



FOR LEASE

WALTON WAY STRIP CENTER

1712 Walton Way, Augusta, GA 30904

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

This is a great spot for a retail location on Walton Way here in Augusta. The space is 1,600 SF available in a prime retail space for this highly sought after area of Augusta. Parking available on both the front and back of the building.

LOCATION DESCRIPTION

This property is located on Walton Way in the Medical District. The area is surrounded by local hospitals to include University Hospital, Charlie Norwood VA Medical Center, and Augusta University Medical Center. Thousands of cars pass the property on a daily basis in this highly visible and trafficked location. Nearby retails include Wendy's, Waffle House, Burger King, Zaxby's, McDonalds.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	3
Available SF:	1,600 SF
Building Size:	5,357 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,529	23,521	51,637
Total Population	8,861	54,267	119,519
Average HH Income	\$32,002	\$45,961	\$48,924



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Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,600 SF	Lease Rate:	\$18.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B	-	1,906 SF	Modified Gross	\$1,100 per month	-
Suite A	Available	1,600 SF	NNN	\$18.00 SF/yr	Space is available June 1, 2025. Estimated CAM is \$2.25 per sf.

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Additional Photos

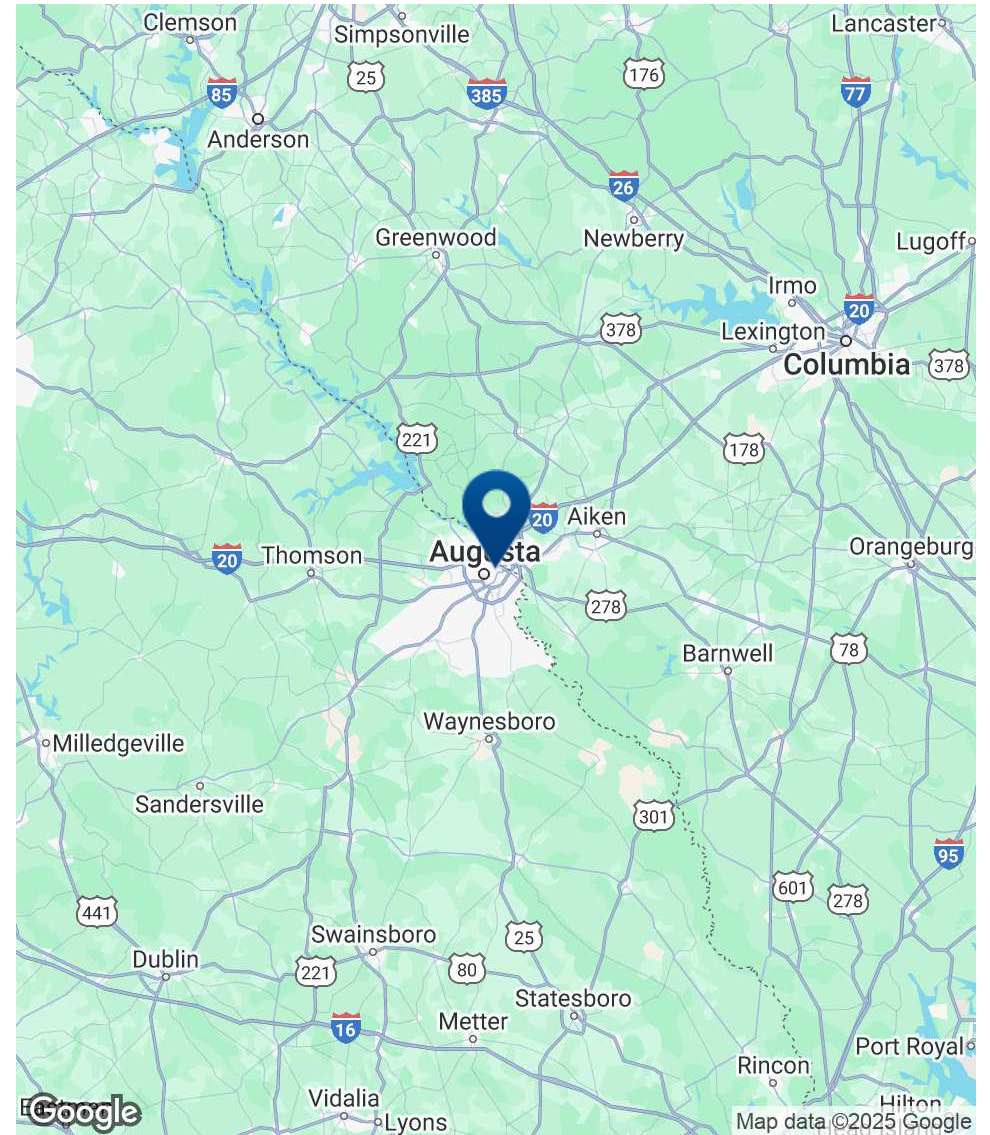
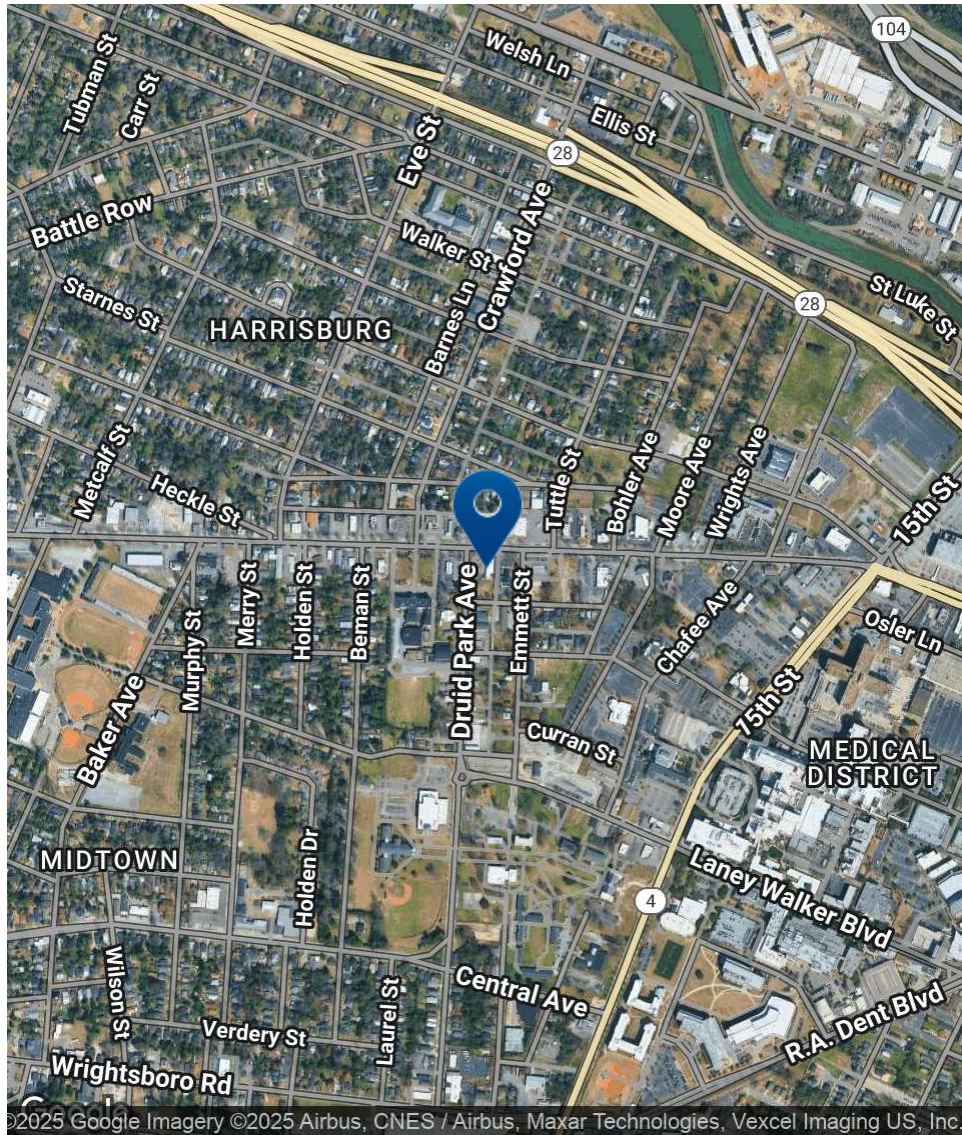


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Location Map



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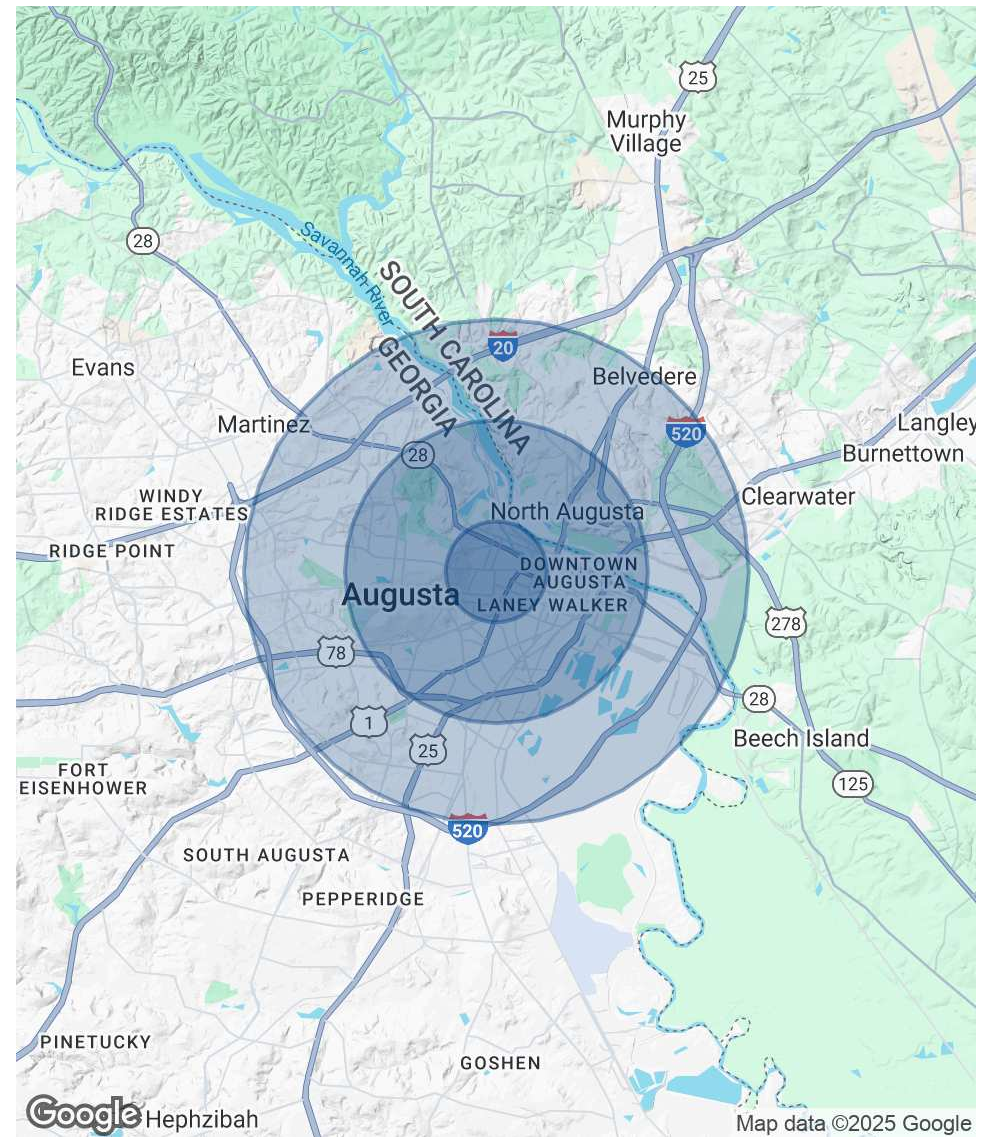
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,861	54,267	119,519
Average Age	30.6	36.6	36.5
Average Age (Male)	32.6	35.0	35.1
Average Age (Female)	29.5	38.1	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,529	23,521	51,637
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$32,002	\$45,961	\$48,924
Average House Value	\$138,291	\$141,642	\$134,794

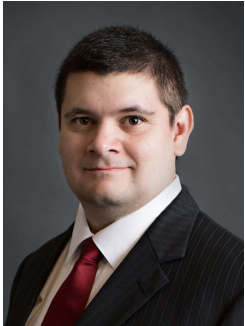
* Demographic data derived from 2020 ACS - US Census



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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

4316 Washington Road
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