



FOR LEASE

4268 BELAIR  
FRONTAGE

4268 Belair Frontage Rd, Augusta, GA 30909

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**CONNIE WILSON, CCIM**

Sr. VP, Associate Broker

[cwilson@shermanandhemstreet.com](mailto:cwilson@shermanandhemstreet.com)

706.722.8334 x202

# Property Summary



## PROPERTY DESCRIPTION

Flexible floor plan with both office & warehouse space. The high ceiling and loading dock provides the ideal infrastructure for efficient operations. This property is designed to optimize productivity and streamline your business processes. Parking and easy access to major transportation routes.

## PROPERTY HIGHLIGHTS

- Flexible floor plan
- 1500 sf warehouse space
- High ceilings
- Ample loading dock
- Strategic location
- Easy access to major transportation routes

## OFFERING SUMMARY

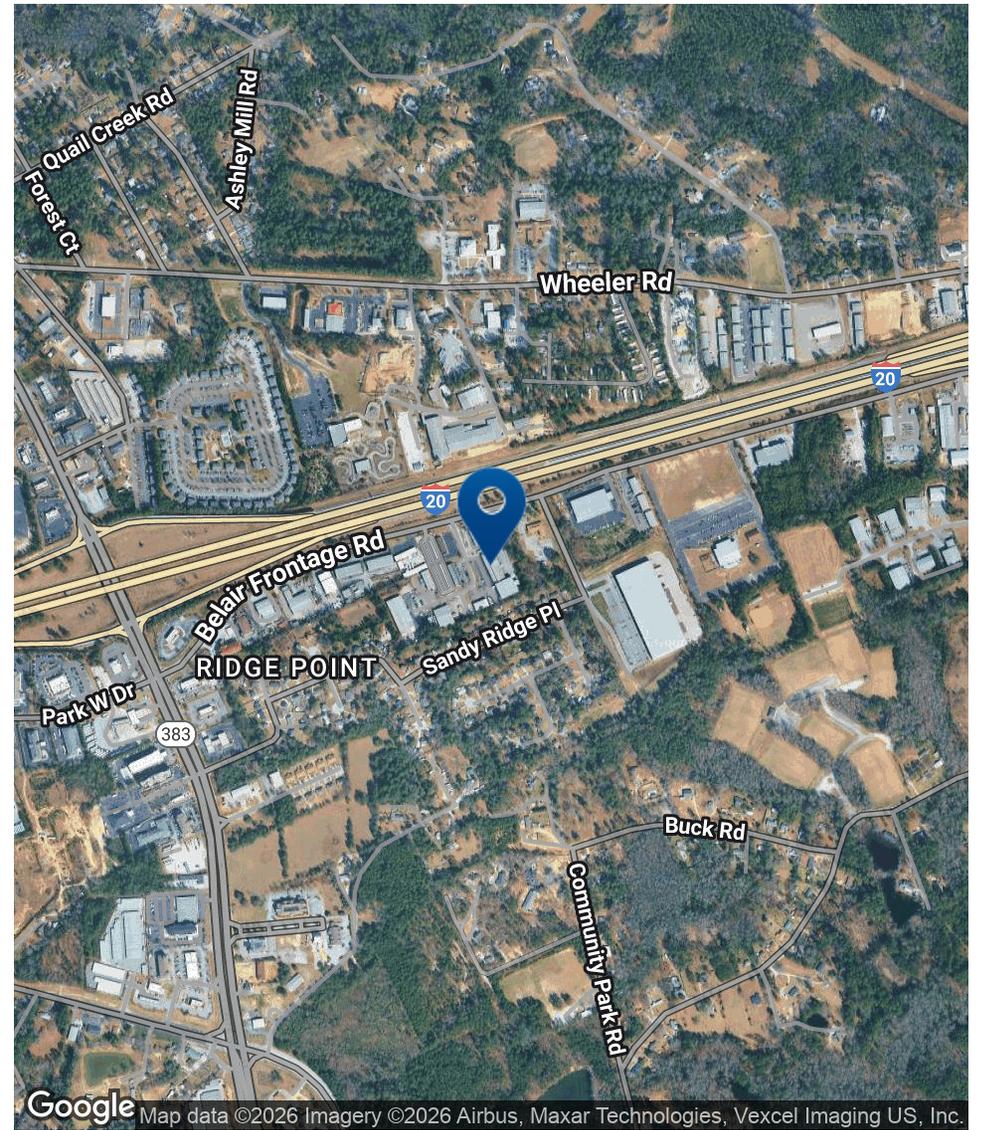
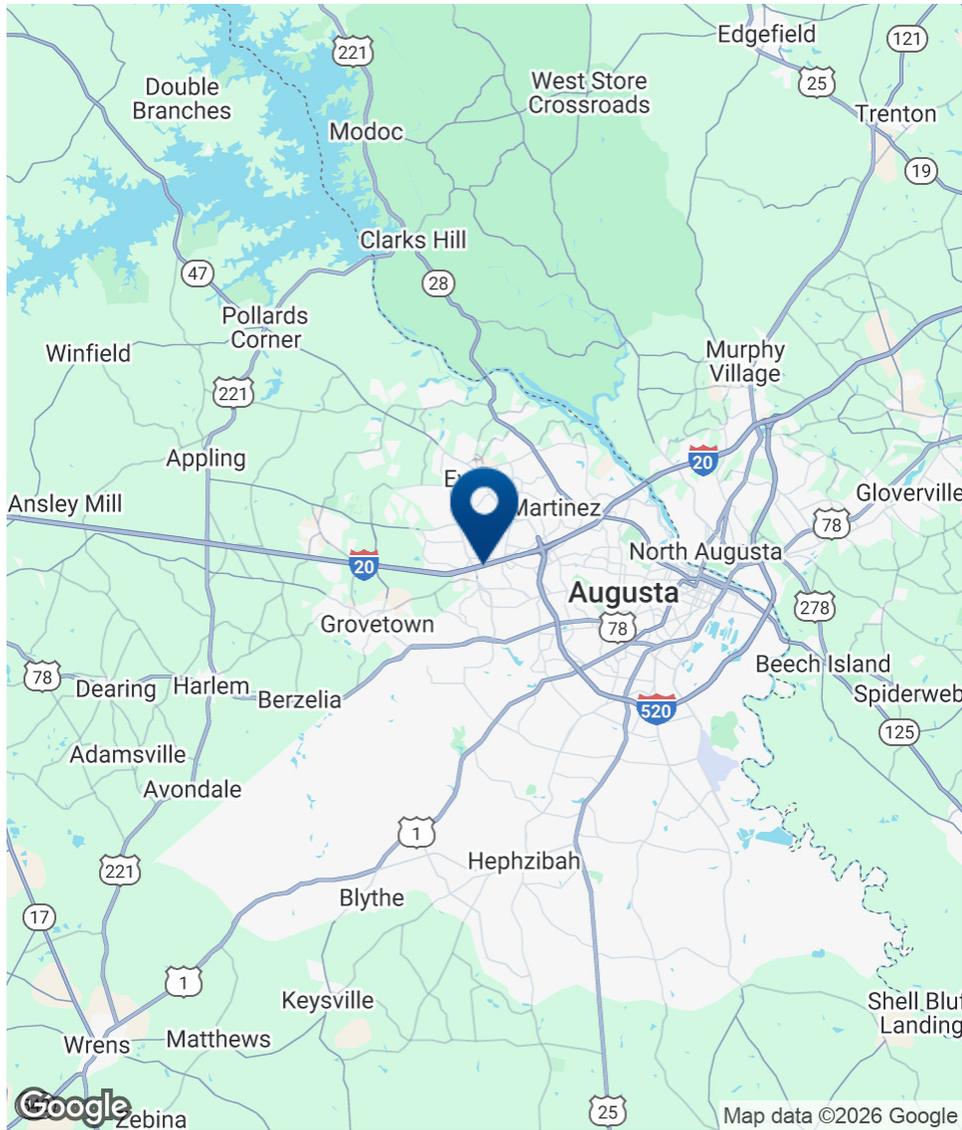
Lease Rate:	\$13.00 SF/yr (MG)
Number of Units:	1
Available SF:	2,000 SF
Lot Size:	63,312 SF
Building Size:	2,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,603	21,307	52,770
Total Population	3,647	51,054	137,665
Average HH Income	\$81,052	\$85,550	\$99,624



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# Location Map



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# Additional Photos



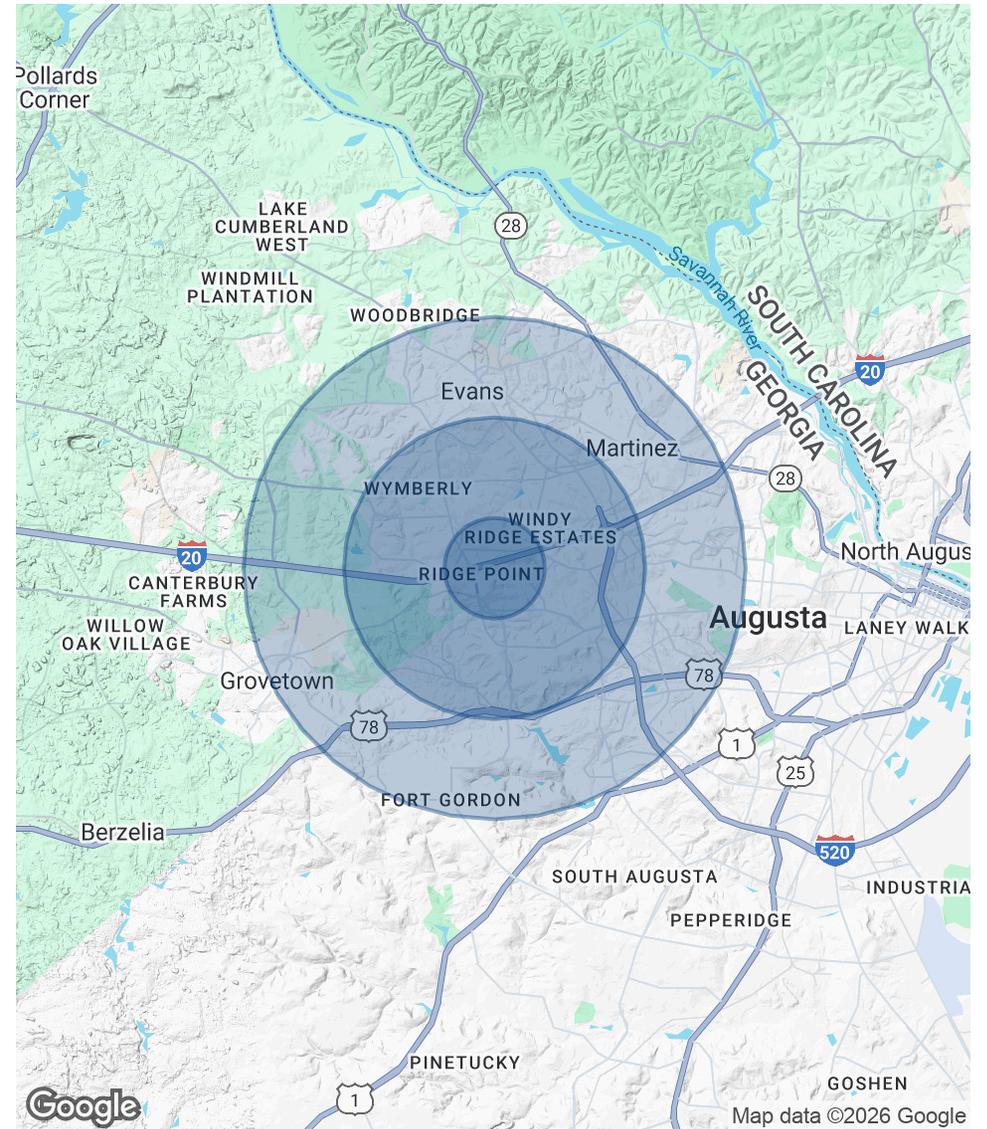
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# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,647	51,054	137,665
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	41	42	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,603	21,307	52,770
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$81,052	\$85,550	\$99,624
Average House Value	\$208,352	\$225,864	\$262,730

Demographics data derived from AlphaMap



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