



FOR SALE

# WEST AUGUSTA OFFICE INVESTMENT

2945 Walton Way, Augusta, GA 30909

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**DAVID MORETZ, SIOR**  
Associate Broker  
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706.951.1405

# Property Summary



## PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in Augusta, GA. This 4,984 SF building, constructed in 1992, is prime for an astute investor. Zoned P-1, it offers 100% occupancy with a quality corporate tenant, ensuring long-term stability. Boasting excellent visibility and a well-built structure, this property presents a solid addition to any portfolio. Its strategic location in Augusta, GA, further enhances its appeal as a lucrative asset. Don't miss out on the chance to acquire a reliably tenanted, high-value commercial space in a thriving market.

## PROPERTY HIGHLIGHTS

- 4,984 SF building
- Built in 1992
- Zoned P-1
- Located in Augusta, GA

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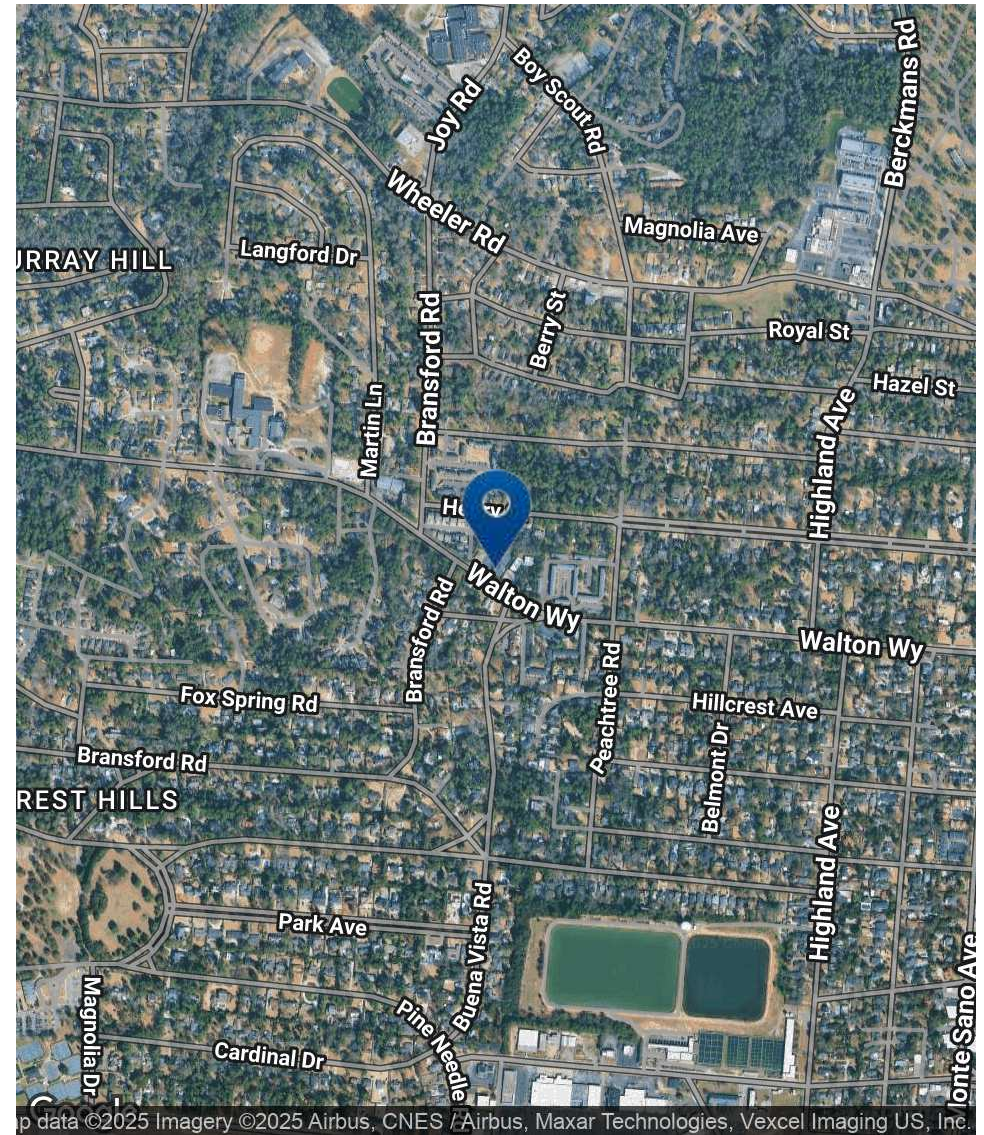
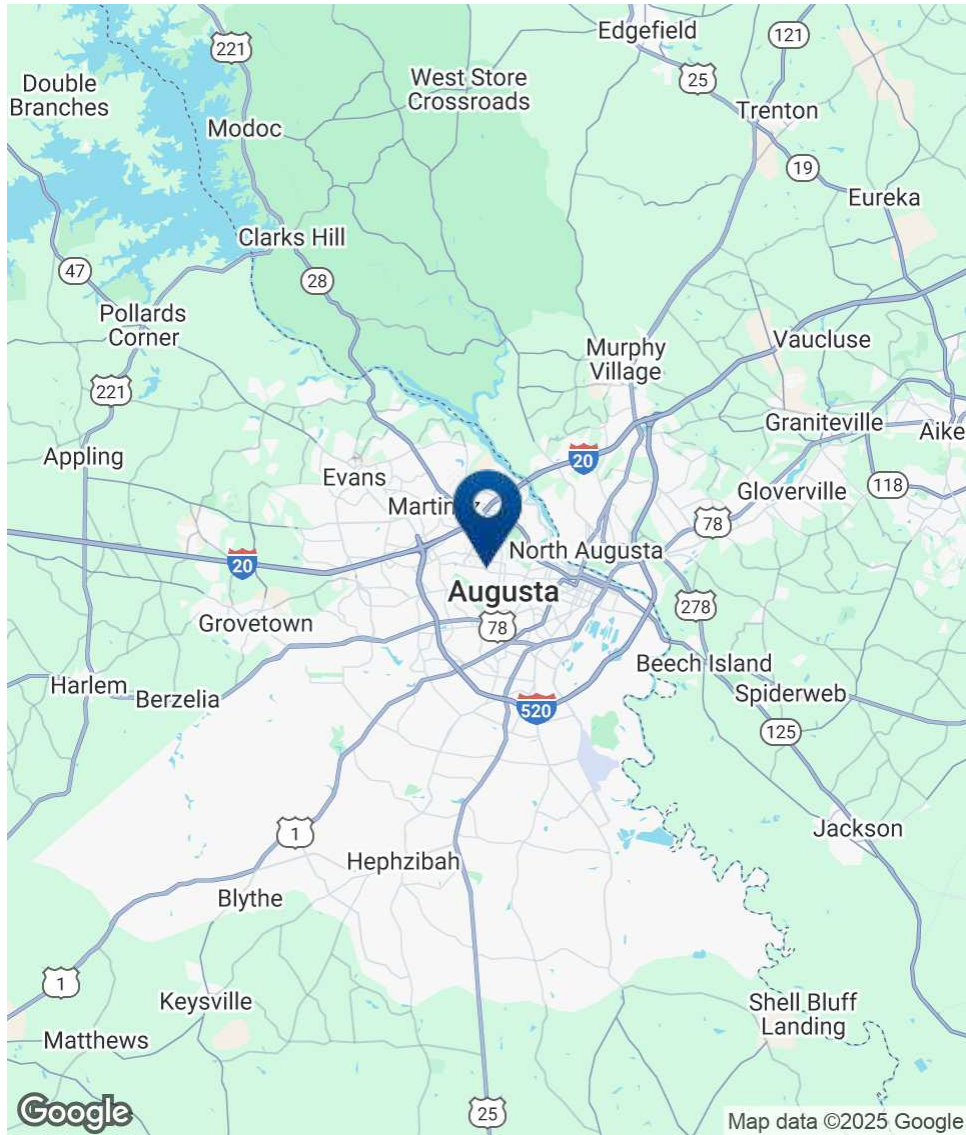
## OFFERING SUMMARY

Sale Price:	\$895,000
Lot Size:	0.54 Acres
Building Size:	4,984 SF
NOI:	\$66,917.00
Cap Rate:	7.48%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,204	30,712	65,625
Total Population	6,941	66,350	149,224
Average HH Income	\$129,489	\$83,898	\$85,054



# Location Map



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# Additional Photos



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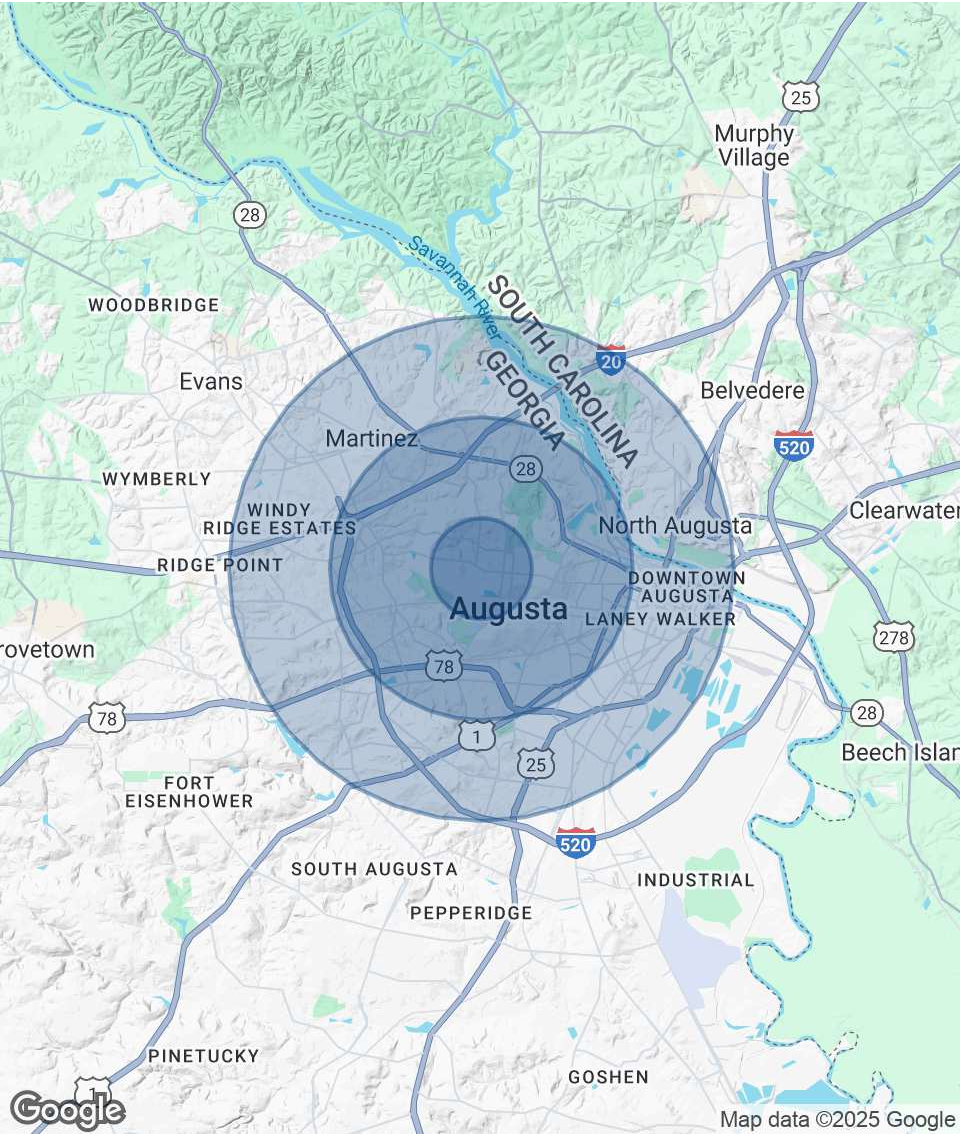
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# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,941	66,350	149,224
Average Age	43	40	40
Average Age (Male)	41	39	39
Average Age (Female)	45	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,204	30,712	65,625
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$129,489	\$83,898	\$85,054
Average House Value	\$430,850	\$268,939	\$243,792

Demographics data derived from AlphaMap



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# Meet the Team



**DAVID MORETZ, SIOR**

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