



FOR LEASE

1650 GORDON HWY

Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

Newly renovated building has 1,600 SF available. The remainder of building has recently been leased. Landlord has made substantial upgrades to the property recently. Traffic county is over 20,000 vehicles per day.

LOCATION DESCRIPTION

This building is located on Gordon Highway near the lighted intersection at Deans Bridge Road. As a freestanding, single-tenant building, this site offers high visibility on Gordon Highway. It is situated in the heart of a heavy retail portion of Augusta. The parcel offers plenty of dedicated parking, and there is a monument sign for tenant signage.



OFFERING SUMMARY

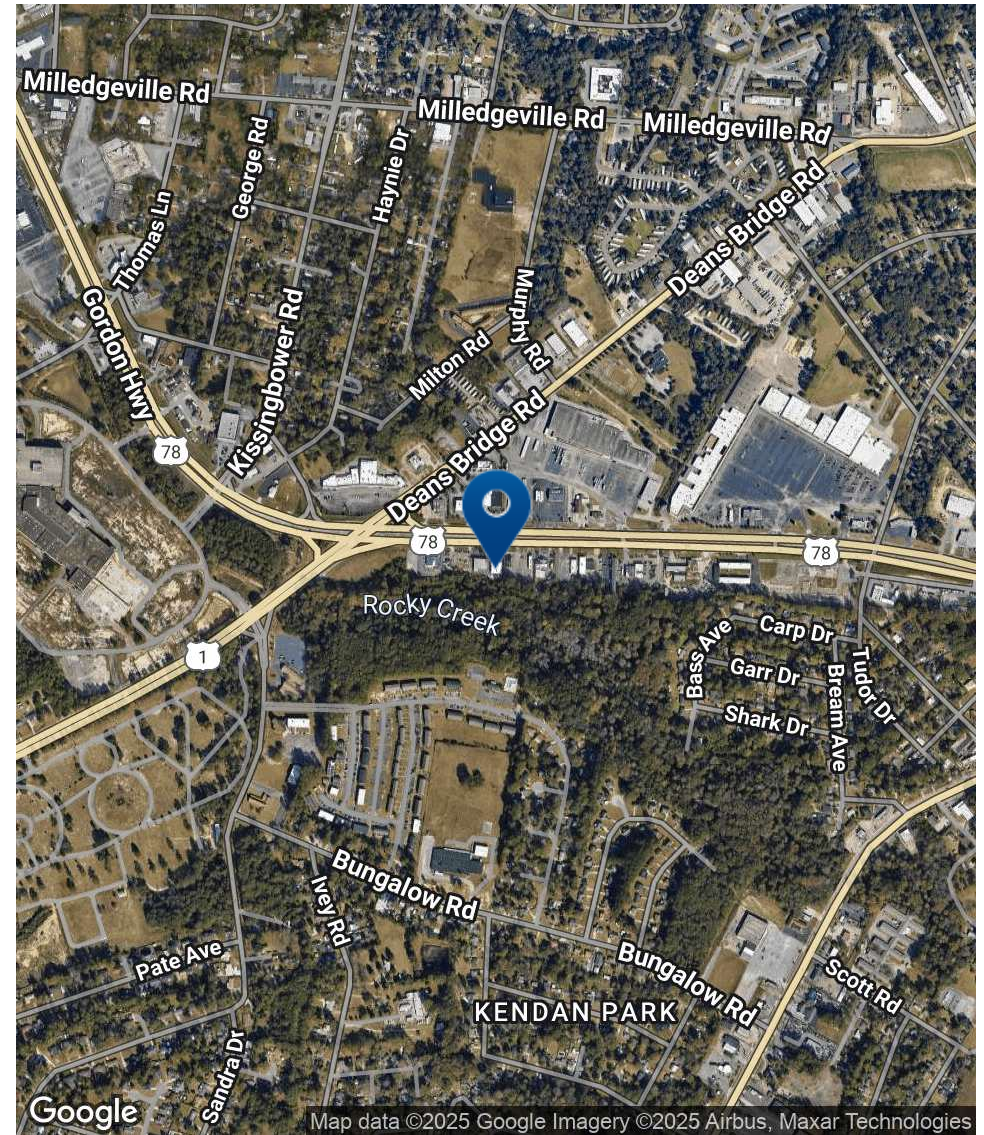
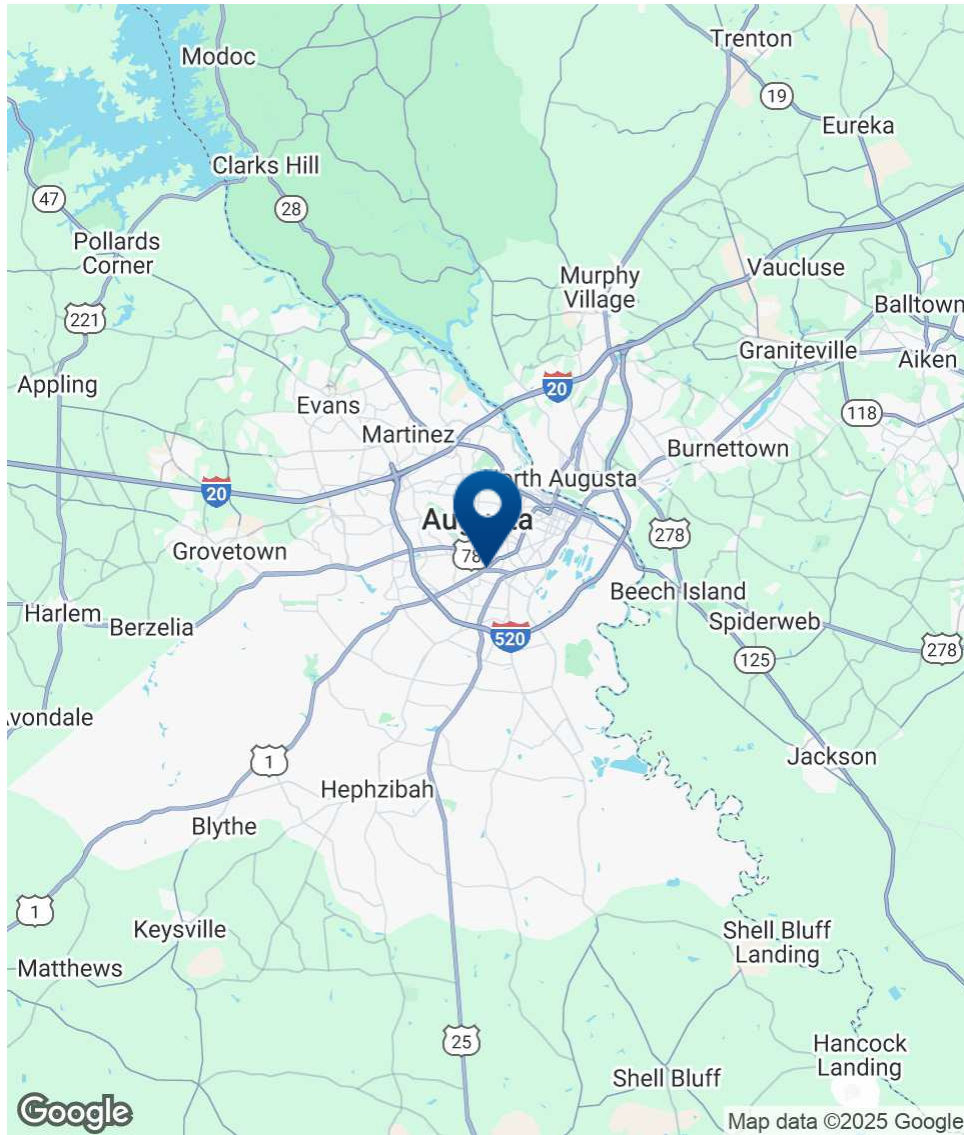
Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	1,600 SF
Lot Size:	0.44 Acres
Building Size:	4,830 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,196	24,396	58,030
Total Population	7,501	54,433	125,548
Average HH Income	\$30,330	\$40,507	\$46,993



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Location Map



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Additional Photos



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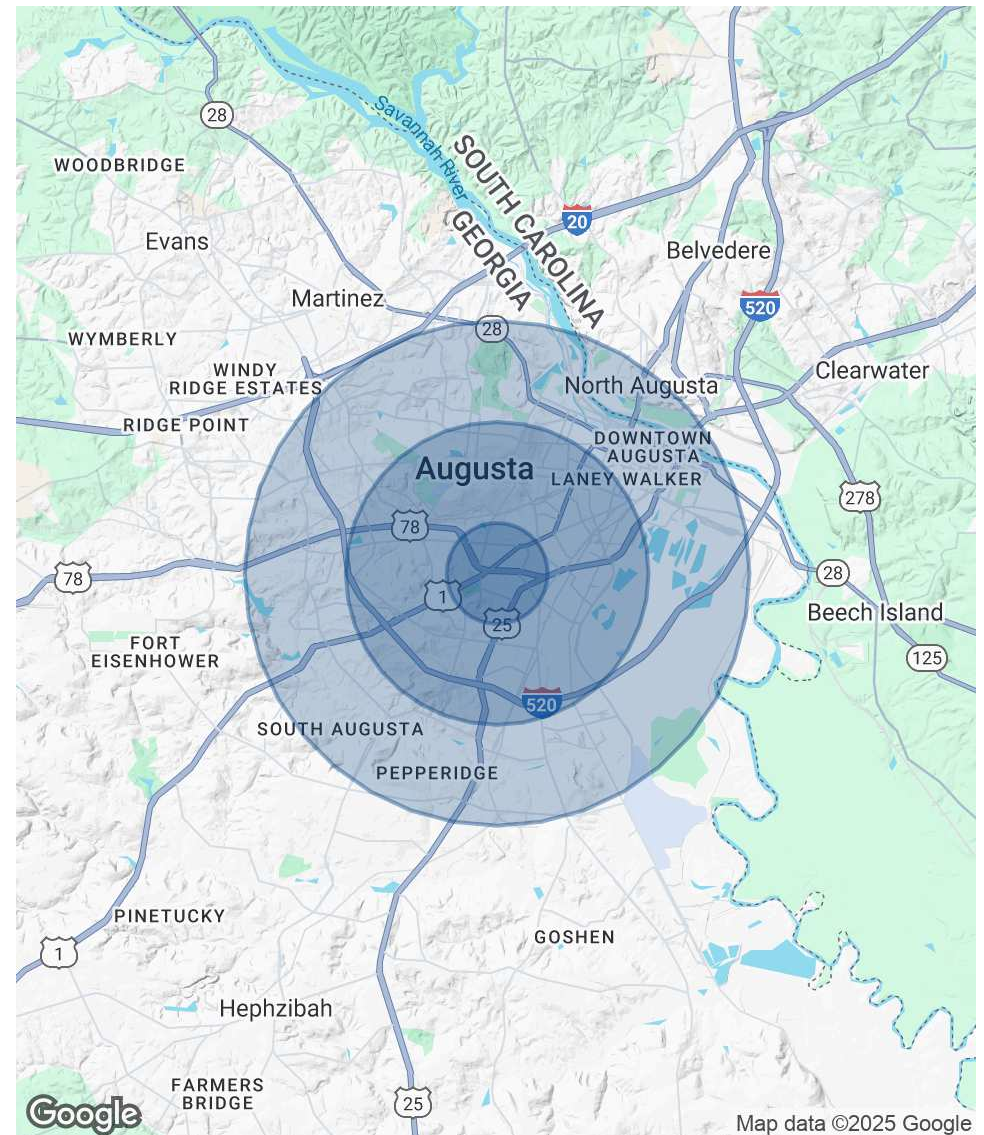
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Demographics Map & Report

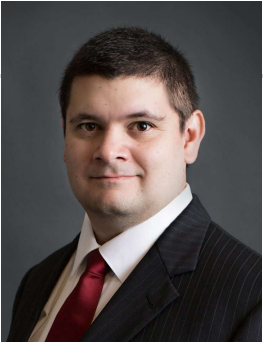
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,501	54,433	125,548
Average Age	31.0	34.8	36.4
Average Age (Male)	28.2	32.0	33.9
Average Age (Female)	33.5	38.5	39.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,196	24,396	58,030
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$30,330	\$40,507	\$46,993
Average House Value	\$52,550	\$92,243	\$118,139

2020 American Community Survey (ACS)



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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