

FOR LEASE

WHEELER EXECUTIVE
CENTER

3540 Wheeler Road Suite 409-413, Augusta, GA
30909

Property Summary



PROPERTY DESCRIPTION

This suite consists of 3 units that have been combined into one large unit. The suite is upstairs and includes multiple bathrooms, a breakroom, conference room and multiple large offices. Landlord is open to providing new carpet and paint for user. Water and all exterior maintenance are included in rental rate.

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, offices, and First Baptist Church.

OFFERING SUMMARY

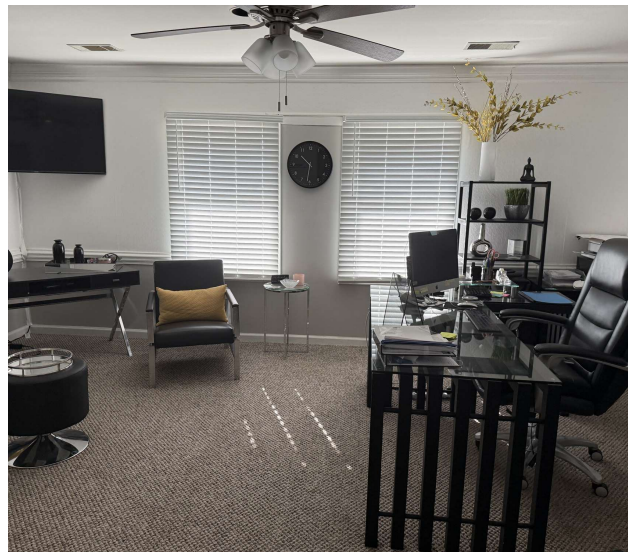
Lease Rate:	\$14.00 SF/yr (MG)
Available SF:	3,225 SF
Building Size:	3,225 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,723	26,328	63,461
Total Population	7,627	58,226	149,454
Average HH Income	\$107,953	\$93,263	\$92,280



JOE EDGE, SIOR, CCIM
 President & Broker
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 706.288.1077

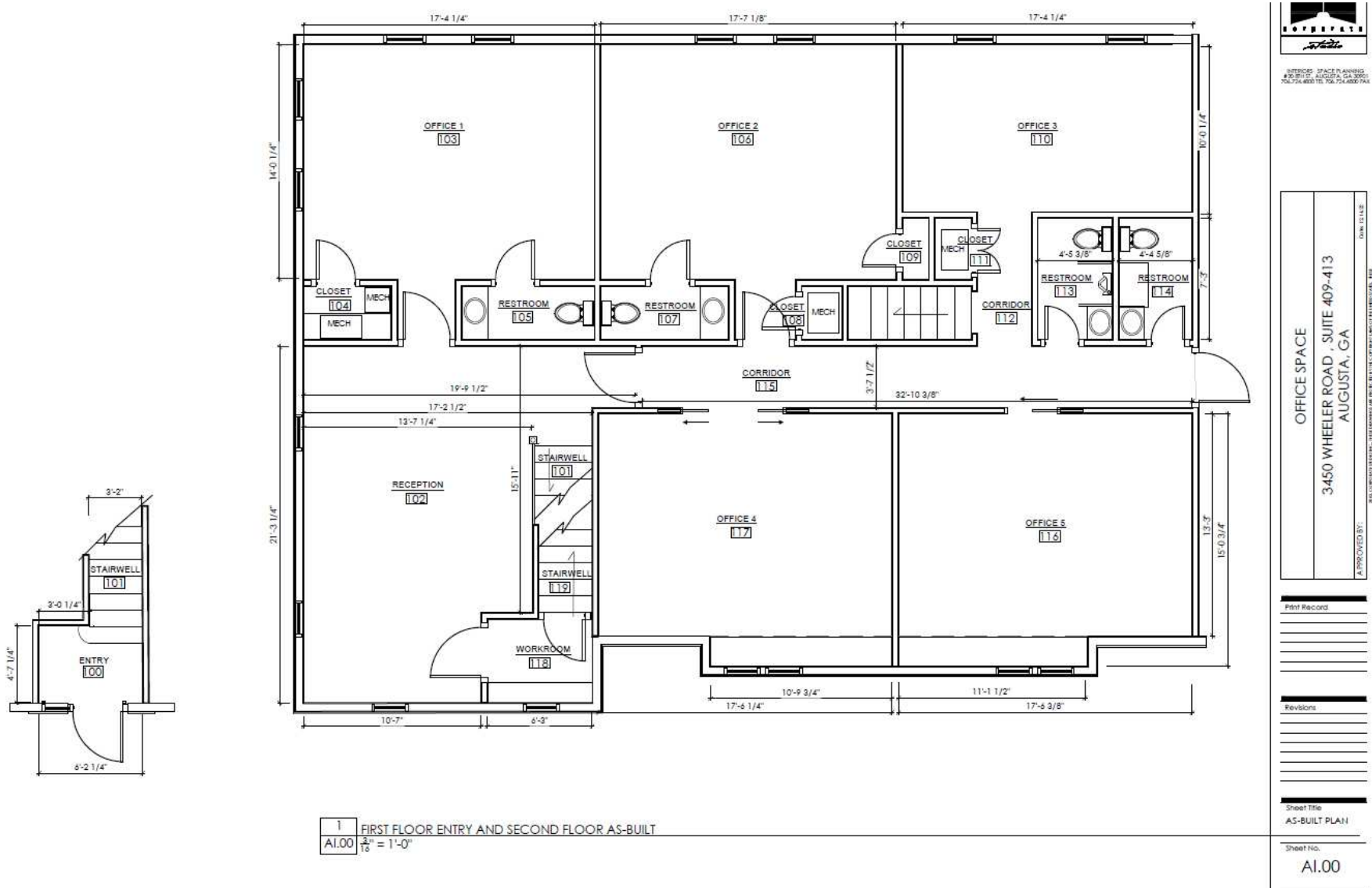
Additional Photos



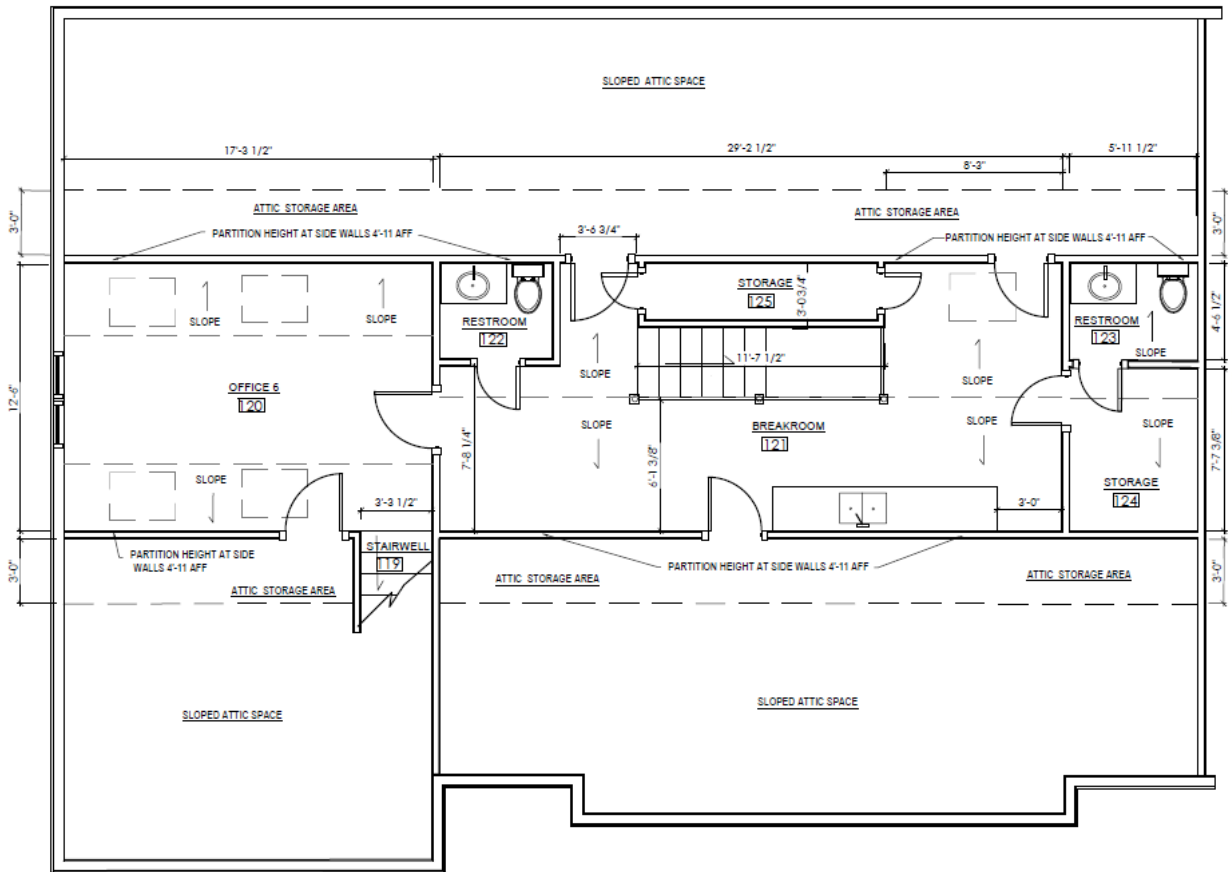
**SHERMAN &
HEMSTREET**
Real Estate Company

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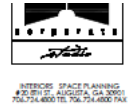
Additional Photos



Additional Photos



1 THIRD FLOOR AS-BUILT
 A1.01 1/8" = 1'-0"



INTERIOR SPACE PLANNING
 #20,871 ST AUGUSTA, GA 30611
 706.724.4880 TEL 706.724.4880 FAX

OFFICE SPACE
 3450 WHEELER ROAD, SUITE 409-413
 AUGUSTA, GA

APPROVED BY: _____
 DATE: 11.12.19

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Print Record

Revisions

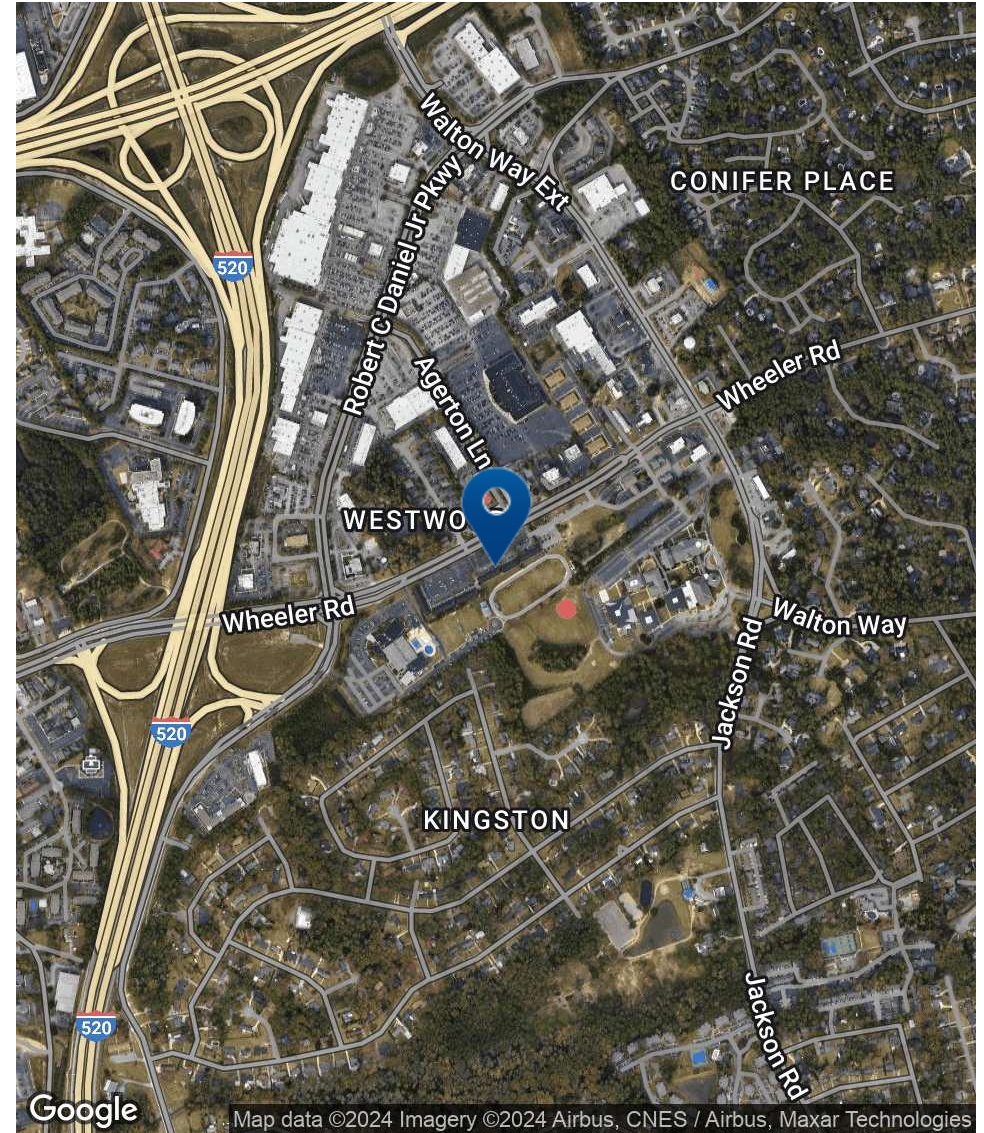
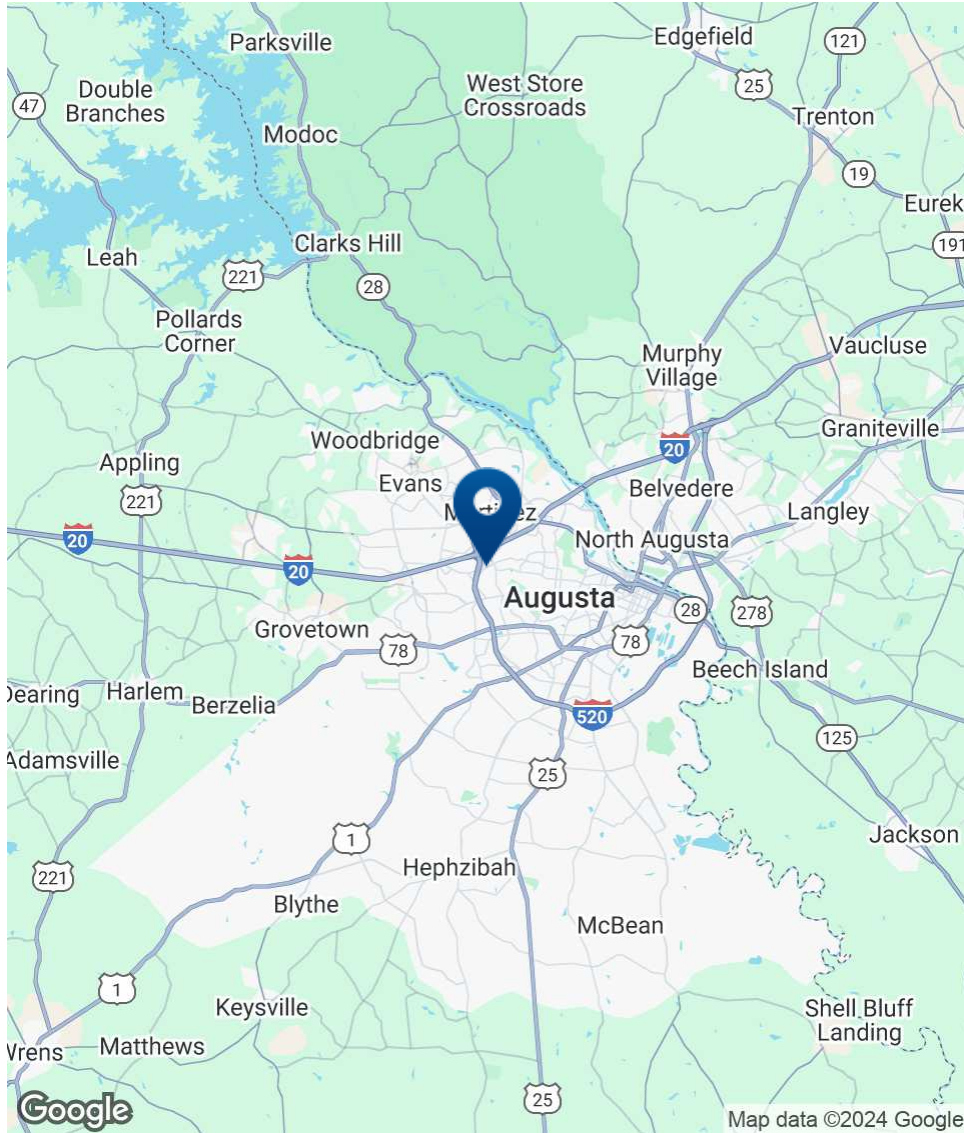
Sheet Title
 AS-BUILT PLAN

Sheet No.
 A1.01



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Location Map



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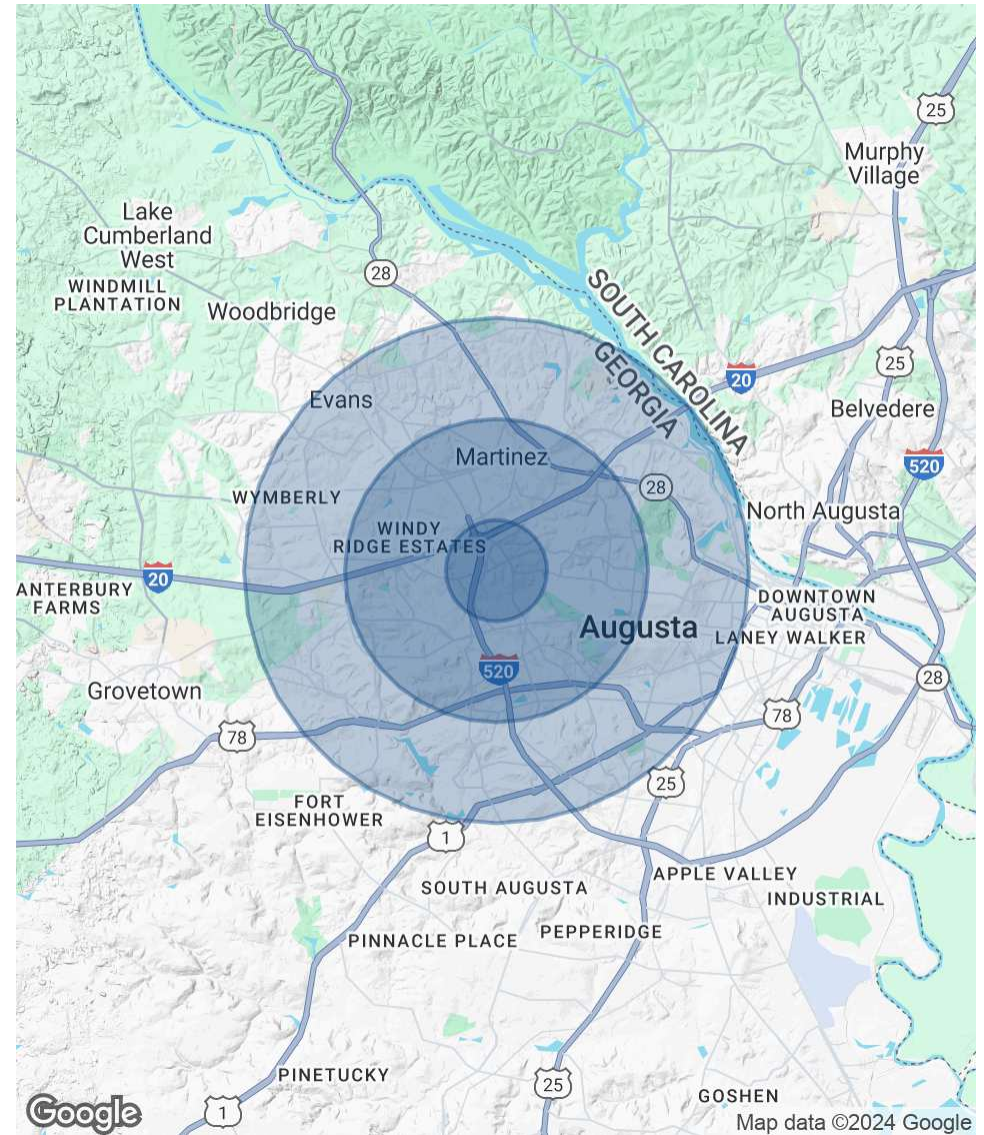
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,627	58,226	149,454
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	41

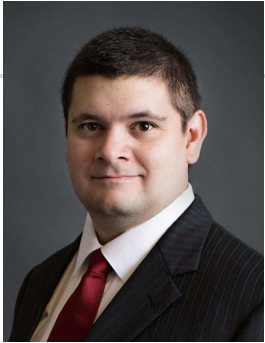
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,723	26,328	63,461
# of Persons per HH	2	2.2	2.4
Average HH Income	\$107,953	\$93,263	\$92,280
Average House Value	\$339,190	\$266,073	\$252,659

Demographics data derived from AlphaMap



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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 or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

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