



FOR LEASE

1305 GEORGIA AVENUE

North Augusta, SC 29841

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**

President & Broker

[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)

706.288.1077

# Property Summary



## PROPERTY DESCRIPTION

Only three individual office suites remaining. Each office can be leased separately, or you can lease two or three rooms. Bathrooms and common area are shared. All utilities and maintenance are included in the rent.

## LOCATION DESCRIPTION

This property is located on Georgia Avenue and is near the Martintown Road intersection. It is just minutes away from Downtown North Augusta and Downtown Augusta and the Georgia Cyber Center.

## OFFERING SUMMARY

Number of Units:	3
Available SF:	143 - 150 SF
Lot Size:	0.6 Acres
Building Size:	7,100 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,156	16,269	36,581
Total Population	4,736	38,134	86,046
Average HH Income	\$48,001	\$48,845	\$49,189



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# Lease Spaces



## LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	143 - 150 SF	Lease Rate:	\$500.00 per month

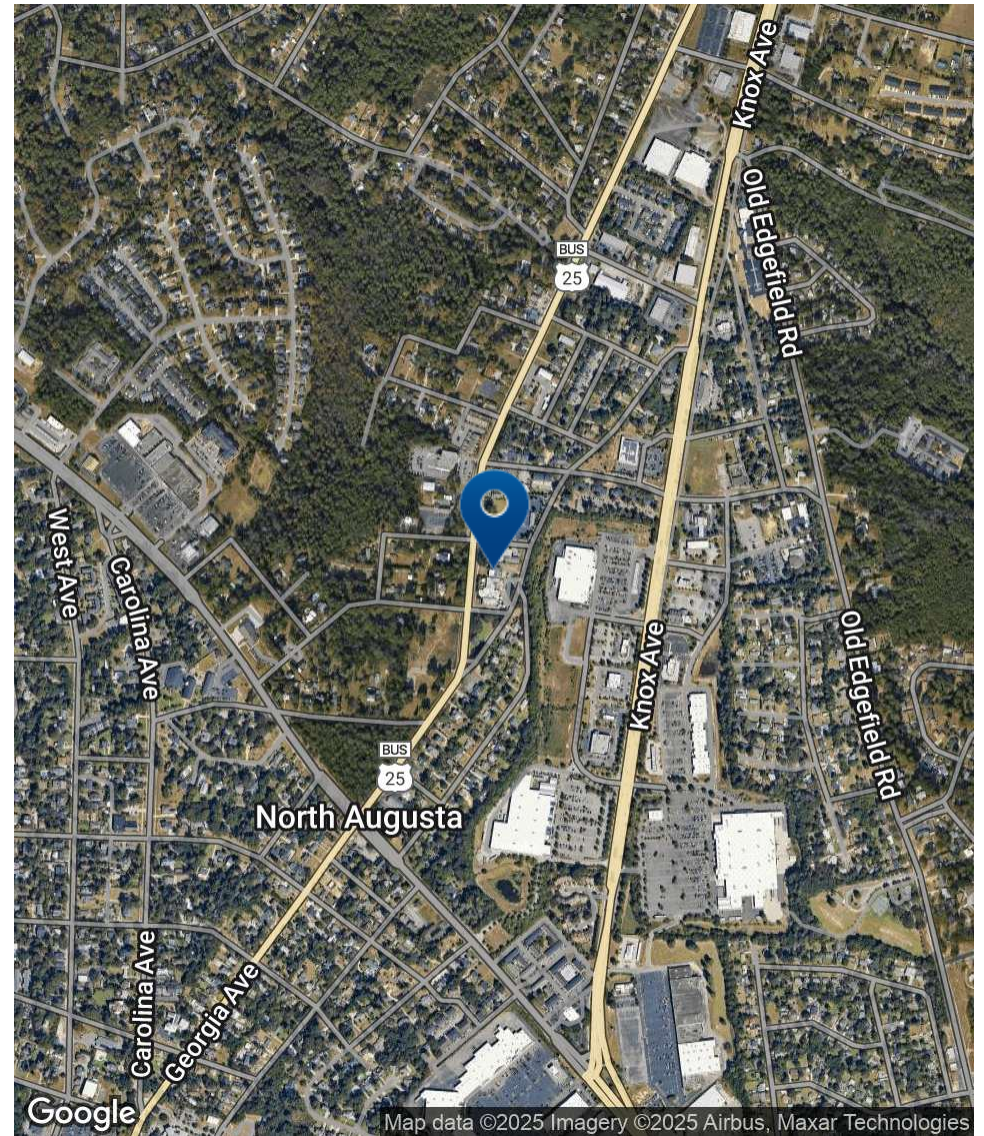
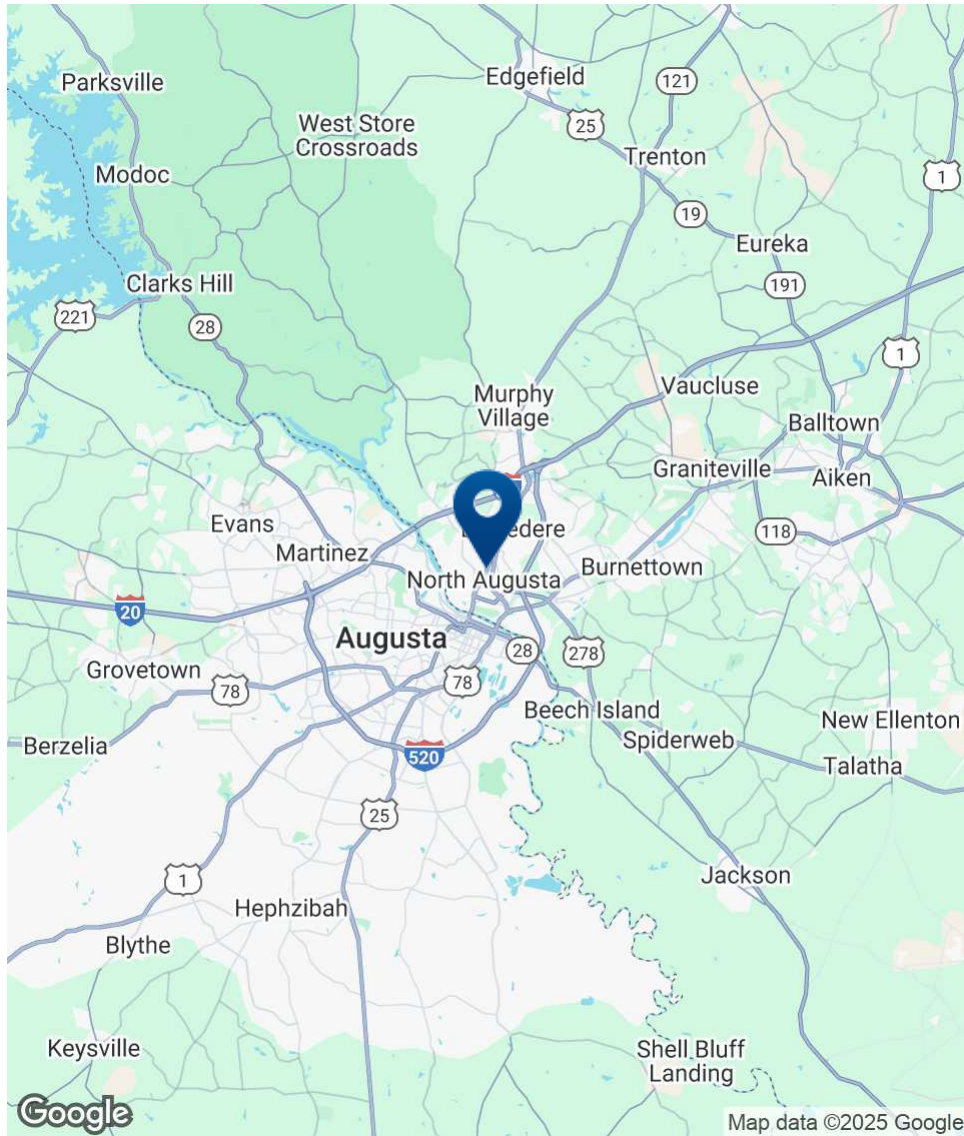
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 4	Available	150 SF	Full Service	\$500 per month
Suite 5	Available	150 SF	Full Service	\$500 per month
Suite 6	Available	143 SF	Full Service	\$500 per month



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# Location Map



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# Additional Photos



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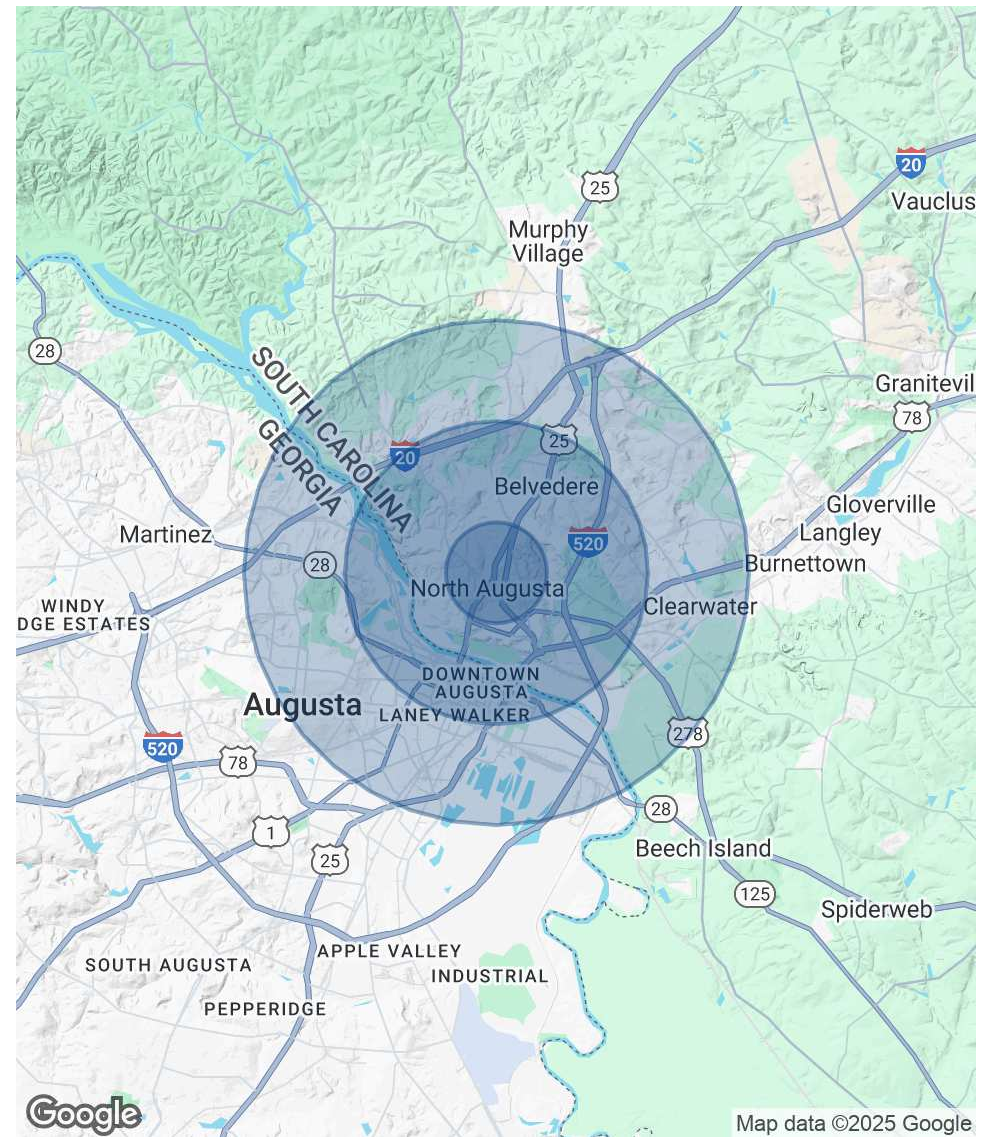
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,736	38,134	86,046
Average Age	39.1	38.4	37.0
Average Age (Male)	35.0	36.1	35.2
Average Age (Female)	43.1	40.5	38.7

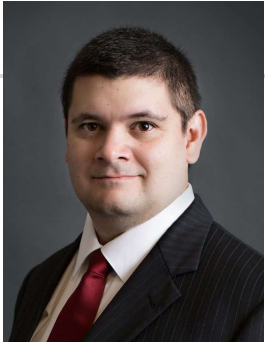
  

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,156	16,269	36,581
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$48,001	\$48,845	\$49,189
Average House Value	\$157,890	\$153,317	\$142,823

\* Demographic data derived from 2020 ACS - US Census



# Advisor Bio 1



## JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

Direct: 706.288.1077 | Cell: 706.627.2789

### 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](http://www.ccim.com) or [www.sior.com](http://www.sior.com).

### MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

#### Sherman & Hemstreet Real Estate Company

4316 Washington Road  
Evans, GA 30809  
706.722.8334



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