



**FOR LEASE**

**3029 DEANS  
BRIDGE ROAD**

Augusta, GA 30906

**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

This office building on Deans Bridge Road in Augusta offers just over 2,000 SF of office space, featuring excellent visibility and ample parking.

## LOCATION DESCRIPTION

This property is located on Deans Bridge Road between Bobby Jones Expressway and Gordon Highway near the intersection at Golden Camp Road. The building is just under ten minutes away from Fort Eisenhower as well as Downtown Augusta.

## OFFERING SUMMARY

|                  |                    |
|------------------|--------------------|
| Lease Rate:      | \$14.00 SF/yr (MG) |
| Number of Units: | 1                  |
| Building Size:   | 2,079 SF           |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,143    | 24,081   | 53,006   |
| Total Population  | 7,880    | 62,190   | 137,388  |
| Average HH Income | \$38,397 | \$40,303 | \$48,604 |



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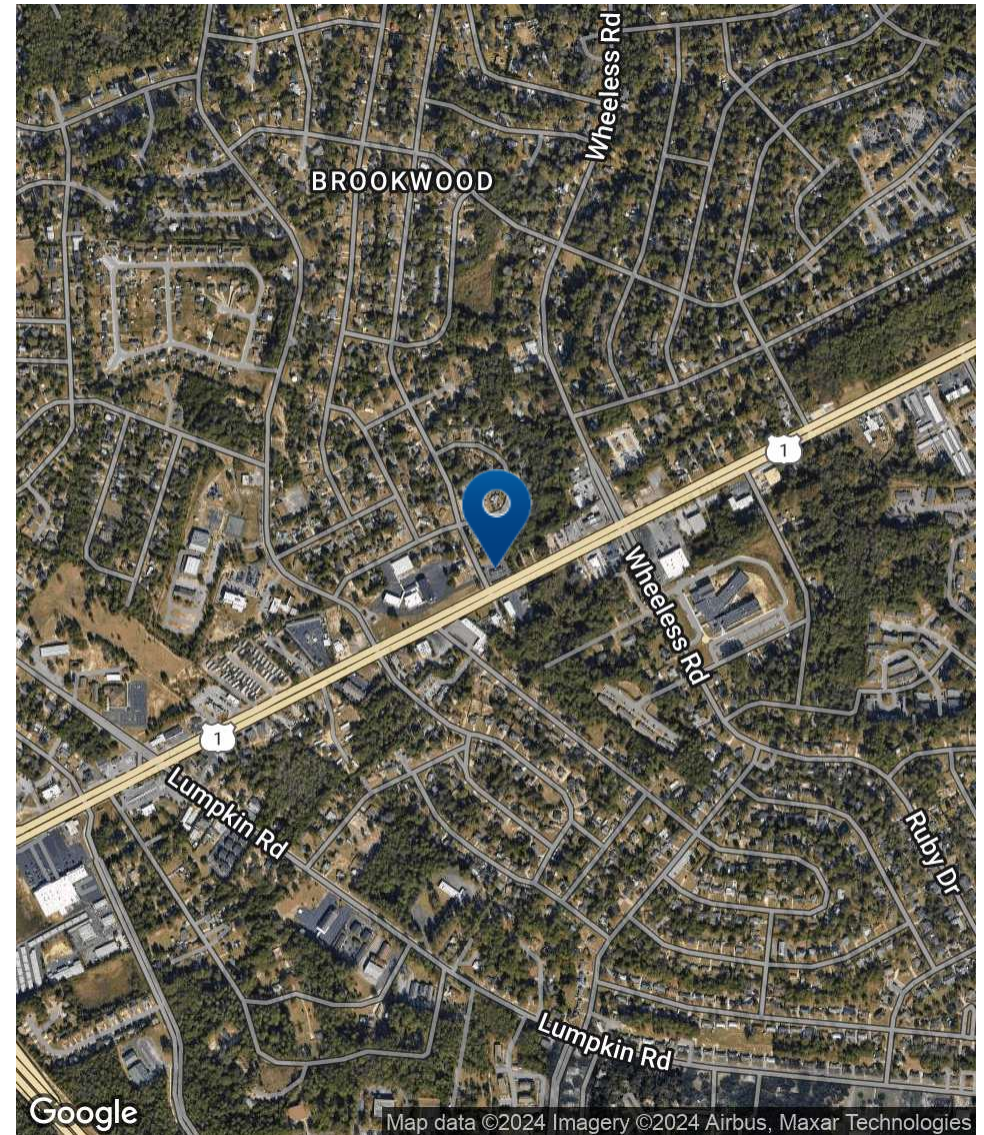
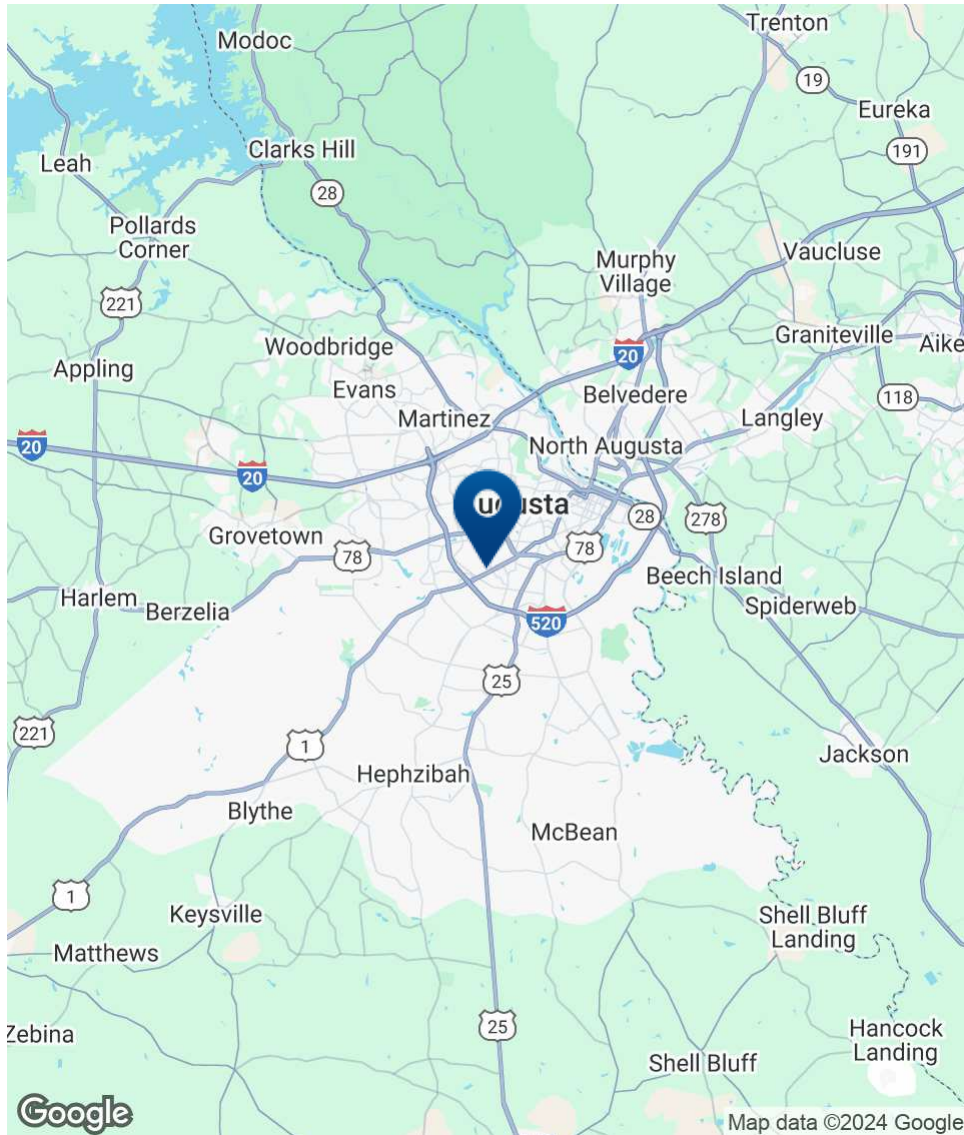
# Additional Photos



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# Location Map



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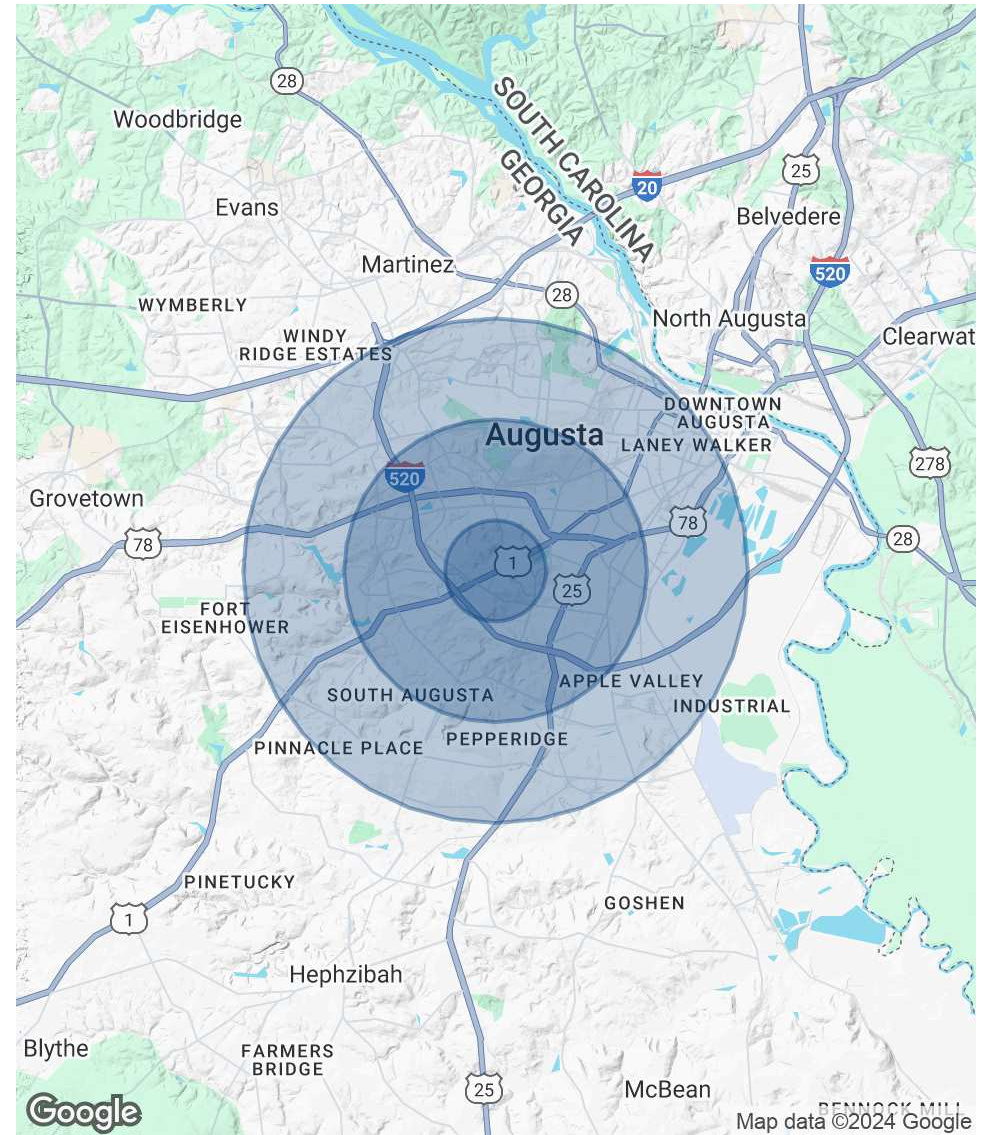
# Demographics Map & Report

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 7,880  | 62,190  | 137,388 |
| Average Age          | 33.3   | 33.5    | 34.3    |
| Average Age (Male)   | 32.8   | 31.5    | 32.2    |
| Average Age (Female) | 33.6   | 34.8    | 36.1    |

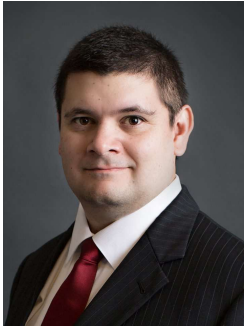
  

| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES  | 5 MILES  |
|---------------------|----------|----------|----------|
| Total Households    | 3,143    | 24,081   | 53,006   |
| # of Persons per HH | 2.5      | 2.6      | 2.6      |
| Average HH Income   | \$38,397 | \$40,303 | \$48,604 |
| Average House Value | \$89,722 | \$78,810 | \$84,417 |

\* Demographic data derived from 2020 ACS - US Census



# Advisor Bio



## 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](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  
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706.722.8334



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