



FOR LEASE

WHEELER ROAD
EXECUTIVE SUITES

3540 Wheeler Road Suite 409, Augusta, GA 30909

**SHERMAN &
HEMSTREET**
Real Estate Company

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

Property Summary



PROPERTY DESCRIPTION

Multiple suites available that can be leased as single offices or together for a discounted rate. All spaces are on 2nd floor. Lease rate includes all utilities and janitorial . Leases have flexible terms making this ideal for a startup company, a business that just needs an address or a company needing temporary space that doesn't want to sign a long term lease.

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: | \$500.00 - 1,000.00 per month |
| Available SF: | 251 SF |
| Building Size: | 3,225 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|----------|----------|
| Total Households | 3,693 | 26,328 | 63,461 |
| Total Population | 7,553 | 58,226 | 149,454 |
| Average HH Income | \$106,706 | \$93,263 | \$92,280 |

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Lease Spaces



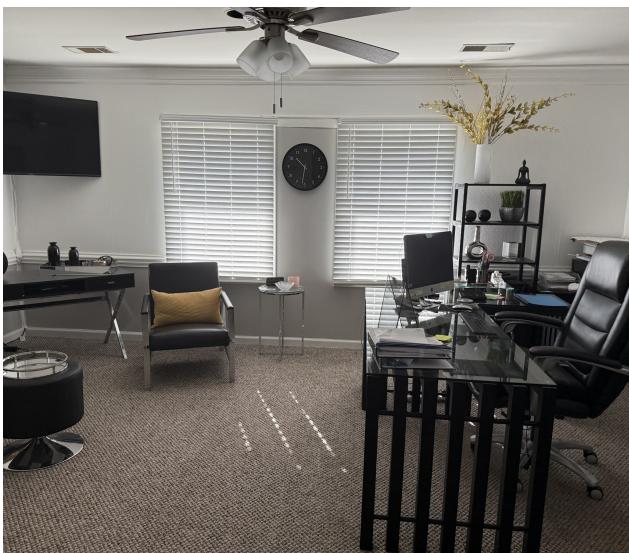
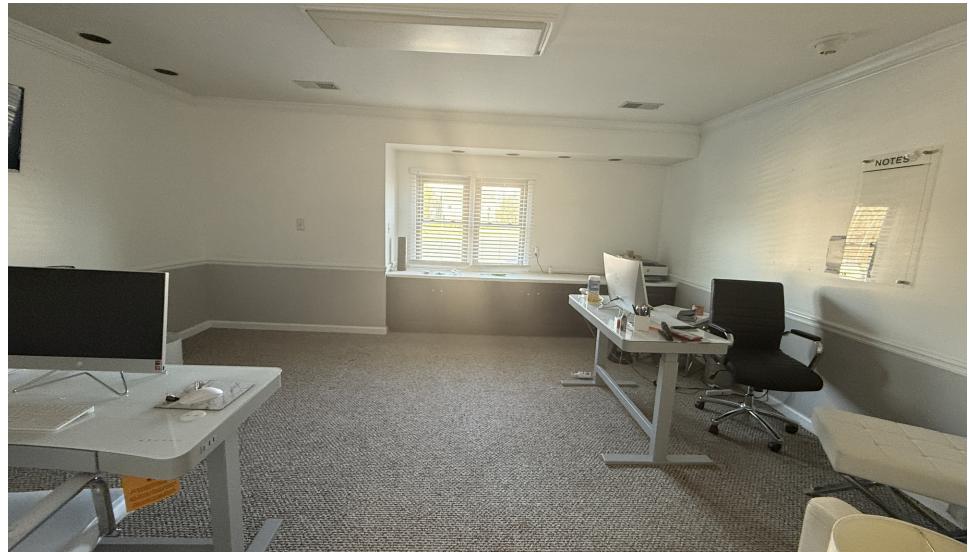
AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---------|-----------|-----------|--------------|-----------------|---|
| Suite 1 | - | 243 SF | Full Service | LEASED | - |
| Suite 2 | - | 246 SF | Full Service | LEASED | - |
| Suite 3 | - | 174 SF | Full Service | LEASED | - |
| Suite 4 | Available | 251 SF | Full Service | \$500 per month | Large front office with double door entry and window. |
| Suite 5 | Available | 251 SF | Full Service | \$500 per month | Large front office with window. |
| Suite 6 | - | 637 SF | Full Service | LEASED | Suite is the entirety of the third floor. The suite includes 2 bathrooms, a break area, and a private office. |
| Suite 7 | - | 240 SF | Full Service | LEASED | - |

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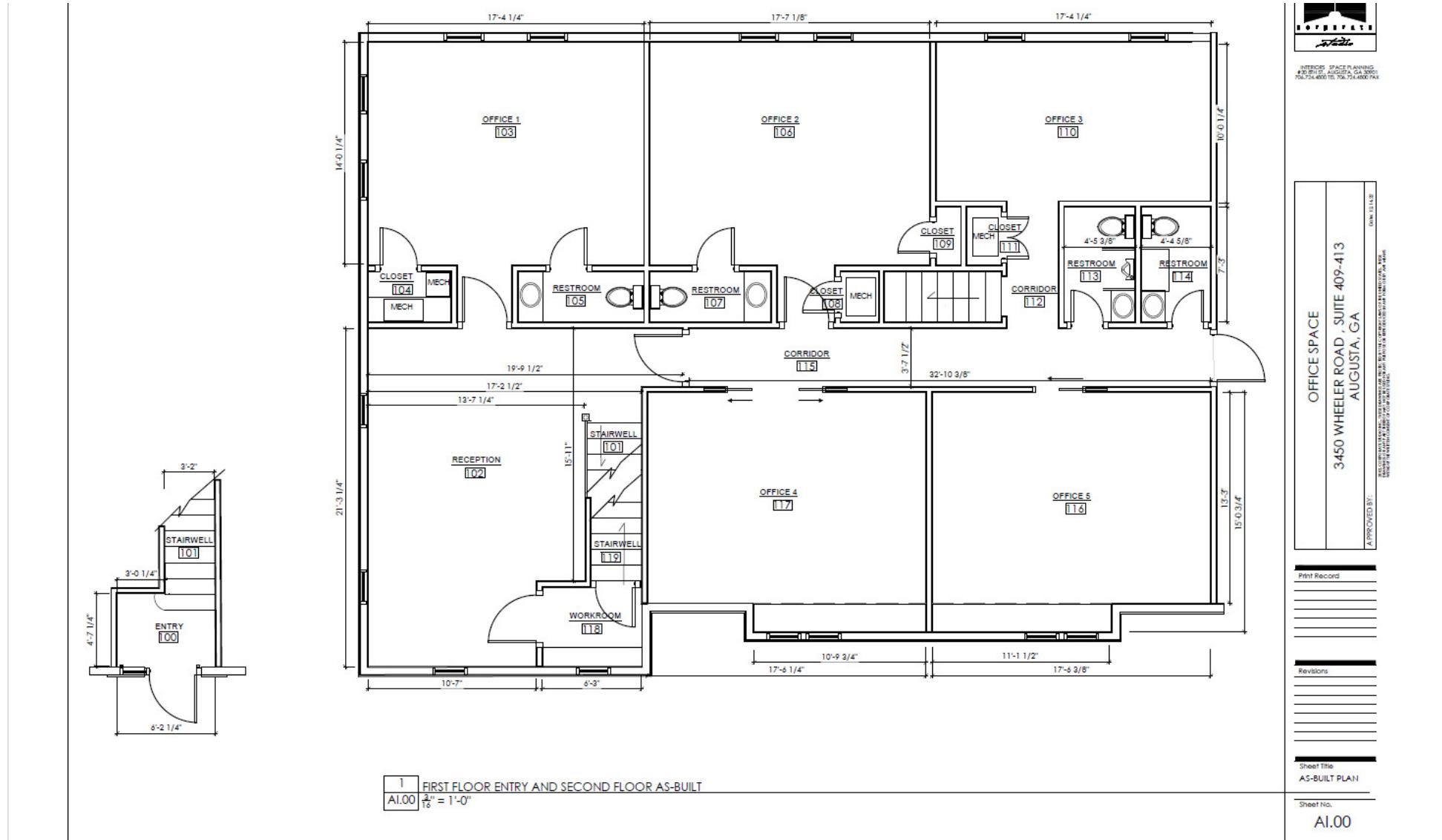
Additional Photos



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Additional Photos

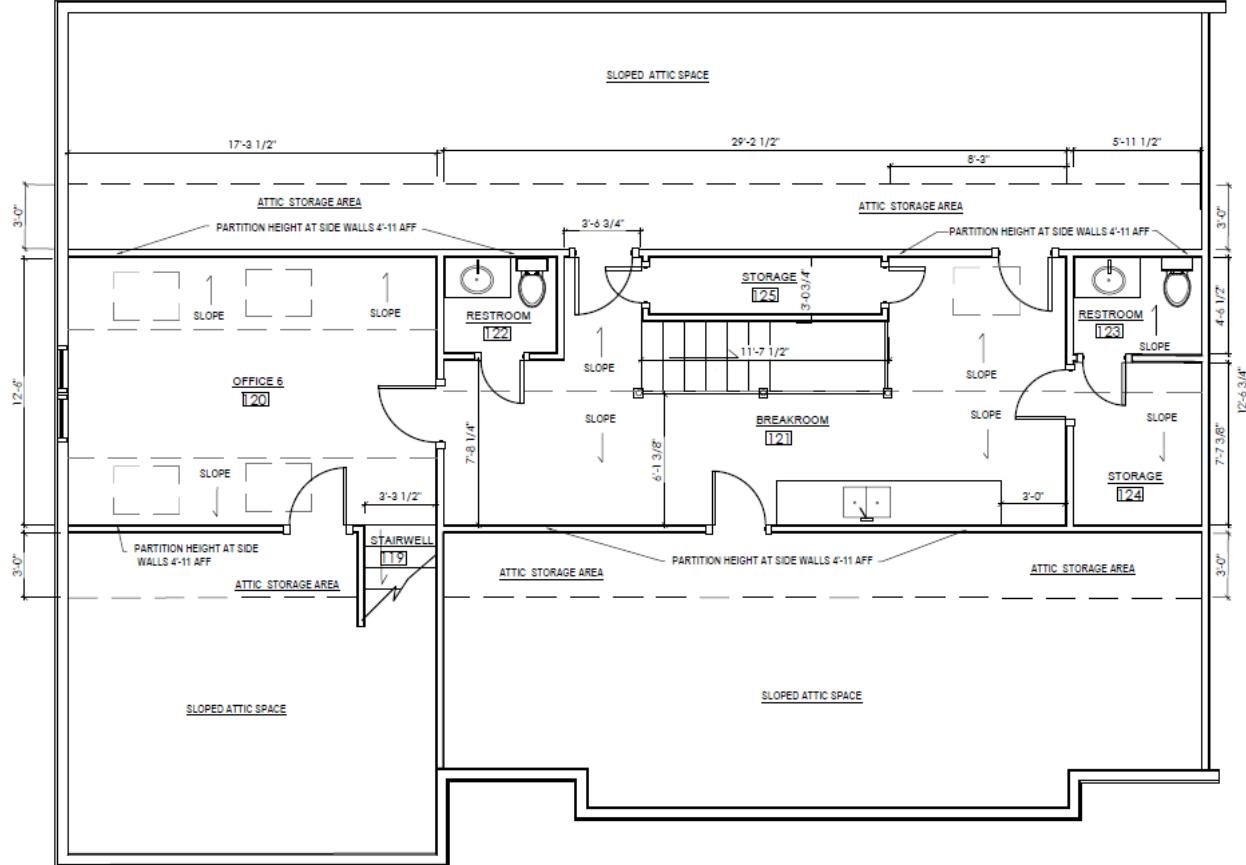


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1
AI.01 THIRD FLOOR AS-BUILT
 $\frac{3}{16}$ " = 1'-0"

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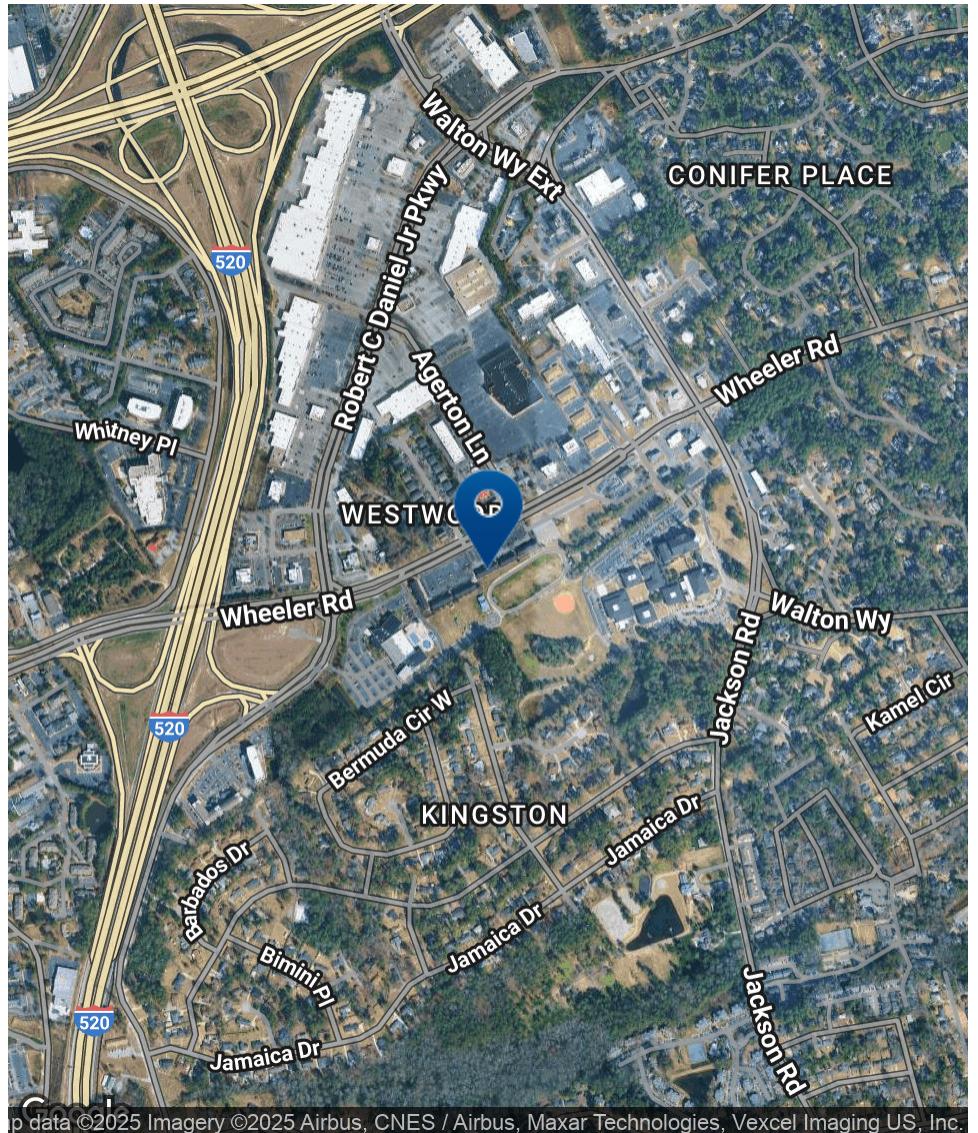
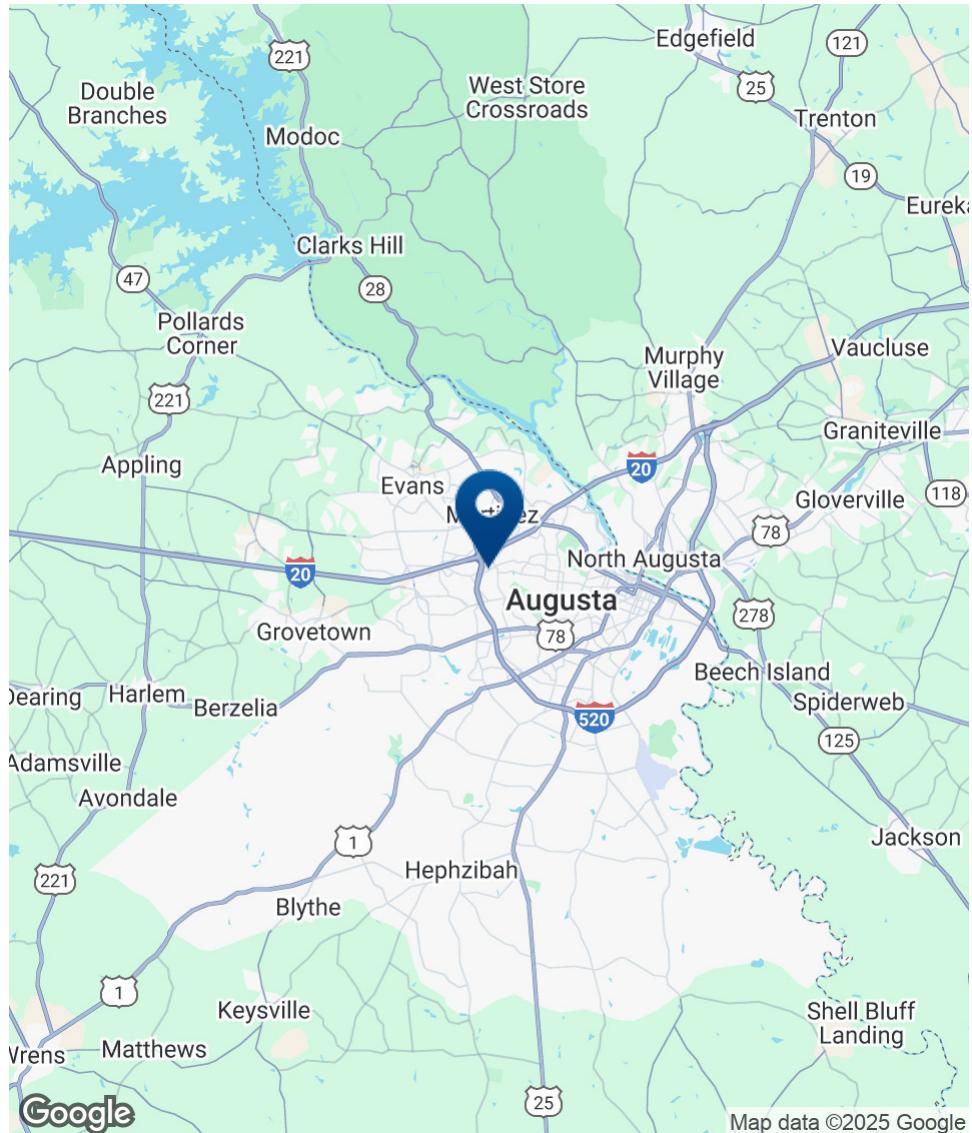
FOR LEASE | WHEELER ROAD EXECUTIVE SUITES | 3540 WHEELER ROAD SUITE 409, AUGUSTA, GA 30909



INTERIORS SPACE PLANNING
• 20 8TH ST., AUGUSTA, GA 30901
706.724.4800 TEL 706.724.4800 FAX

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

Location Map



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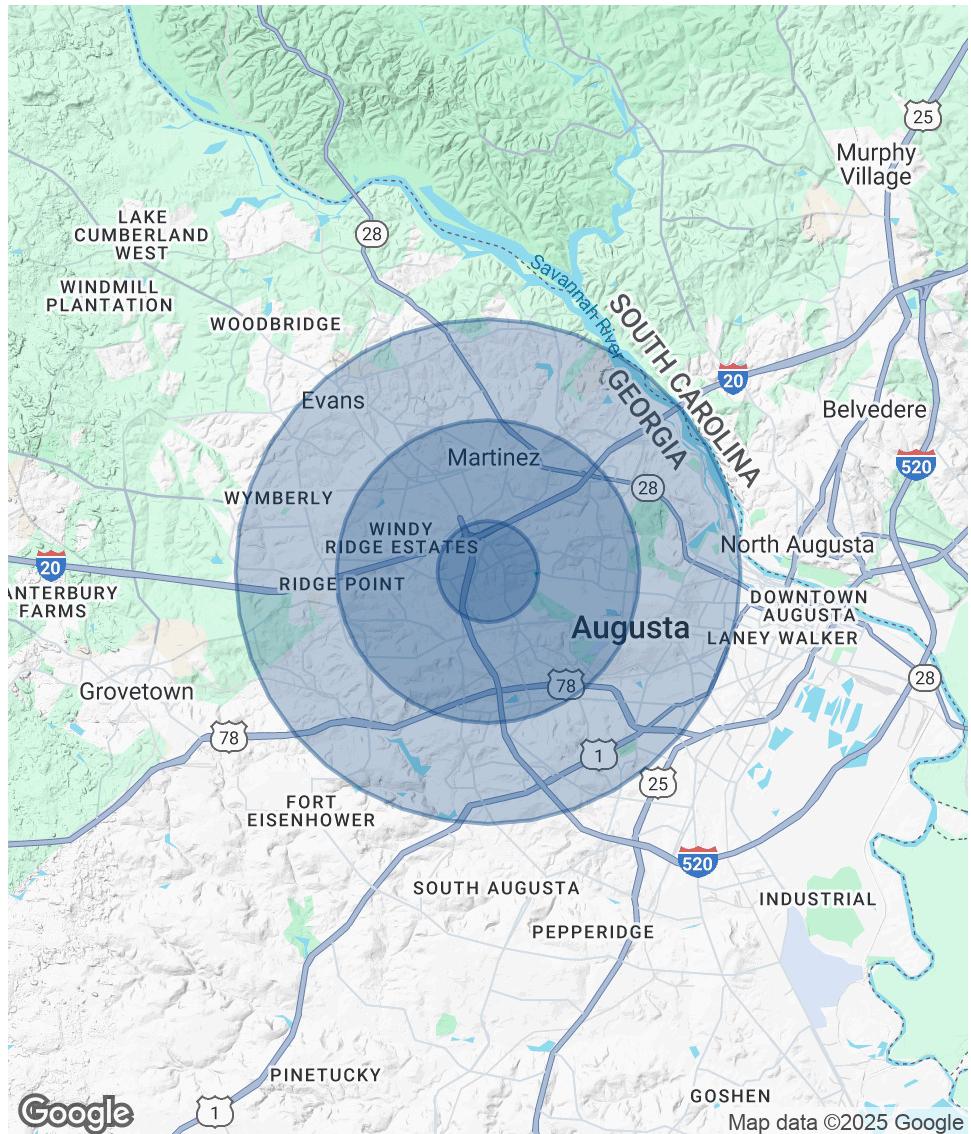
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Demographics Map & Report

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 7,553 | 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 | 3,693 | 26,328 | 63,461 |
| # of Persons per HH | 2 | 2.2 | 2.4 |
| Average HH Income | \$106,706 | \$93,263 | \$92,280 |
| Average House Value | \$336,091 | \$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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Direct: **706.288.1077** | Cell: **706.627.2789**

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

Evans, GA 30809

706.722.8334



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