



FOR LEASE

SOUTH AUGUSTA RETAIL CENTER

2658 Barton Chapel Rd, Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

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Property Summary



VIDEO

PROPERTY DESCRIPTION

A single inline 1,400 square foot space is available. The grocery store on the left and retail space on the right are leased. Center space is in great condition and is wide open and suitable for general retail. Bathroom is in the rear and there is a rear entry door. Shopping center has a brand new monument sign and tenant can also place signage on the façade of the building. Site has ample parking for any use. Traffic count is very strong.

LOCATION DESCRIPTION

Located on Barton Chapel Rd just off of Deans Bridge Rd. Minutes from Deans Bridge Walmart Supercenter as well as I-520. Site is centrally located in Augusta placing it a short drive from the Augusta Exchange, Washington Crossing, and Perimeter Square, and Downtown Augusta.



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OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	3
Available SF:	1,400 SF
Lot Size:	1.4 Acres
Building Size:	6,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,283	17,772	48,699
Total Population	6,456	47,165	127,304
Average HH Income	\$55,615	\$63,402	\$74,298

Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,400 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
SUITE A	-	3,600 SF	NNN	LEASED	Grocery Store currently. Space is in great condition.
SUITE B	Available	1,400 SF	NNN	\$18.00 SF/yr	Space is wide open and laid out with bathrooms in rear. Center in-line space.
SUITE C	-	1,000 SF	NNN	LEASED	End cap unit. Space is wide open square with bathrooms in rear.



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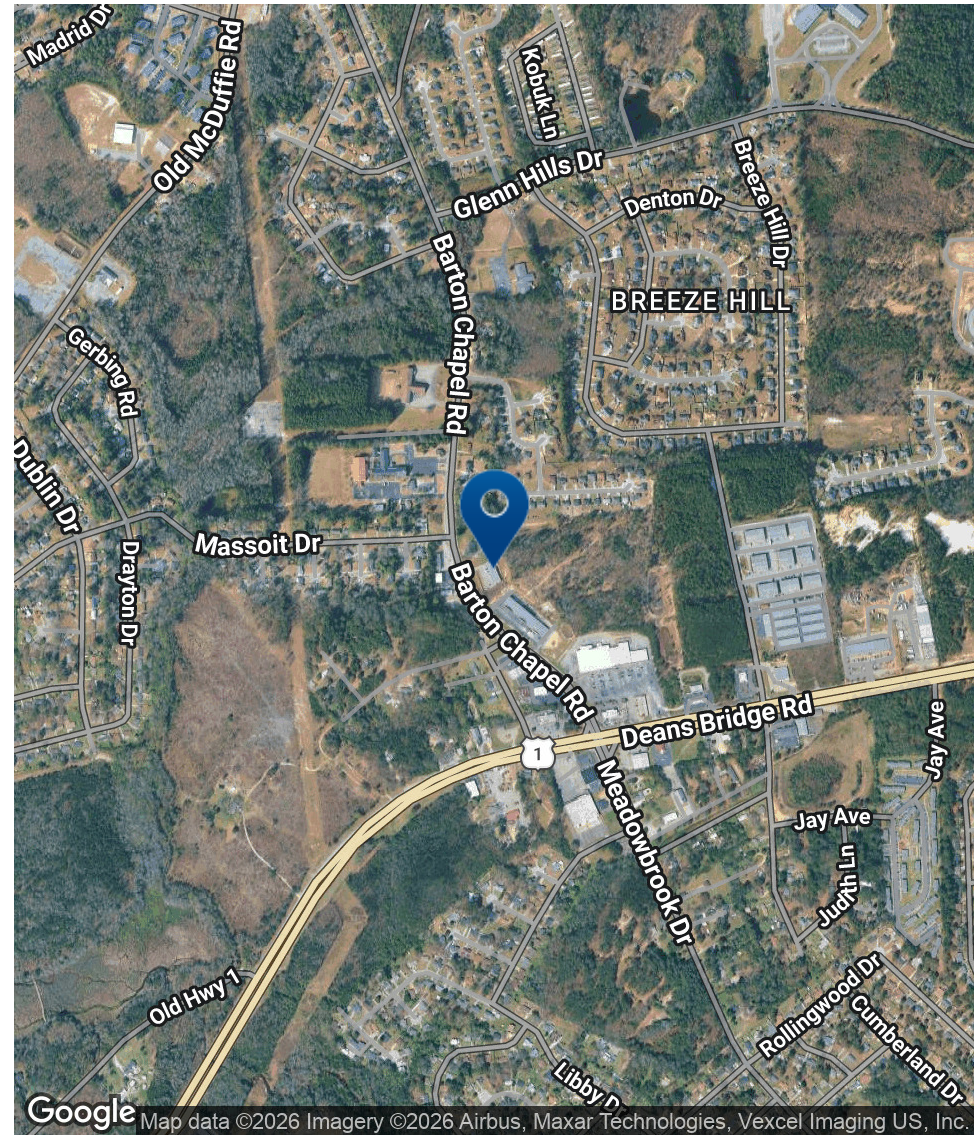
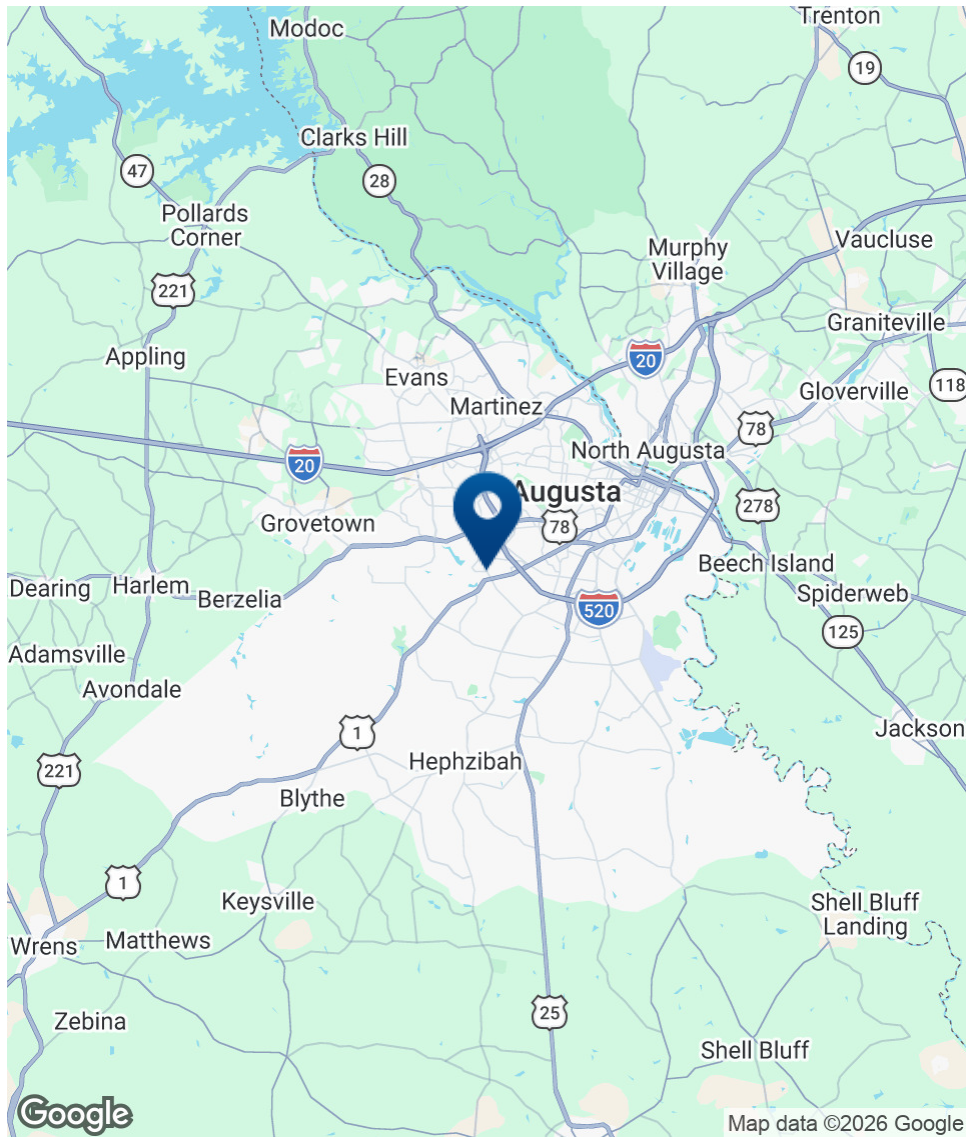
Additional Photos



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Location Map



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Retailer Map



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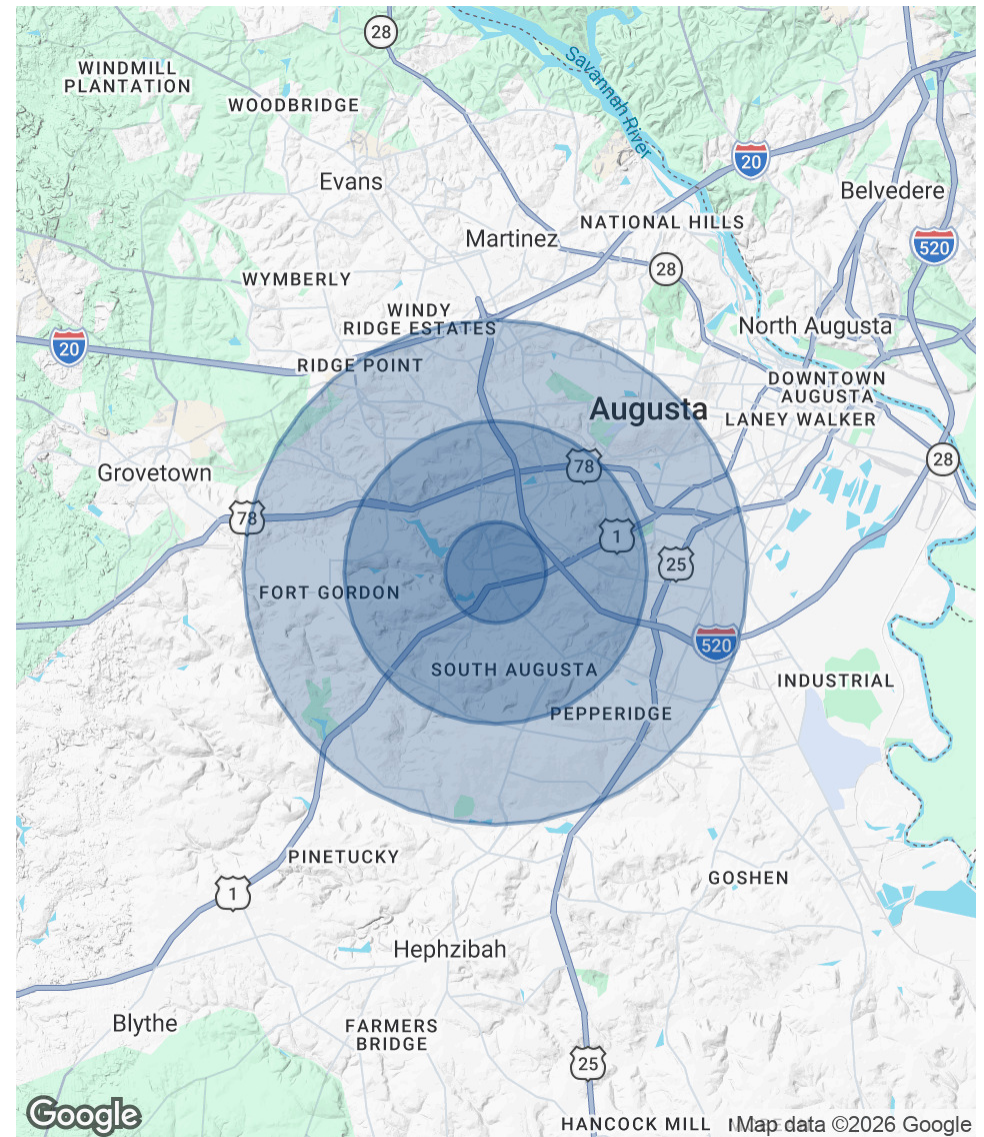
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,456	47,165	127,304
Average Age	38	38	38
Average Age (Male)	35	36	37
Average Age (Female)	40	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,283	17,772	48,699
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$55,615	\$63,402	\$74,298
Average House Value	\$129,298	\$159,166	\$203,781

Demographics data derived from AlphaMap



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)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
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706.722.8334



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