



FOR LEASE

OFFICE WAREHOUSE - SOUTH AUGUSTA

1804 Carmichael Rd, Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

This 5,944 SF office warehouse building has a very nice office space and well maintained warehouse area. The warehouse is clear span with two roll up doors, one on the side and one in the rear. The rear area is fenced and covered. The 1.28 acre lot has access off of Carmichael Rd as well as the Carmichael Court culdesac. Just under half an acre of the lot is unused and could be modified for storage or additional parking. Building has a brick front and is metal skin and steel structure. Roof and all components are well maintained and in good condition. Property is zoned light industrial. Facility is occupied until February 1, 2025.

LOCATION DESCRIPTION

Site is conveniently located just off Mike Padgett Highway, with easy access to I-520, and other major thoroughfares. The Carmichael Industrial Park is located south of I-520 just past Marvin Griffin Rd and Dixon Airline Rd before you get to Tobacco Rd.

OFFERING SUMMARY

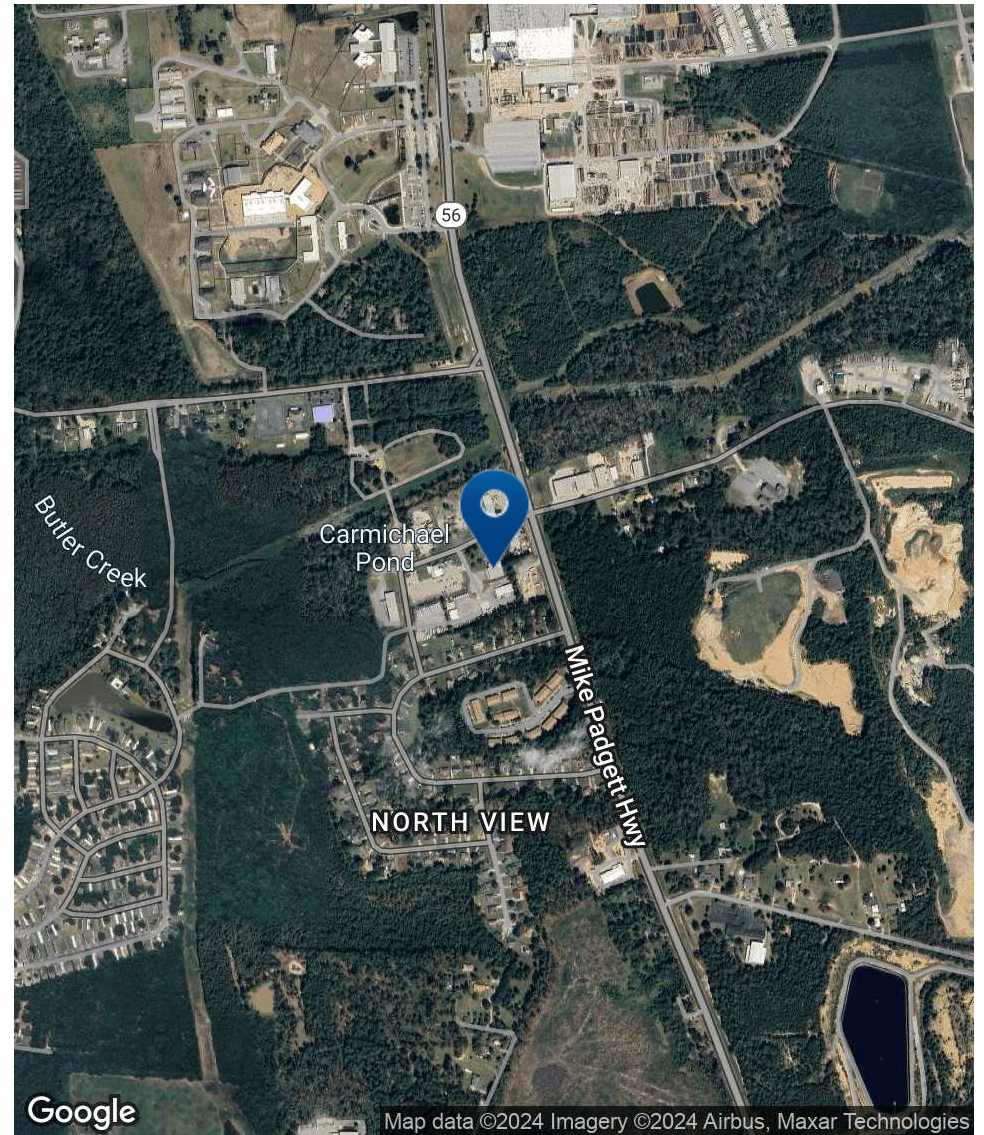
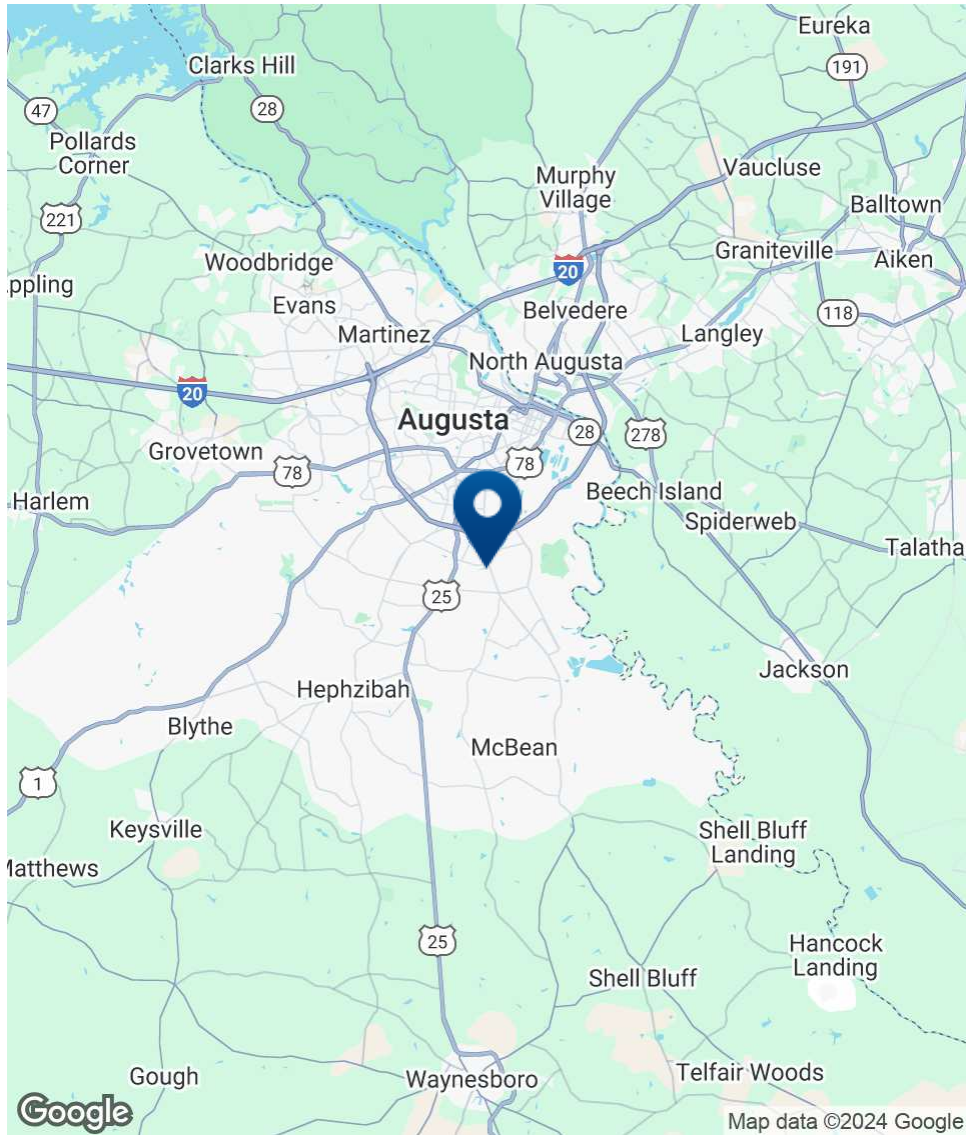
Lease Rate:	\$12.00 SF/yr (NNN)
Available SF:	5,944 SF
Lot Size:	1.28 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	691	9,156	26,740
Total Population	2,258	25,109	70,608
Average HH Income	\$64,777	\$65,976	\$64,293



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Location Map



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Additional Photos



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Additional Photos



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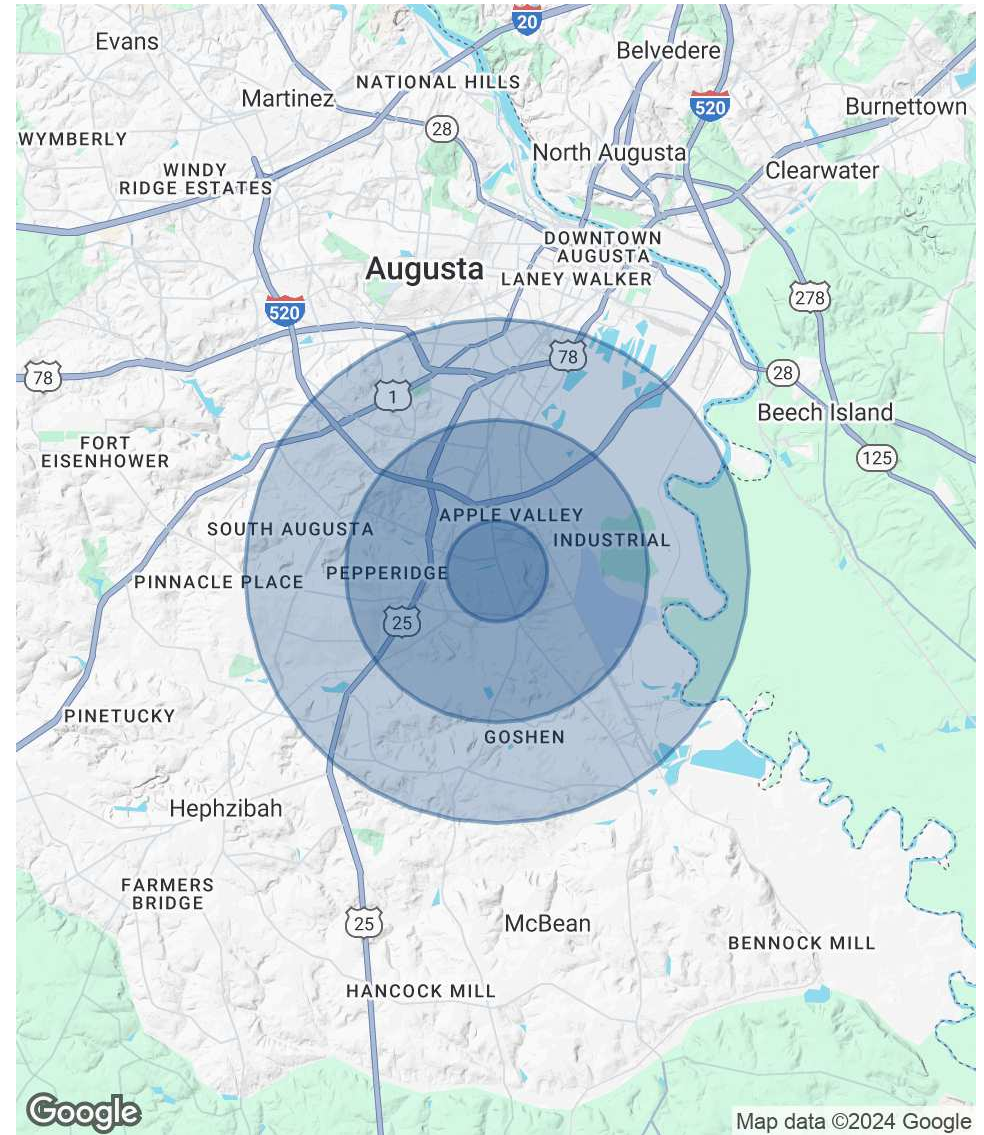
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,258	25,109	70,608
Average Age	35	39	39
Average Age (Male)	33	37	37
Average Age (Female)	38	40	41

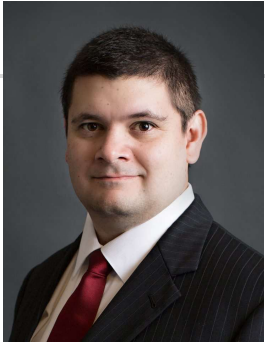
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	691	9,156	26,740
# of Persons per HH	3.3	2.7	2.6
Average HH Income	\$64,777	\$65,976	\$64,293
Average House Value	\$149,516	\$138,562	\$146,194

Demographics data derived from AlphaMap



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Advisor Bio 1



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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

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