



FOR LEASE

GABRIEL STATION

616 Edgefield Rd., North Augusta, SC 29841

**SHERMAN &
HEMSTREET**
Real Estate Company

CHRIS FARROW
Sr. Vice President
cfarrow@shermanandhemstreet.com
706.288.1076

Great Office Space For Lease



PROPERTY DESCRIPTION

This very well maintained retail strip center is conveniently located two miles off of Exit 5 in North Augusta, SC. One of the nicest and well maintained retail strip centers in North Augusta. Co-tenants include North Augusta Bookkeeping, All about Children therapy, and a children's urgent care office. Property is convenient to downtown North Augusta, SC and I-20. We currently have one vacancy which is a former Edward Jones Financial office. The space is 1,250 square feet and consist of 2 offices, a reception area, ADA restroom, equipment room, and employee area.

OFFERING SUMMARY

Lease Rate:	\$1,725.00 per month
Lease Type	Modified Gross (no NNN's)
Space Type	Office (Former Edward Jones)
Available SF:	1,250 SF
Lot Size:	1.37 Acres
Building Size:	12,670 SF
Parking Spaces	67



CHRIS FARROW
Sr. Vice President
cfarrow@shermanandhemstreet.com
706.288.1076

Very Nice Former Edward Jones Office For Lease



PROPERTY HIGHLIGHTS

- Over 25,000 car per day traffic count.
- 2 points of ingress / egress.
- Very well maintained center.
- Modified Gross Lease (no NNN charges)
- Very nice available office space
- Home to many long time successful businesses
- Convenient to North Augusta and I-20.
- Space consists of 2 offices, reception area, ADA restroom, and equipment room. The space was formerly used by Edward Jones Financial.
- Ample parking with 67 parking spaces



**SHERMAN &
HEMSTREET**
Real Estate Company

CHRIS FARROW

Sr. Vice President

cfarrow@shermanandhemstreet.com

706.288.1076

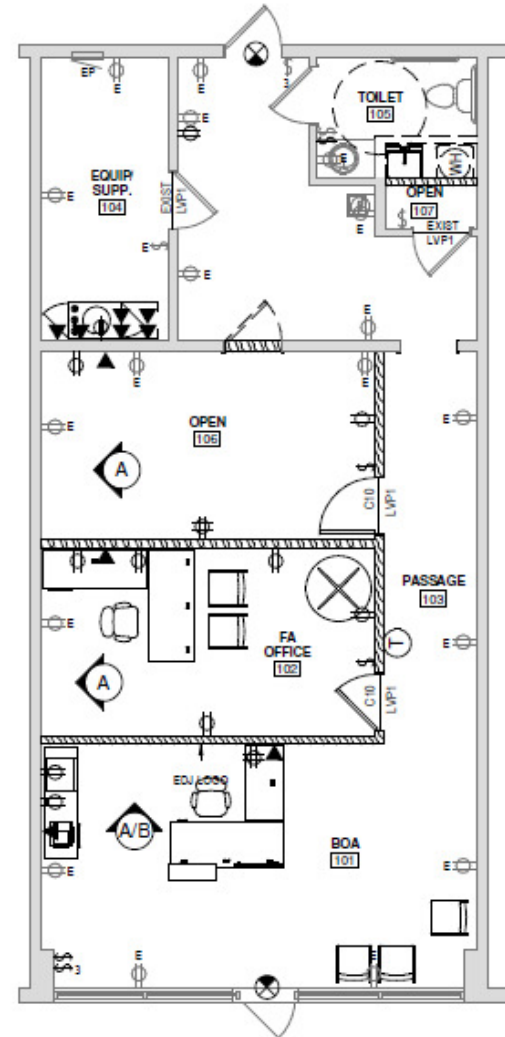
1,250 Square Foot Office For Lease

LEASE INFORMATION

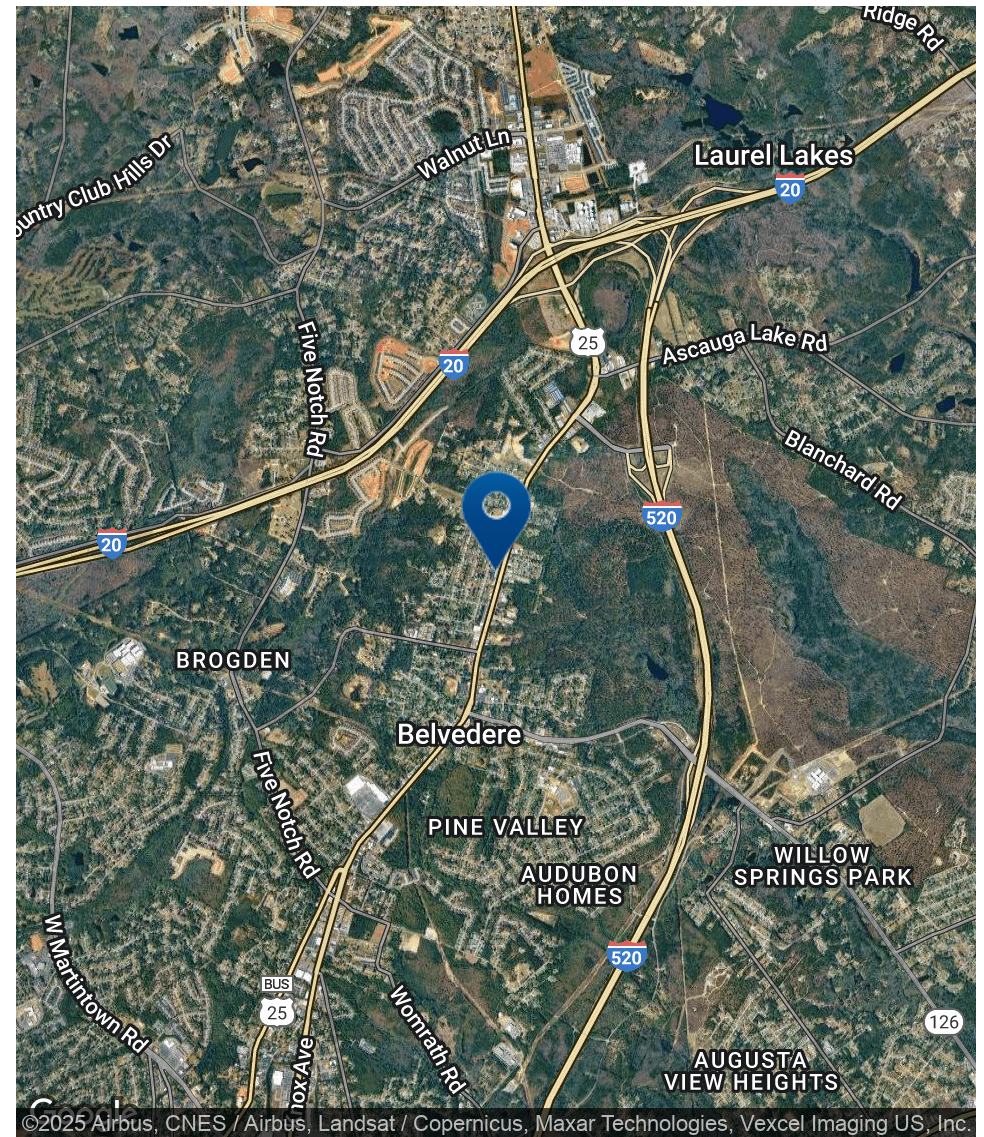
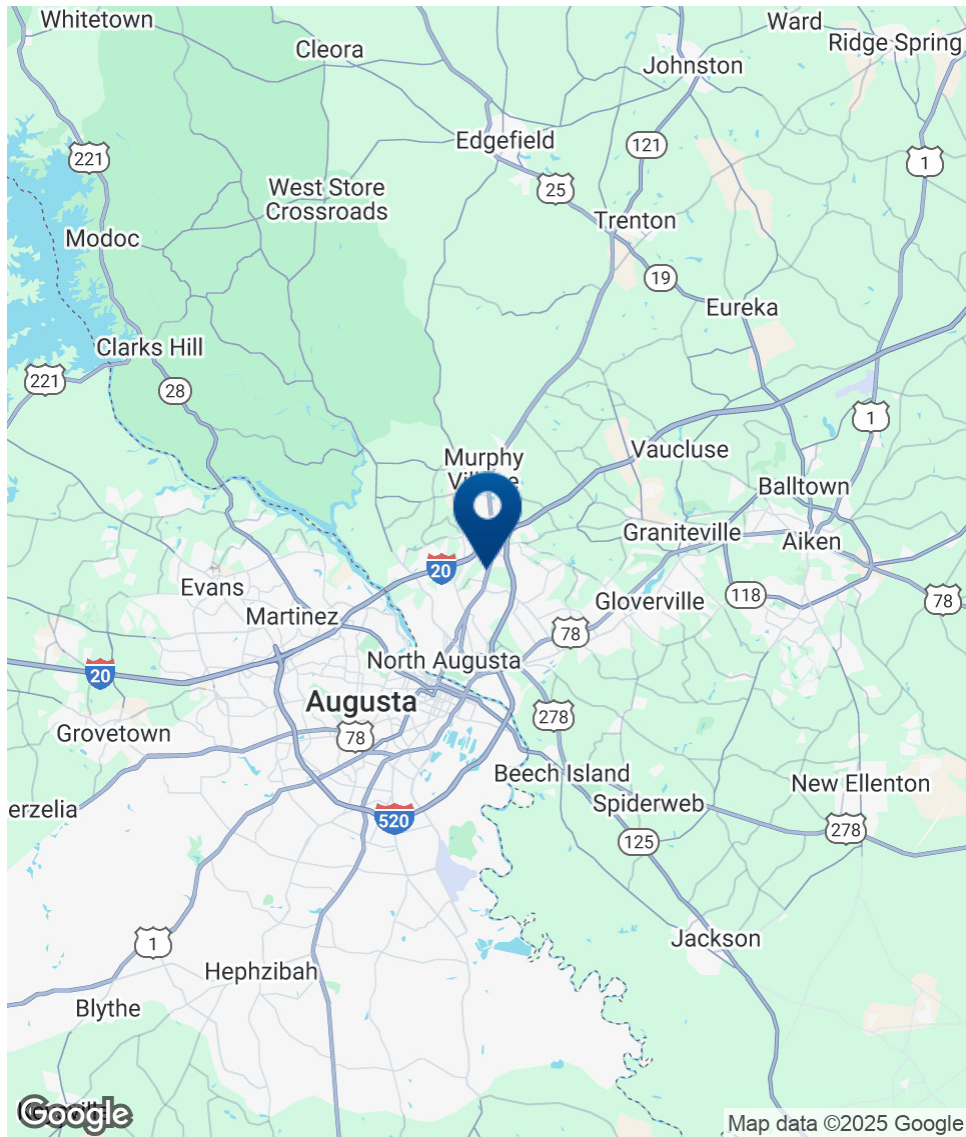
Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,250 SF	Lease Rate:	\$1,725.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 130	Available	1,250 SF	Modified Gross	\$1,725 per month	Former Edward Jones financial office



Location Map



**SHERMAN &
HEMSTREET**
Real Estate Company

CHRIS FARROW

Sr. Vice President

cfarrow@shermanandhemstreet.com

706.288.1076

Additional Photos



**SHERMAN &
HEMSTREET**
Real Estate Company

CHRIS FARROW

Sr. Vice President

cfarrow@shermanandhemstreet.com

706.288.1076

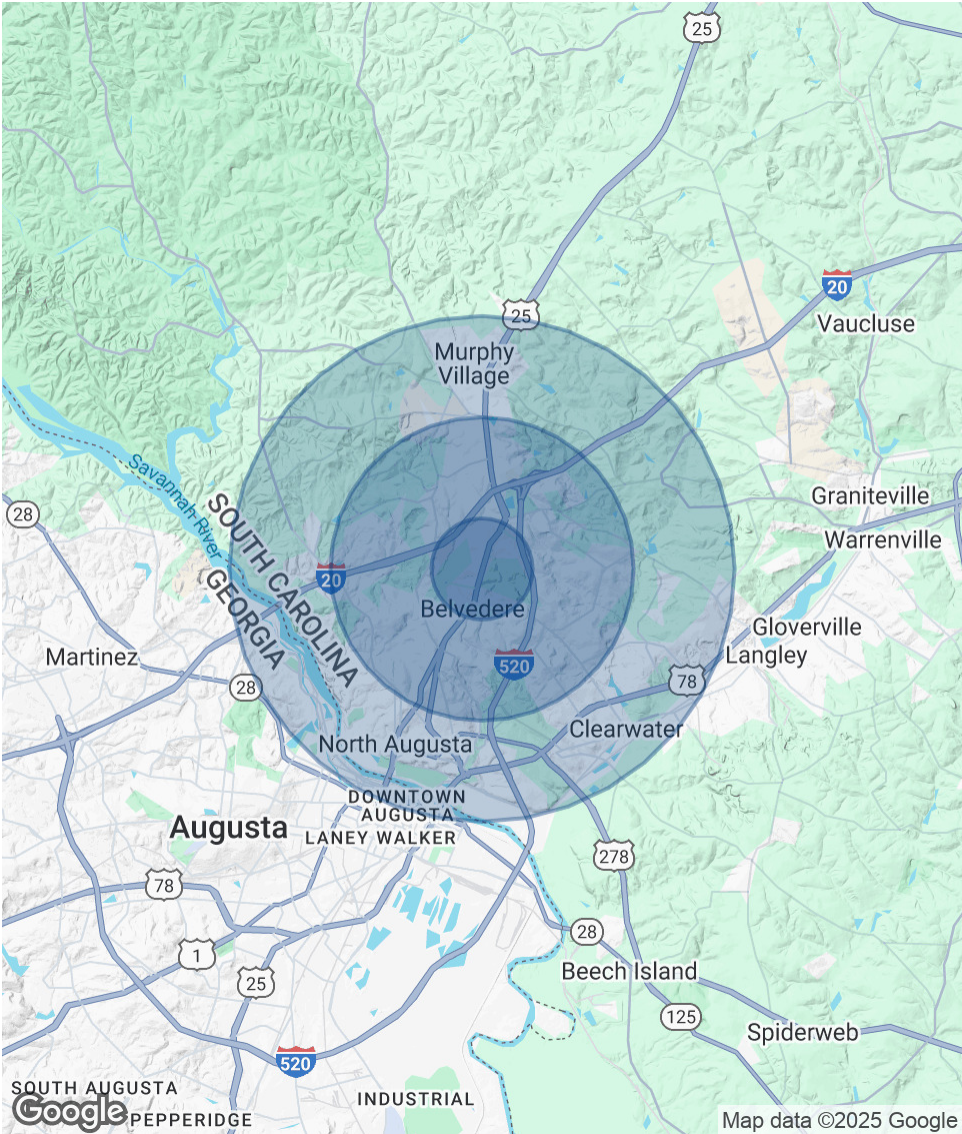
FOR LEASE | GABRIEL STATION | 616 EDGEFIELD RD., NORTH AUGUSTA, SC 29841

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,671	28,789	57,672
Average Age	40.0	39.7	39.7
Average Age (Male)	37.7	38.6	38.3
Average Age (Female)	52.4	42.2	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,344	13,193	27,077
# of Persons per HH	2.0	2.2	2.1
Average HH Income	\$55,929	\$65,625	\$61,037
Average House Value	\$116,975	\$159,412	\$163,426

2020 American Community Survey (ACS)



CHRIS FARROW
Sr. Vice President
cfarrow@shermanandhemstreet.com
706.288.1076