



FOR LEASE

OFFICE AND LAYDOWN
YARD

304 Golden Camp Road, Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

Site consists of an office that has been completely renovated. Building has new roof, electrical, floors, bathroom, kitchen, etc. Along with the 1,374 SF office is a fenced laydown yard with a gate. Fence is less than 1 year old and lot has been cleared and gravel put down. Site is zoned Light Industrial. There is a large basement storage area under the office as well. The combination is the perfect use for someone looking for a location that needs an area for equipment storage or vehicle parking.

LOCATION DESCRIPTION

Positioned at the signalized intersection of Deans Bridge Road and Golden Camp Road, the property benefits from high traffic counts and excellent visibility. It also provides convenient access to I-520 and Highway 78, enhancing its long-term potential for commercial or retail development.

OFFERING SUMMARY

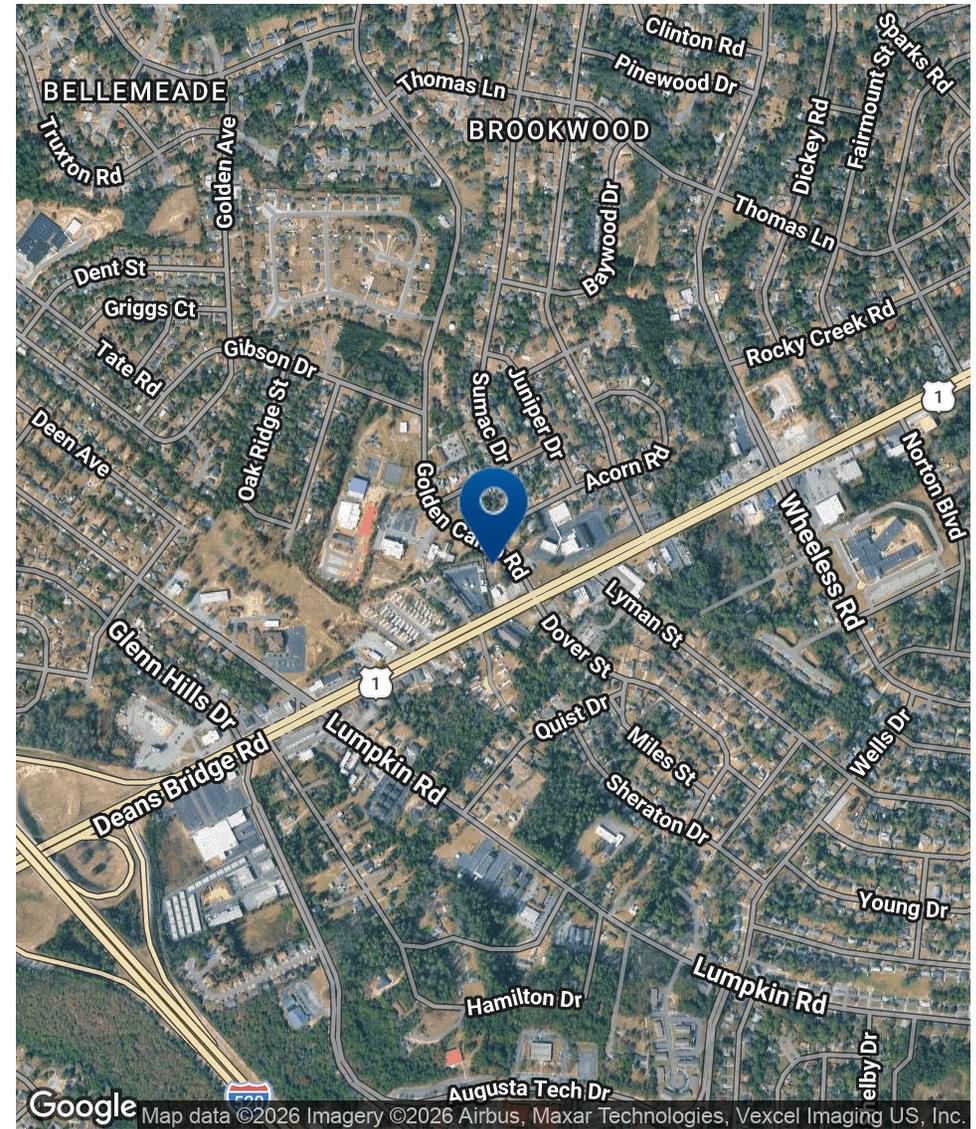
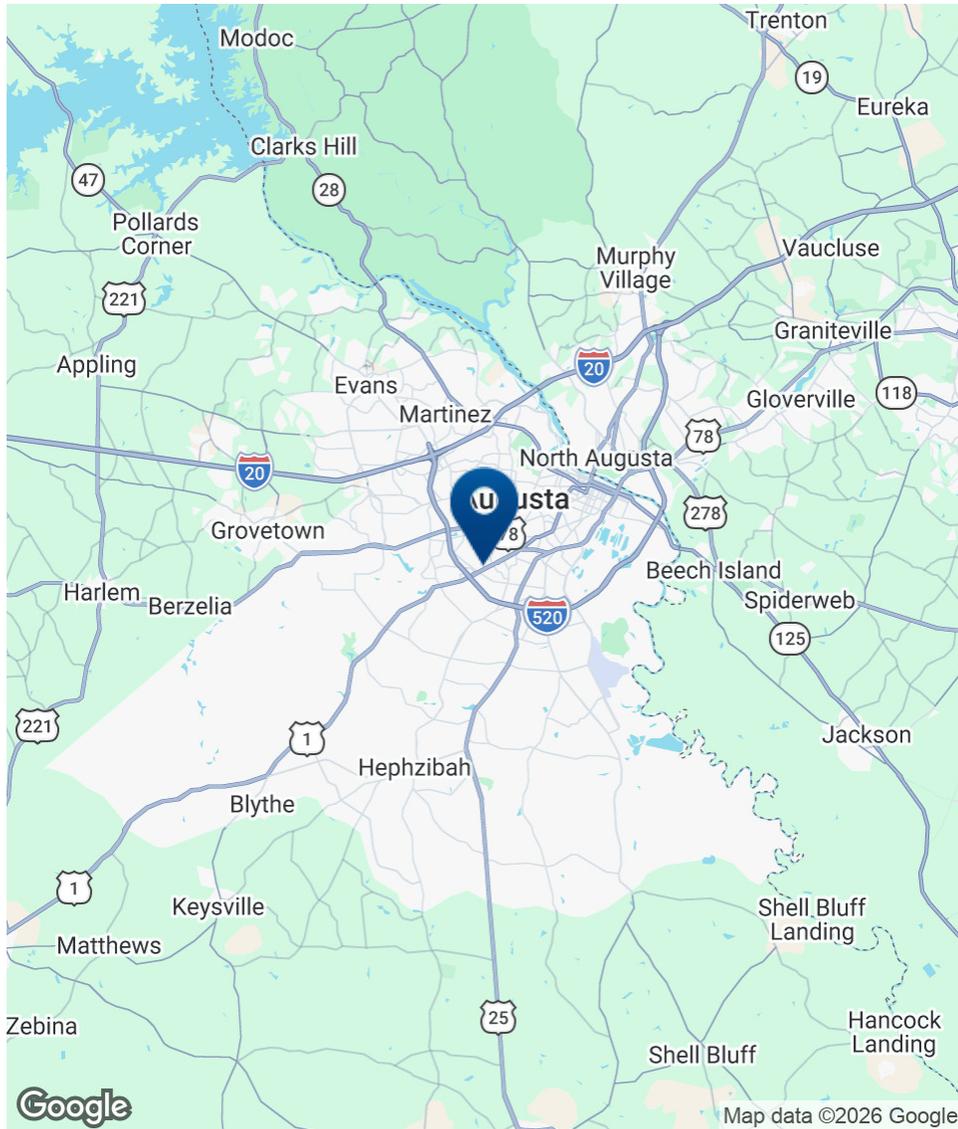
Lease Rate:	\$2,500.00 per month (MG)
Lot Size:	0.76 Acres
Building Size:	1,374 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	22,461	53,131	130,654
Total Population	56,578	131,766	331,858
Average HH Income	\$55,936	\$72,915	\$89,222



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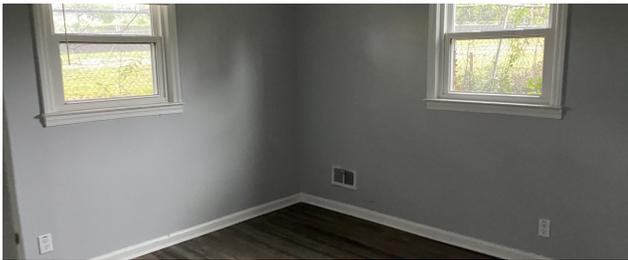
Location Map



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Additional Photos



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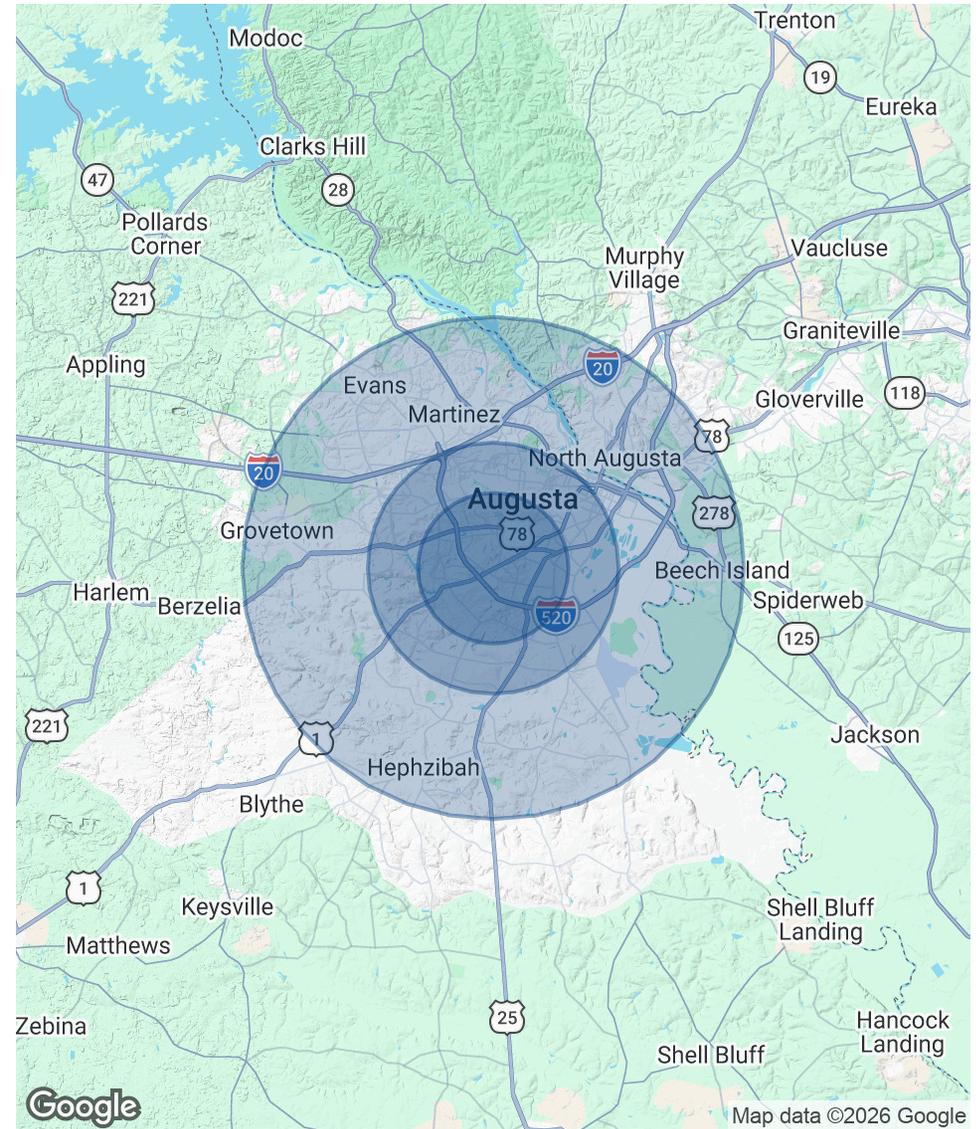
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Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	56,578	131,766	331,858
Average Age	39	39	39
Average Age (Male)	37	37	38
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	22,461	53,131	130,654
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$55,936	\$72,915	\$89,222
Average House Value	\$149,615	\$208,281	\$238,971

Demographics data derived from AlphaMap



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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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

4316 Washington Road
Evans, GA 30809
706.722.8334



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