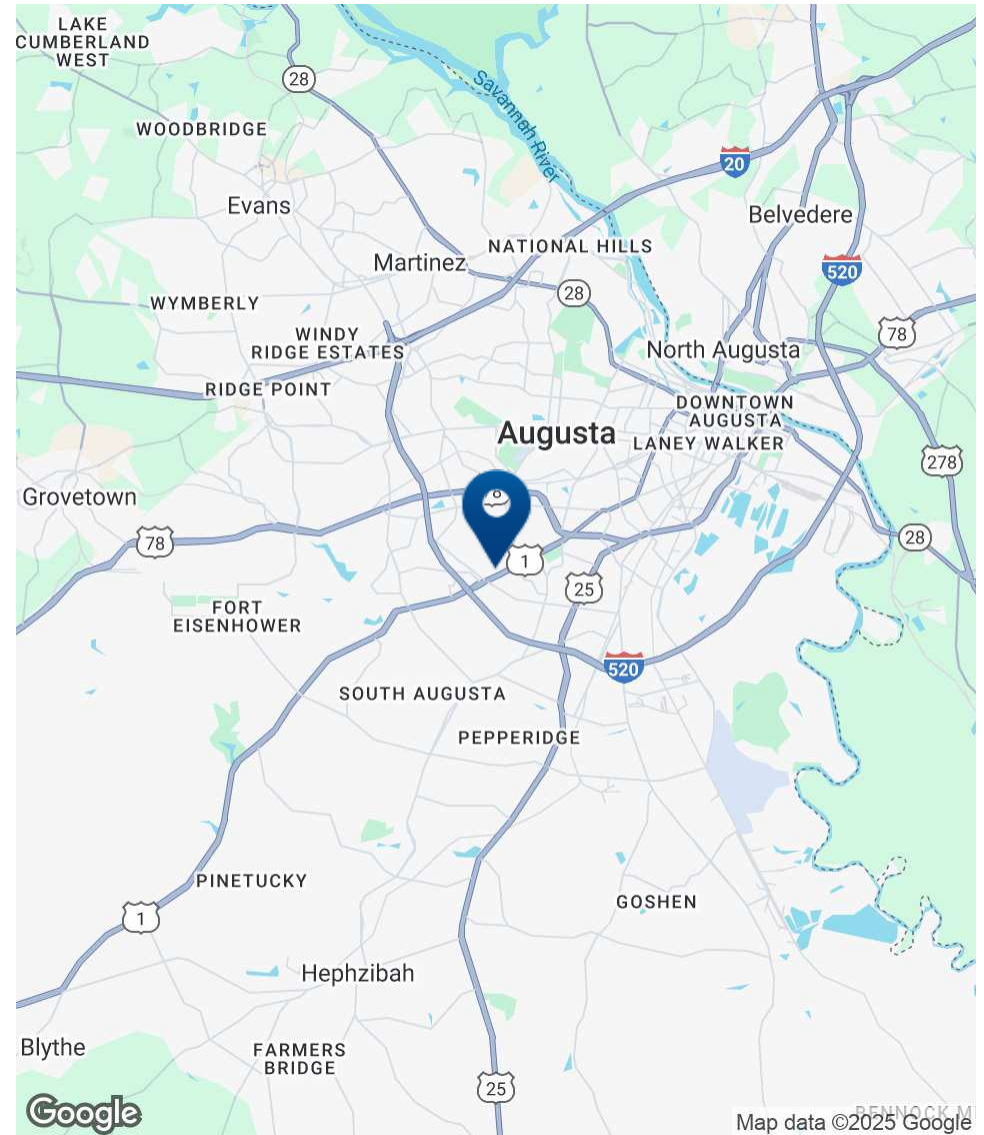
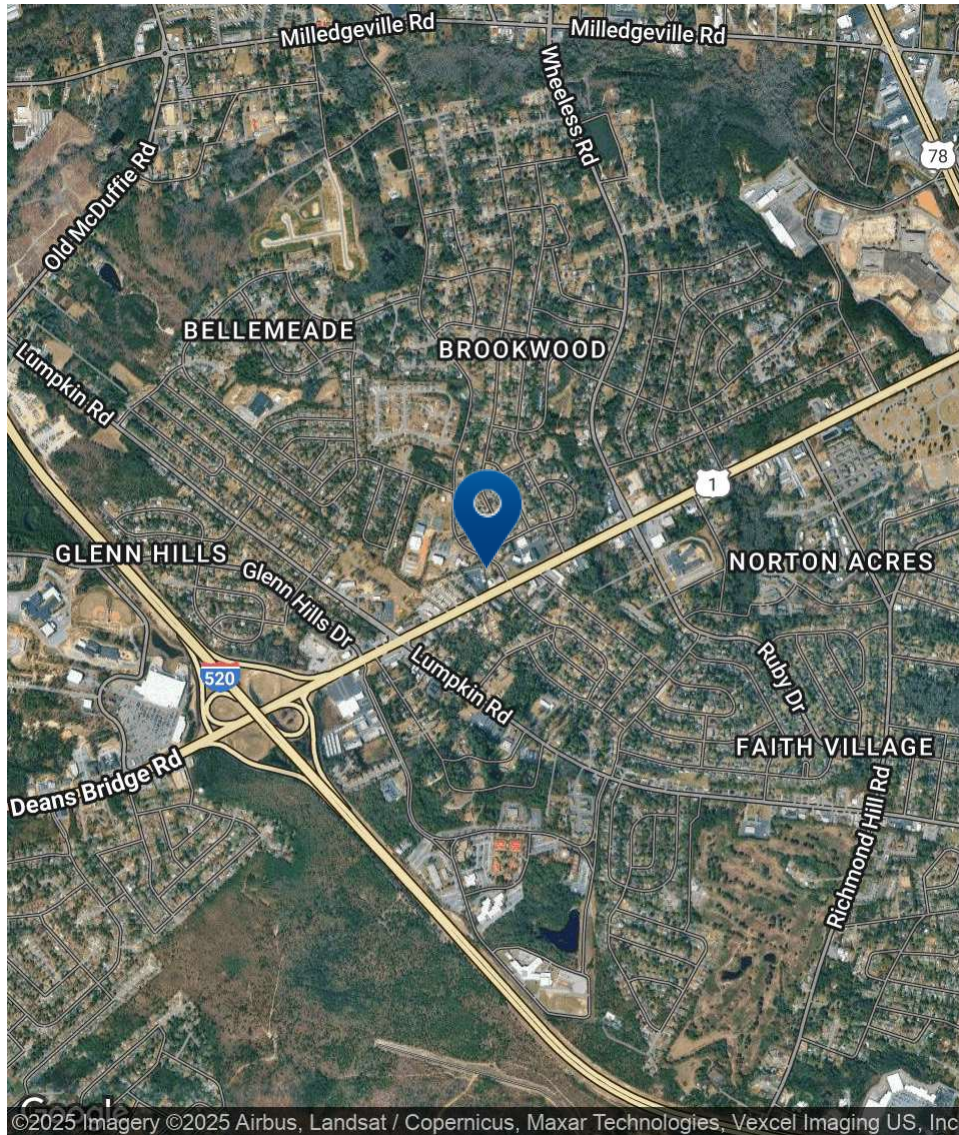
Additional Photos



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Location Map



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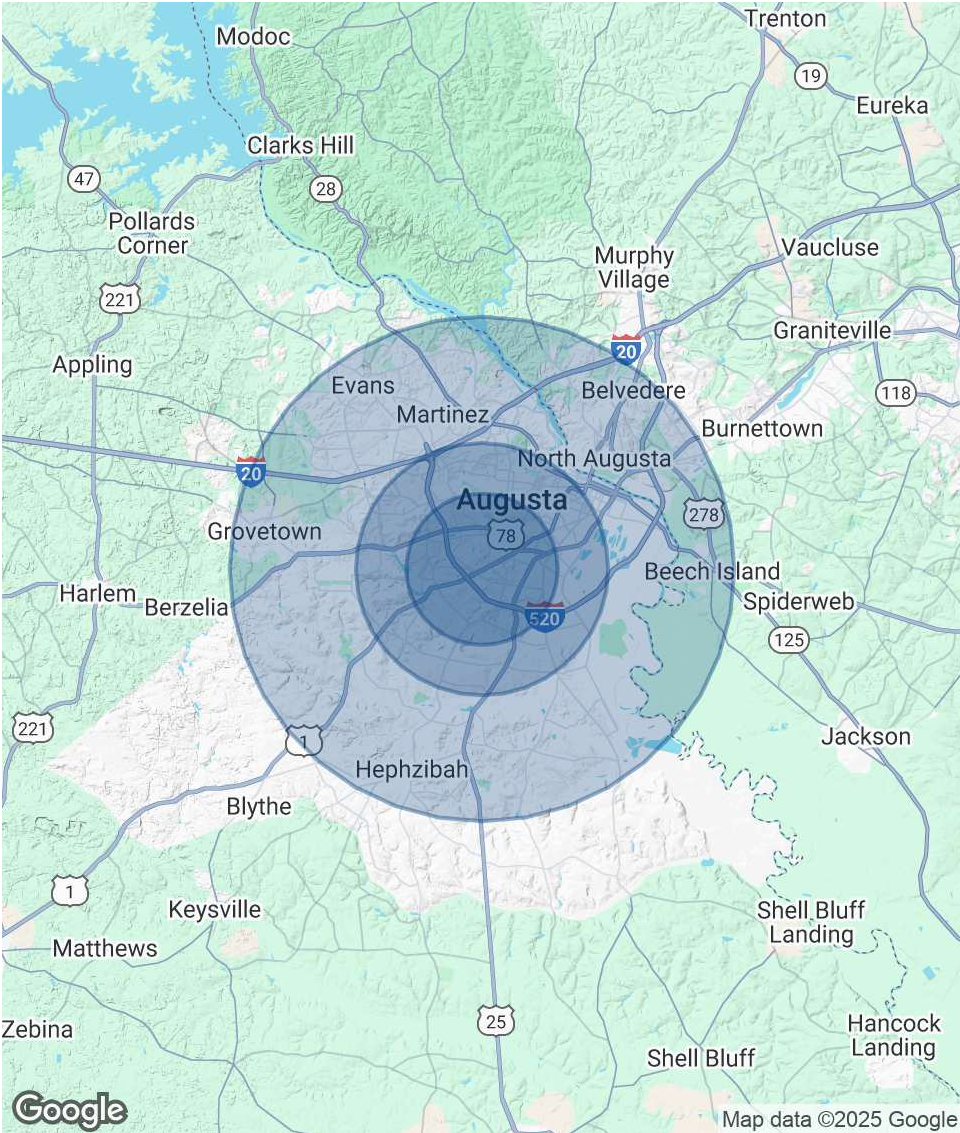
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Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	56,578	131,766	331,858
Average Age	39	39	39
Average Age (Male)	37	37	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	22,461	53,131	130,654
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$55,936	\$72,915	\$89,222
Average House Value	\$149,615	\$208,281	\$238,971

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio



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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 or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

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