

Hillbrook Office Complex

4434 Columbia Rd, Augusta, GA 30907



OFFERING SUMMARY

Available SF: 1,100 SF

Lease Rate: \$18.00 SF/yr (MG)

Building Size: 8,962

Zoning: P-1

Submarket: Evans/Martinez, GA

PROPERTY OVERVIEW

One 1,100 SF space available April 1, 2026. This professional office strip center is located near the intersection of Belair and Columbia Road. This professional center offers retail like visibility and exposure with the quiet and professional ambiance of an office park. The center has retail like pylon signage that will maximize your businesses exposure. Our units are clean, updated, and move in ready providing a turn key space for you business. We also have a great established tenant mix that includes Farmers insurance, The foot and ankle group, Herbal remedies, Clinical Pathology, and an Attorney.

PROPERTY HIGHLIGHTS

- Retail like visibility and exposure
- Large pylon sign with space available
- Professional office setting
- Ease of access
- Convenient to growth in Evans and Grovetown

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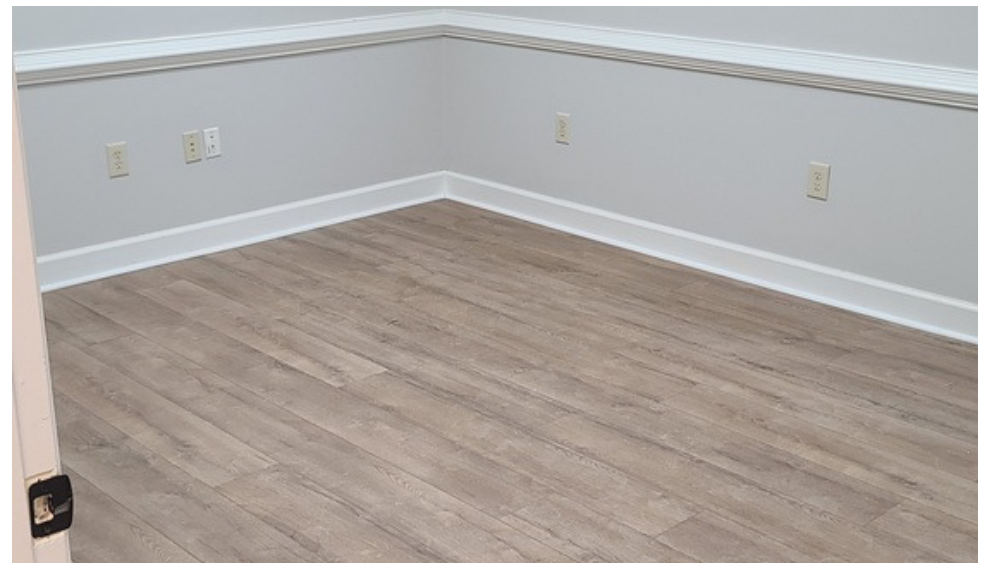
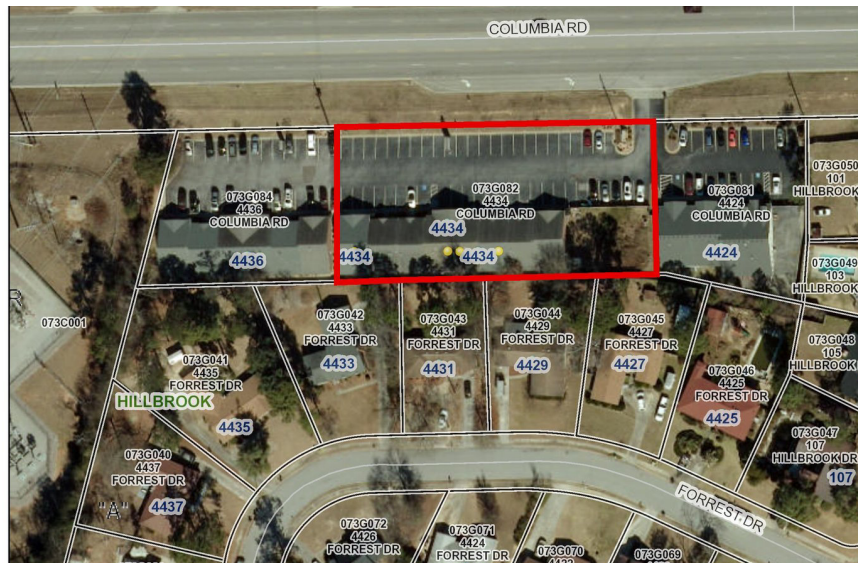
4316 Washington Road, Evans, GA 30809
shermanandhemstreet.com
706.722.8334

JOE EDGE, SIOR, CCIM

jedge@shermanandhemstreet.com
706.288.1077

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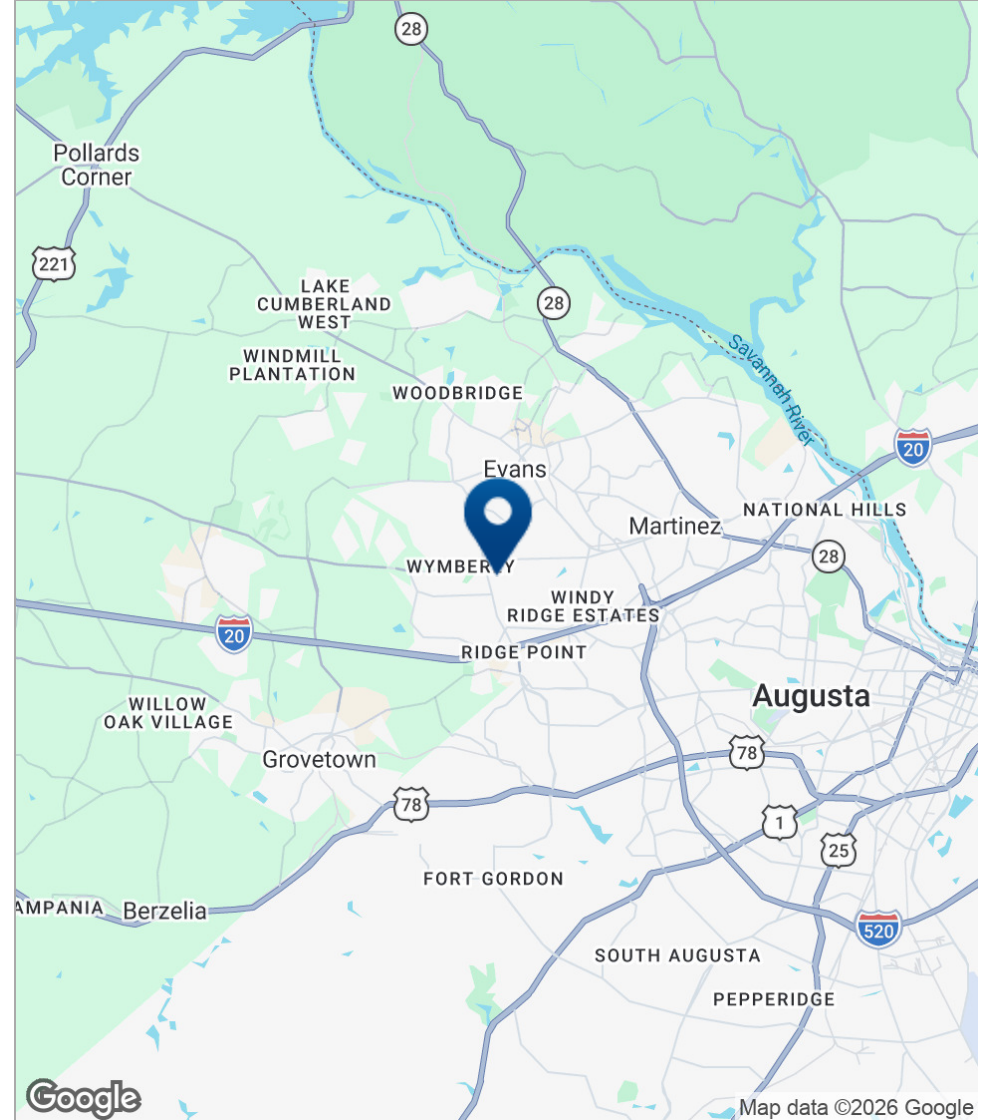
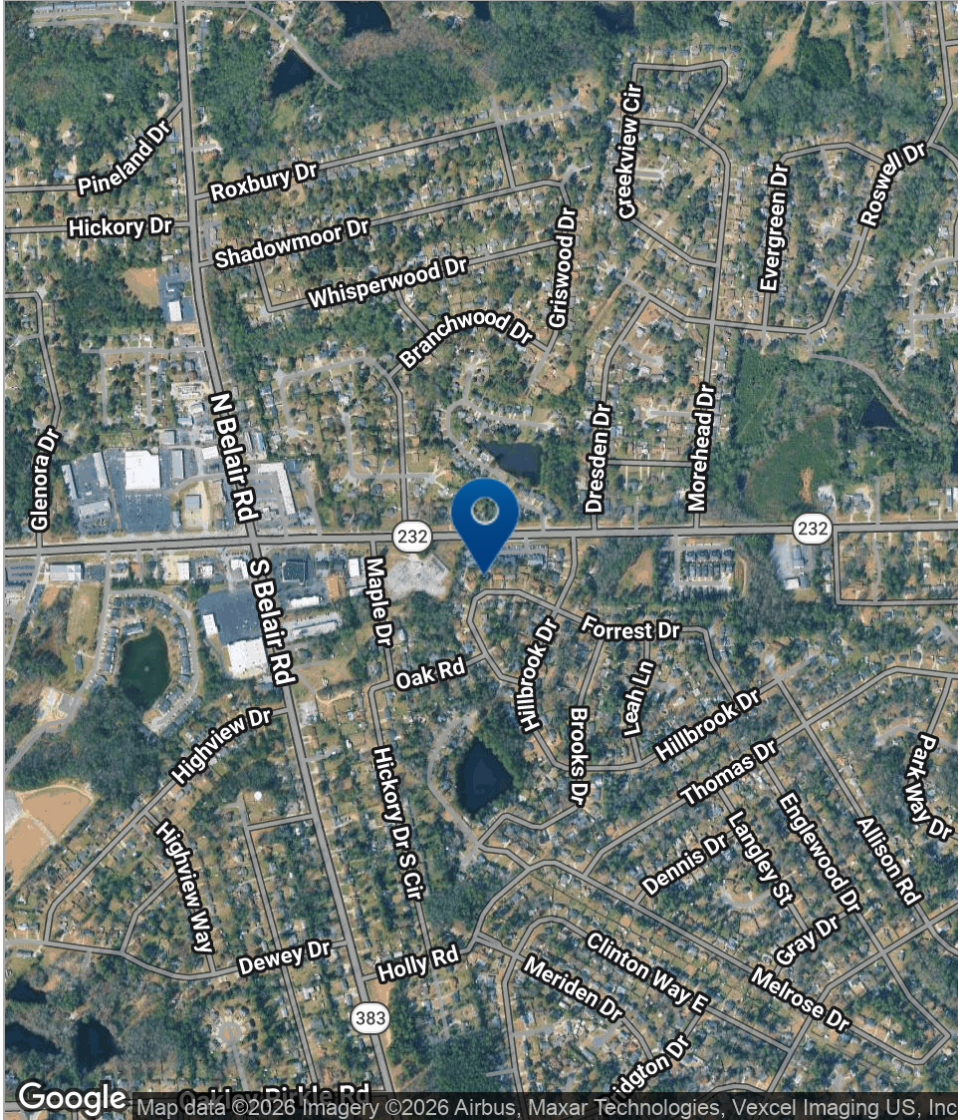
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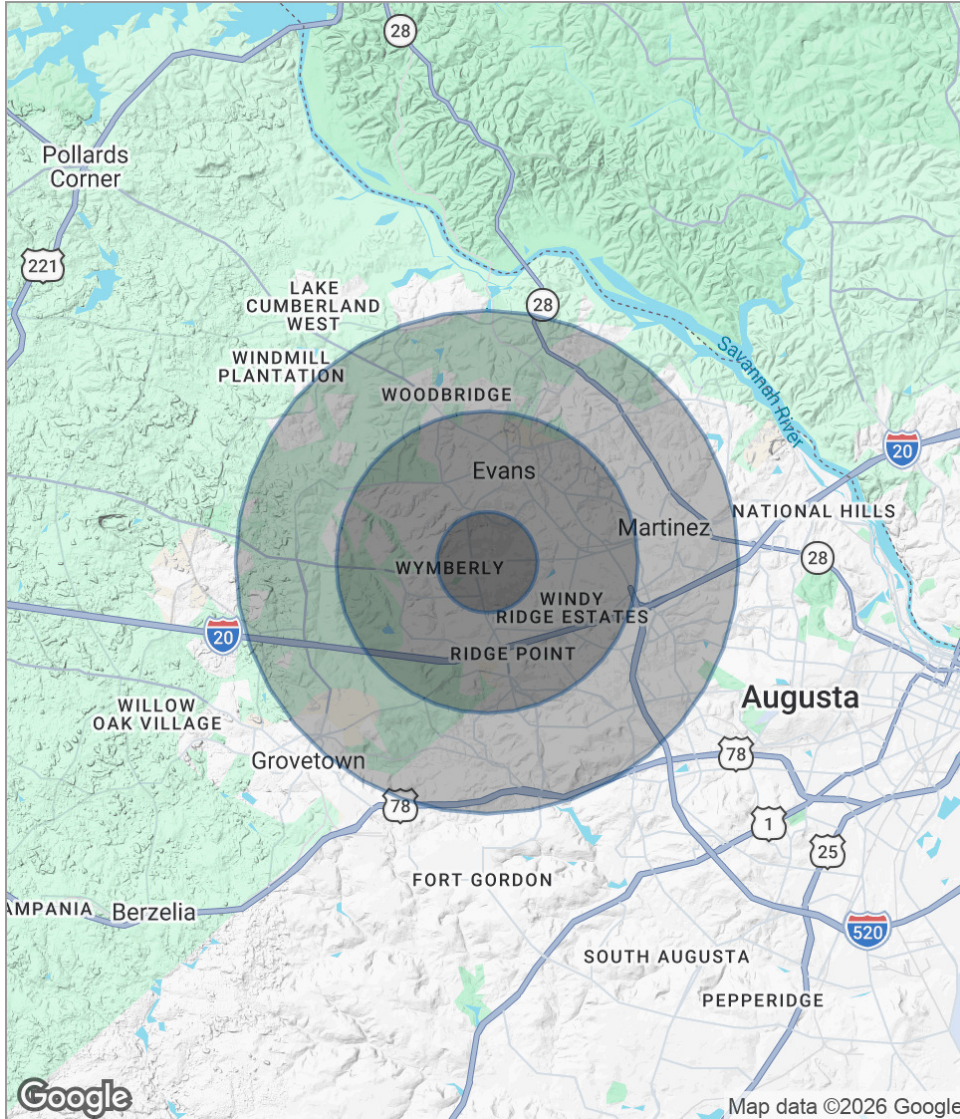
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,389	52,615	127,893
Median age	42	40	40
Median age (Male)	40	39	39
Median age (Female)	43	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,324	20,567	49,490
# of persons per HH	2.5	2.6	2.6
Average HH income	\$96,083	\$102,070	\$113,499
Average house value	\$225,650	\$257,891	\$290,283

* Demographic data derived from 2020 ACS - US Census

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JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

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

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