

Coworking Space

4290 Belair Frontage Rd, Augusta, GA 30909



OFFERING SUMMARY

Available SF:	120 SF
Lease Rate:	\$600.00 per month (Full Service)
Lot Size:	0.46 Acres
Year Built:	1985
Zoning:	C-2

PROPERTY OVERVIEW

The 4290 Belair Frontage building consists of 12 individual office suites ideal for individual office users, beauty service-related uses or any use that needs temporary space with flexibility. All utilities are included with rental rate. Co-tenancy is ideal for users that need incubator space as they grow their business prior to expanding into a larger space. Lease length and other terms are flexible.

LOCATION OVERVIEW

High traffic area between Interstate 20 and Wheeler Road. This space is located near the front of Belair Business Park, on Belair Frontage Road. The park is conveniently located off I-20 in between the Wheeler and Belair Road exits and has easy access to Dyess Parkway, Fort Gordon and Grovetown.

SHERMAN & HEMSTREET REAL ESTATE COMPANY

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

JOE EDGE, SIOR, CCIM

jedge@shermanandhemstreet.com
706.288.1077

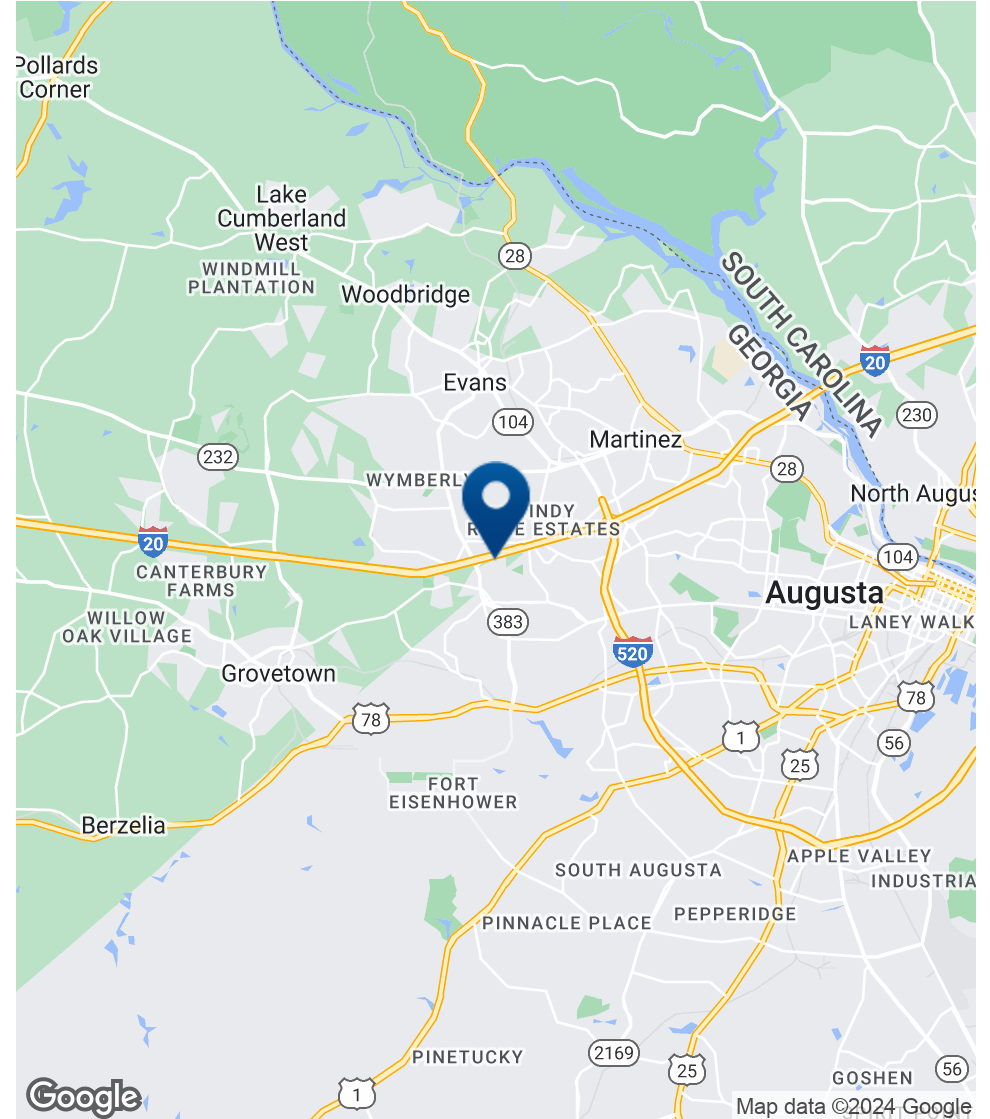
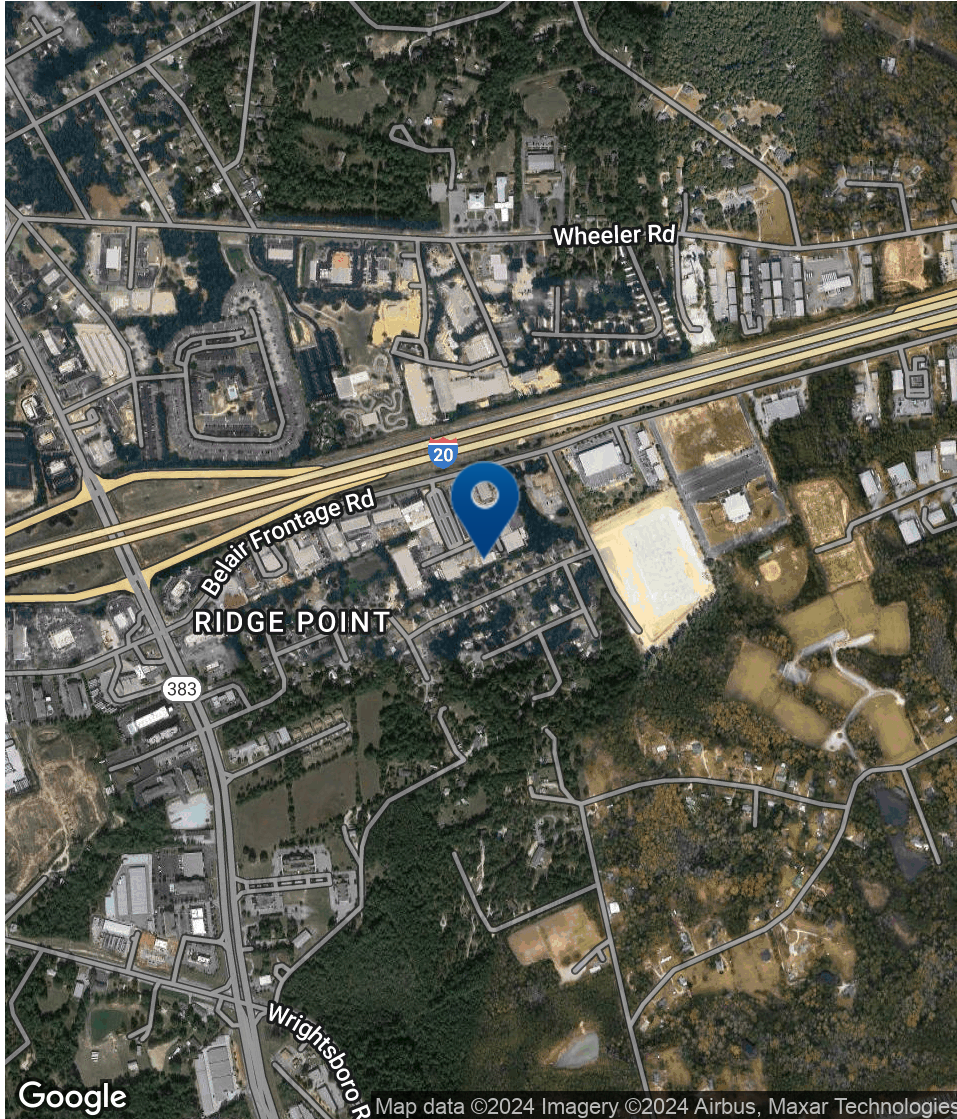
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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	120 SF	Lease Rate:	\$600.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite B-4	Available	120 SF	Full Service	\$600 per month
Suite B-6	Available	120 SF	Full Service	\$600 per month
Suite C-3	Available	120 SF	Full Service	\$600 per month
Suite C-4	Available	120 SF	Full Service	\$600 per month
Suite C-6	Available	120 SF	Full Service	\$600 per month

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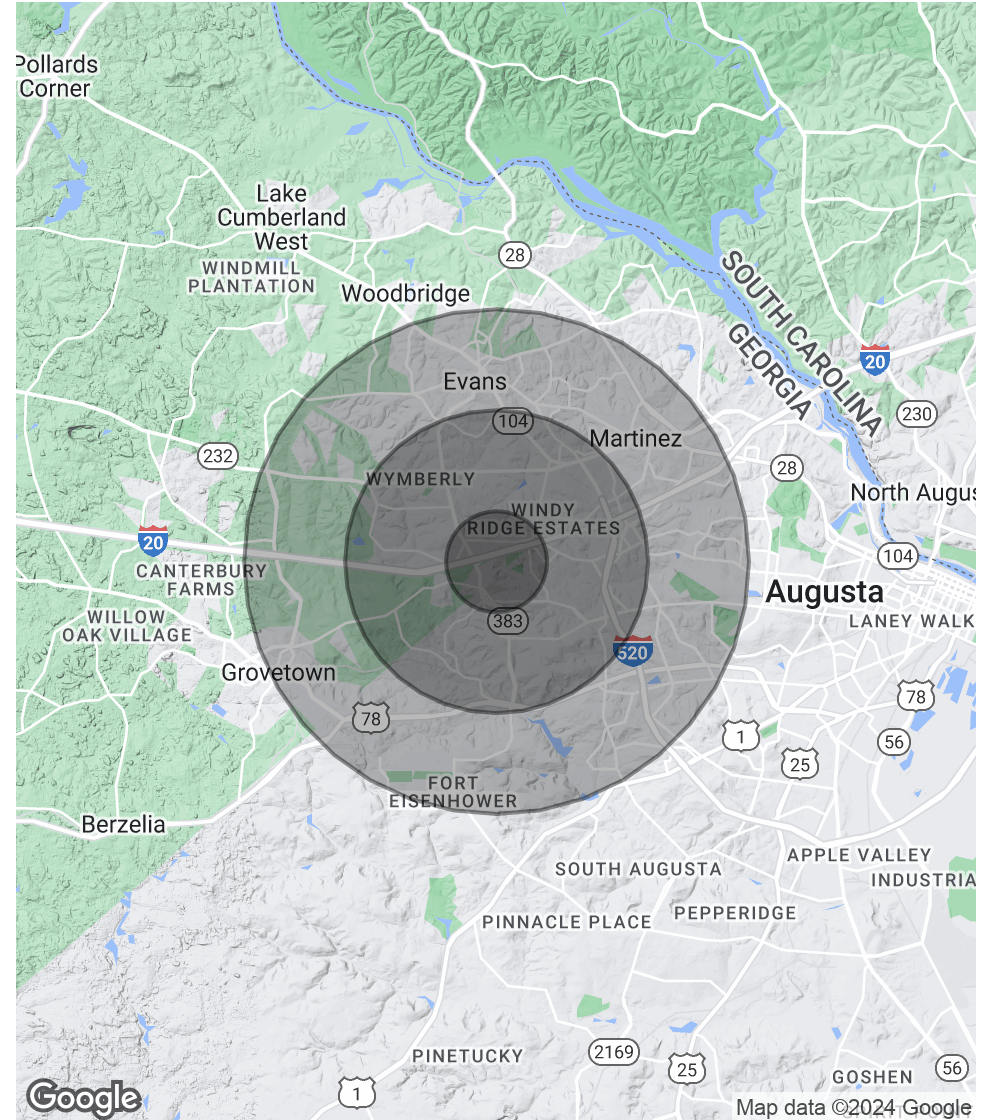
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,982	49,565	123,086
Average age	37.5	38.5	38.1
Average age (Male)	32.0	37.7	38.1
Average age (Female)	43.0	40.3	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,157	22,128	54,204
# of persons per HH	2.3	2.2	2.3
Average HH income	\$55,062	\$60,254	\$67,070
Average house value	\$149,982	\$171,611	\$176,096

* Demographic data derived from 2020 ACS - US Census



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JOE EDGE, SIOR, CCIM

President & Broker



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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. 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. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten 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 & AFFILIATIONS

Certified Commercial Investment Member (CCIM)
Society of Industrial and Office Realtors (SIOR)