

FOR LEASE

2326 WALDEN DR

Augusta, GA 30904



ZACK HARTMAN

Commercial Sales Associate

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706.922.0395

**SHERMAN &
HEMSTREET**
Real Estate Company

2326 Walden Dr

Augusta, GA 30904



PROPERTY OVERVIEW

This Industrial zoned flex building has a 2430 sq ft space available. This unit has one 12' x 12' roll up door and a 12'6" ceiling in the garage area.

LOCATION OVERVIEW

This property is located on Walden Drive between Highland Avenue and Kissingbower Road just 1 mile from Gordon Hwy and only 2.5 miles from I-520.

PROPERTY HIGHLIGHTS

- One 12' x 12' roll up door
- Heavy Industrial Zoning
- 2.5 miles from I-520

OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (MG)
Available SF:	2,430 SF
Lot Size:	1.02 Acres
Number of Units:	4
Year Built:	1951
Zoning:	Heavy Industrial

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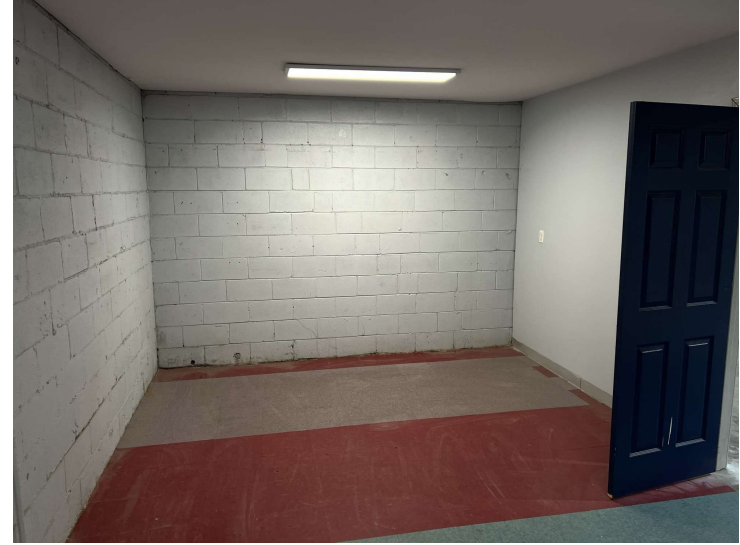
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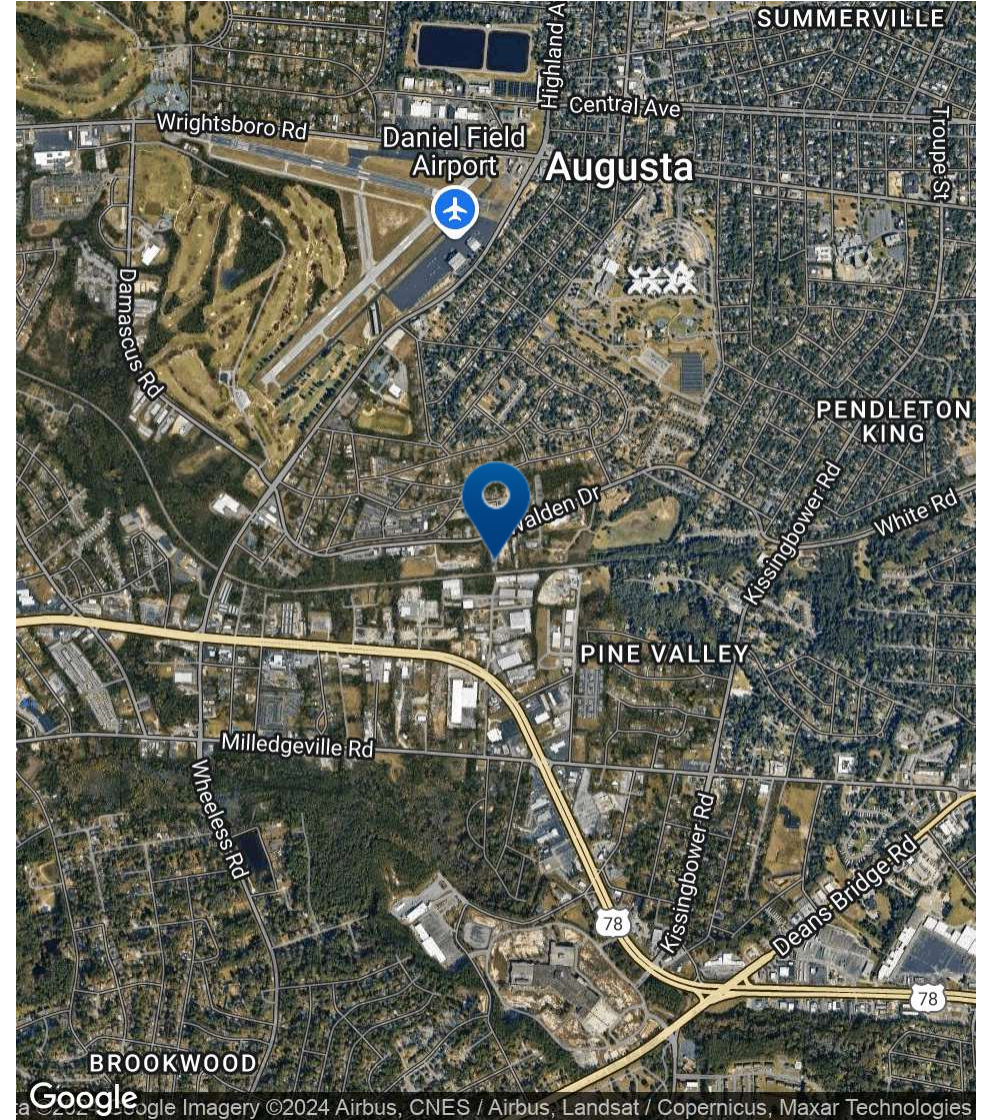
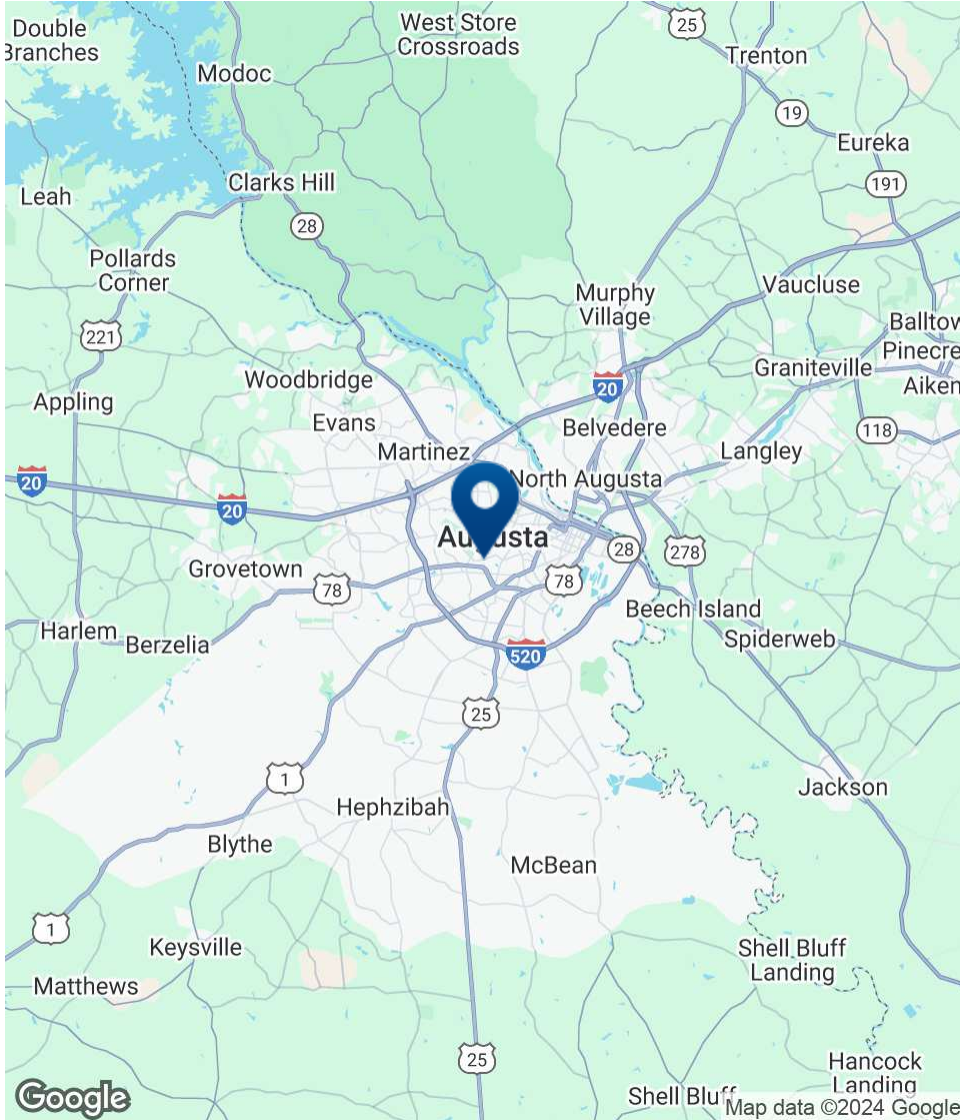
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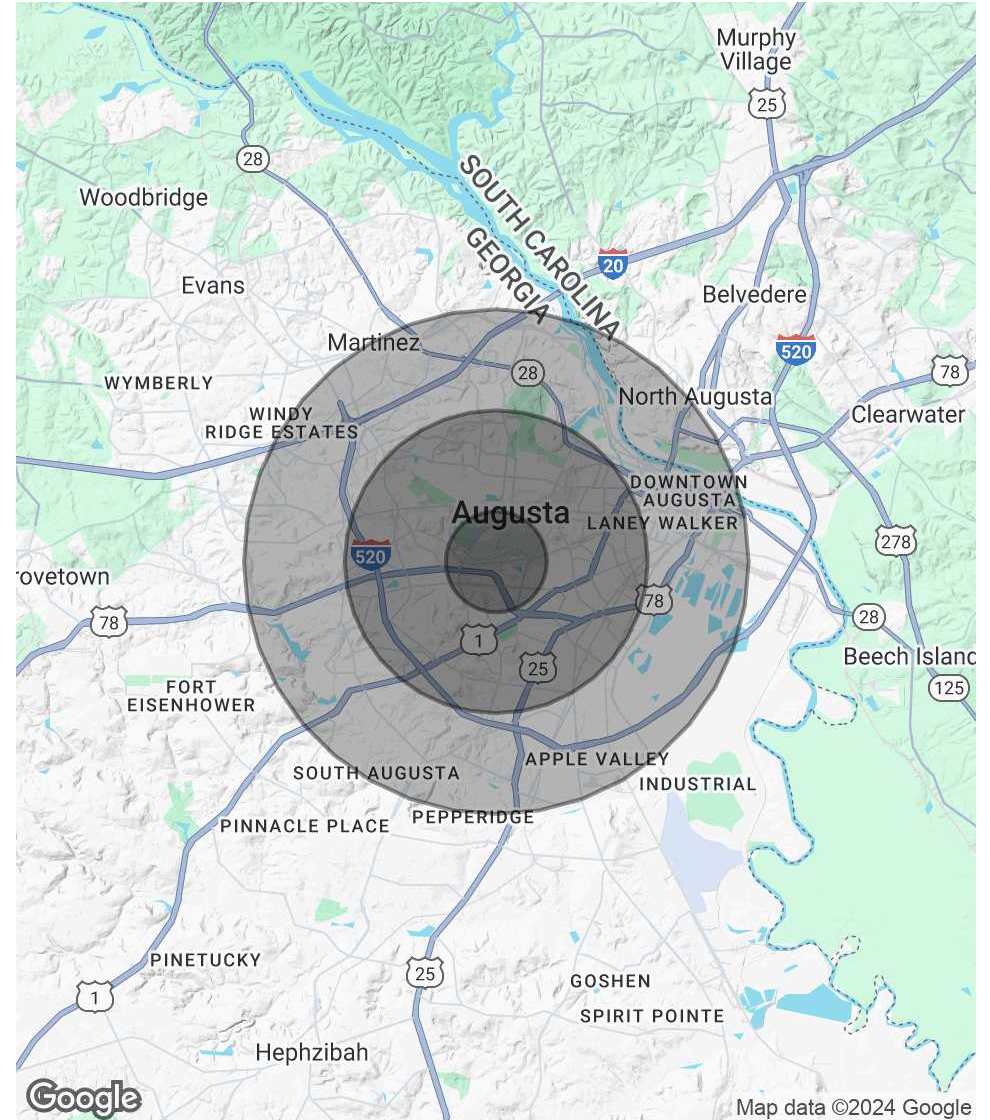
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,709	65,148	146,541
Average Age	36.2	35.4	35.0
Average Age (Male)	35.0	34.2	33.4
Average Age (Female)	37.7	36.6	36.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,450	27,736	59,747
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$37,472	\$47,201	\$48,880
Average House Value	\$61,230	\$68,739	\$99,308

* Demographic data derived from 2020 ACS - US Census





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PROFESSIONAL BACKGROUND

Zack is an Augusta, GA native and started his career with Sherman and Hemstreet in 2017. Zack spent the first two and a half years in a property management capacity across the southeast, specializing in identifying and solving problems within low income housing communities to improve the overall value of the property for his clients. This quickly grew into managing all types of income-producing properties because of his passion for real estate and the relationships he developed with his clients. Zack uses his property management experience to help property owners understand the true value of their property and to help them navigate in the current real estate market. When he is not working real estate, Zack enjoys working with his hands to build or fix things and spending time outdoors with friends and family.

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