



FOR LEASE

DOWNTOWN SPACE
FOR LEASE

1290 Broad Street, Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

This recently renovated space on upper broad features a new façade and glass storefront. Inside all components have been completely replacing including all electrical, plumbing, HVAC, lighting, and bathrooms. This 4,854 SF space features a wide-open layout with plenty of storage in the rear as well as a roll up door for deliveries. Strategically located next door to Frog Hollow Tavern and the newly constructed Hyatt Hotel. Site has easy access and parking via Broad Street and the intersection of 13th. The space is suitable for office or retail uses.

LOCATION DESCRIPTION

Located at the corner of 13th Street and Broad, this space has a traffic count of over 10k cars per day. Thirteenth street sees over 23k cars per day. The highly visible storefront is prominent for all employees driving into downtown during the morning and for lunch. Dining at the high traffic Frog Hollow Tavern next door encourages strong visibility in the evenings.

OFFERING SUMMARY

Lease Rate:	\$13.75 SF/yr (NNN)
Available SF:	4,854 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,913	20,881	46,516
Total Population	5,599	46,583	105,037
Average HH Income	\$56,239	\$66,516	\$75,479



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Retailer Map



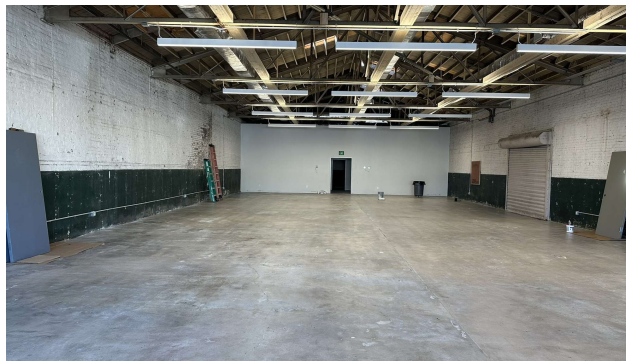
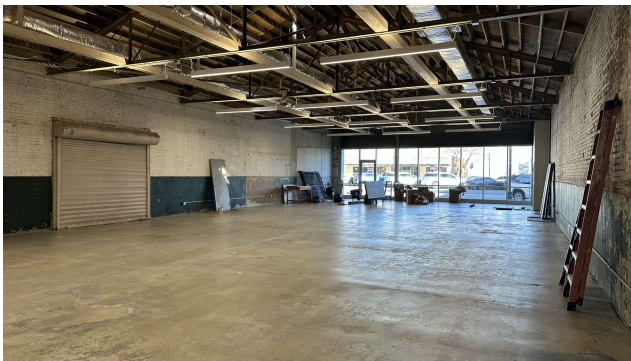
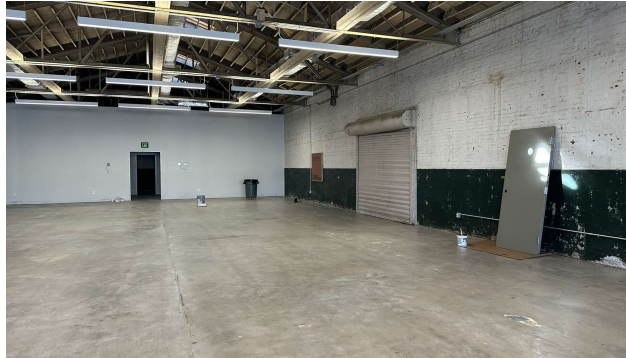
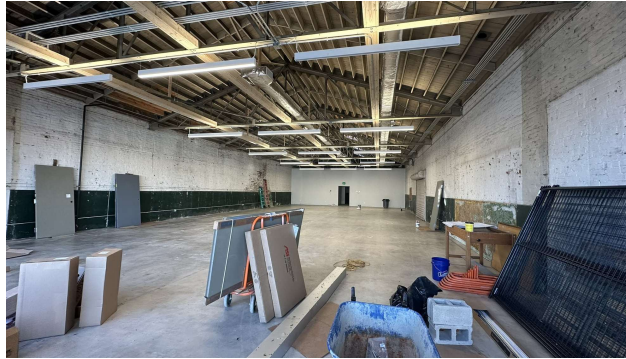
Google

Map data ©2025

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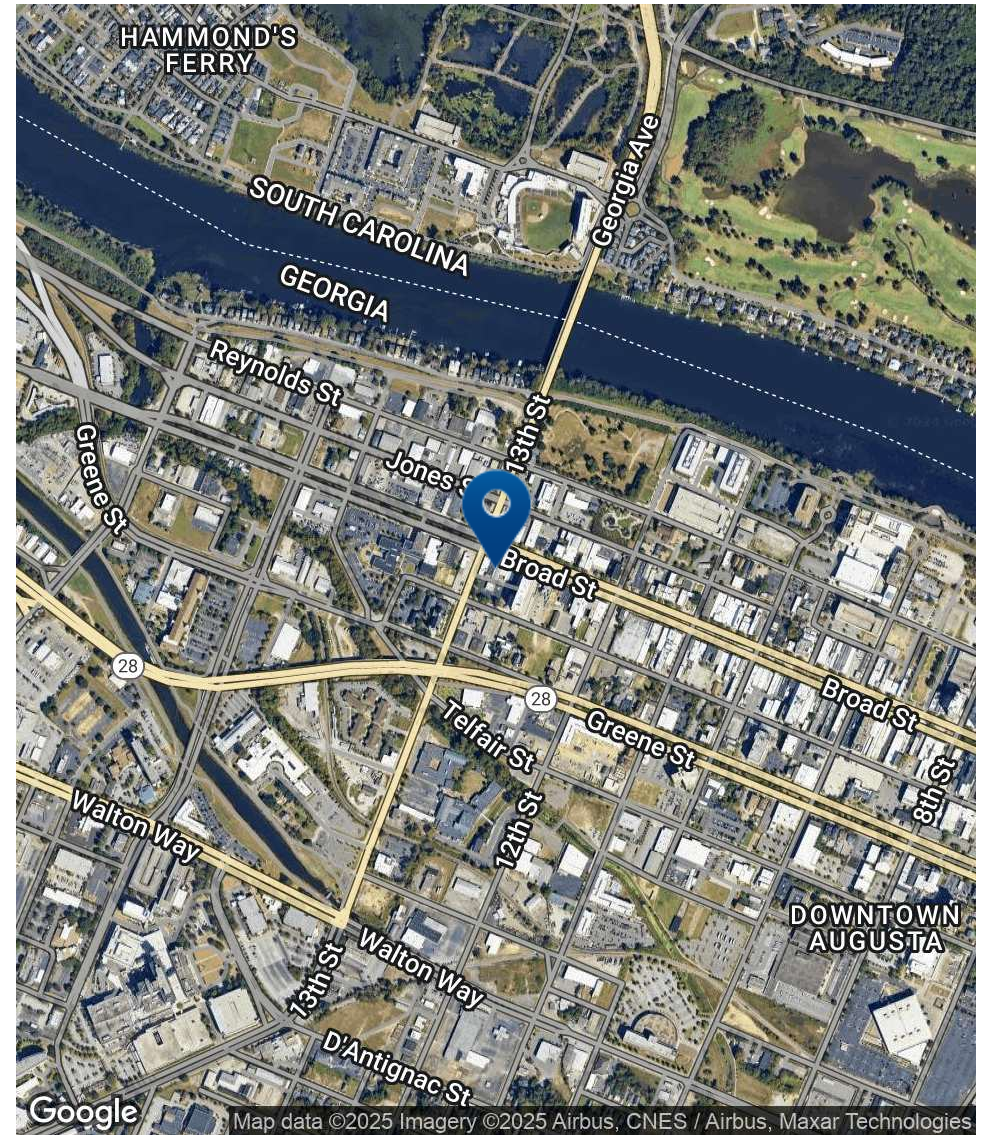
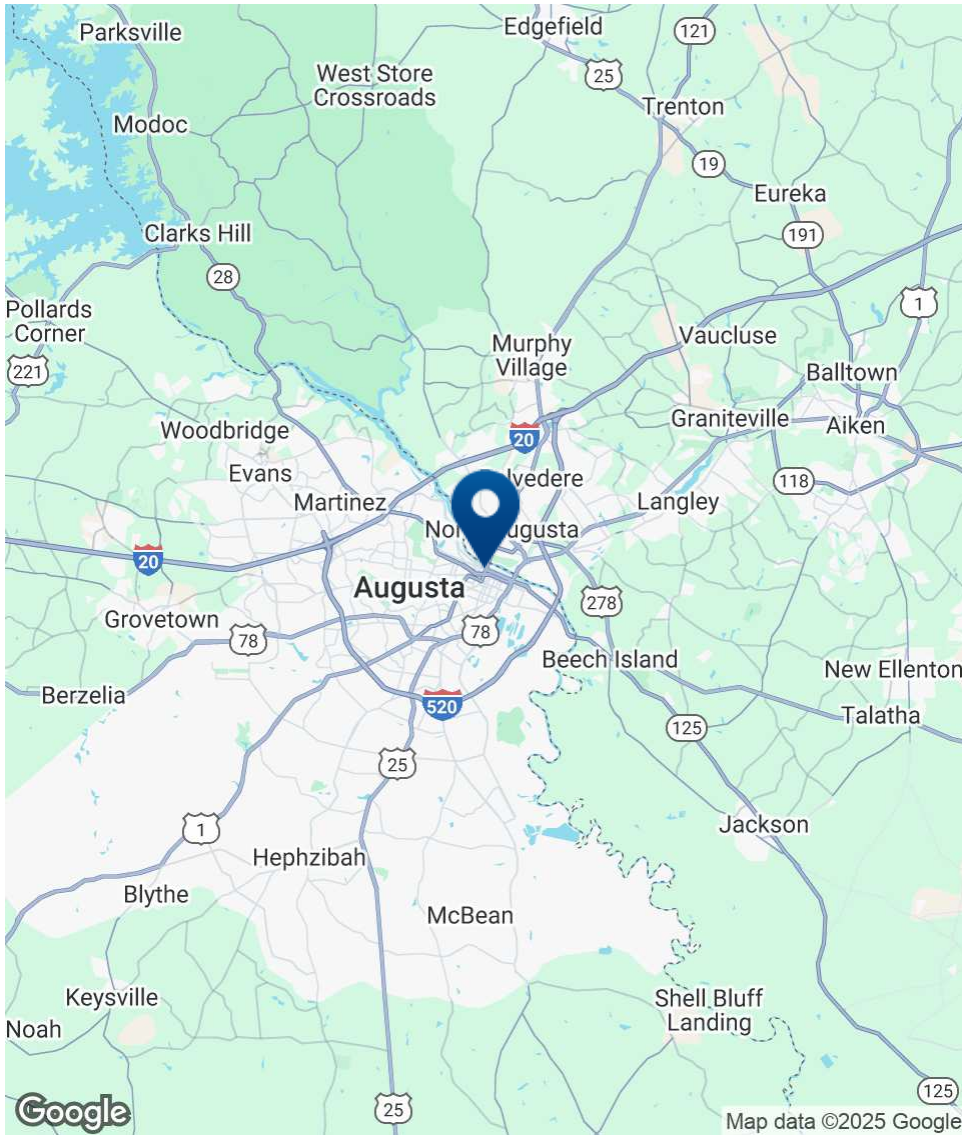
Additional Photos



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Location Map



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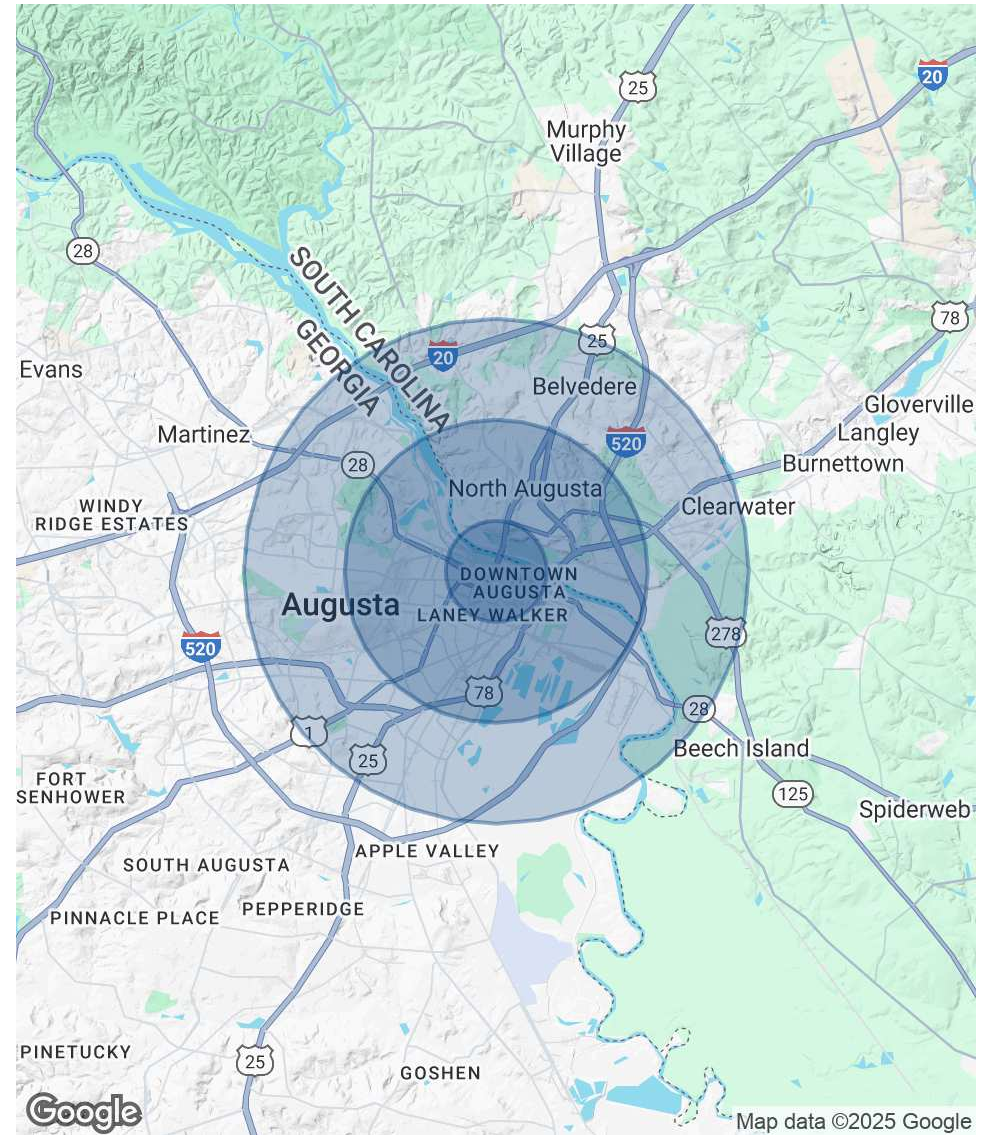
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Demographics Map & Report

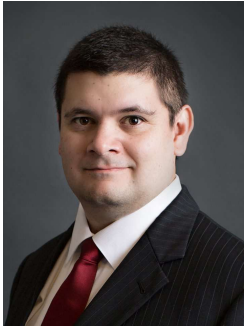
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,599	46,583	105,037
Average Age	45	41	40
Average Age (Male)	44	40	39
Average Age (Female)	46	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,913	20,881	46,516
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$56,239	\$66,516	\$75,479
Average House Value	\$253,352	\$222,422	\$231,993

* Demographic data derived from 2020 ACS - US Census



Advisor Bio 1



JOE EDGE, SIOR, CCIM

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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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