

A photograph of a modern, single-story commercial building with large windows and brick pillars, set against a dark, cloudy sky at dusk. The building is surrounded by trees and a parking lot with a few signs.

FOR LEASE

FORMER BANK BRANCH

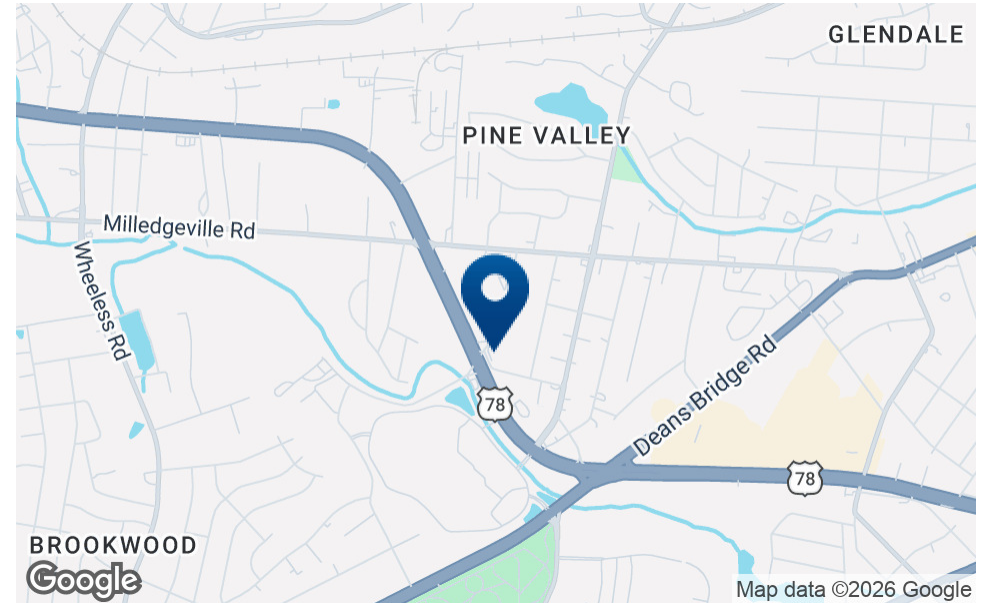
1749 Gordon Highway, Augusta, GA 30904

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

JODI LYLES
Sales Administrator
creads@shermanandhemstreet.com
706.288.1067

Property Summary



PROPERTY DESCRIPTION

This former Bank of America retail branch is located at 1749 Gordon Highway in Augusta, GA. This exceptional property boasts high visibility and easy access, making it an ideal location for businesses seeking prominence and convenience. With ample parking, this space provides a comfortable and functional environment for tenants and visitors alike. The property's strategic location offers proximity to major highways, ensuring seamless connectivity and accessibility. Whether for retail, office, or service-oriented businesses, this versatile property sets the stage for success in a thriving commercial district. Take advantage of this opportunity to elevate your business in a prominent and dynamic setting.

LOCATION DESCRIPTION

This location offers a blend of connectivity and traffic with easy access to downtown Augusta and Fort Gordon. Enjoy seamless commutes and accessibility to major thoroughfares, fostering a dynamic and connected workplace environment. Site is in close proximity to I:520 with easy ingress/egress.

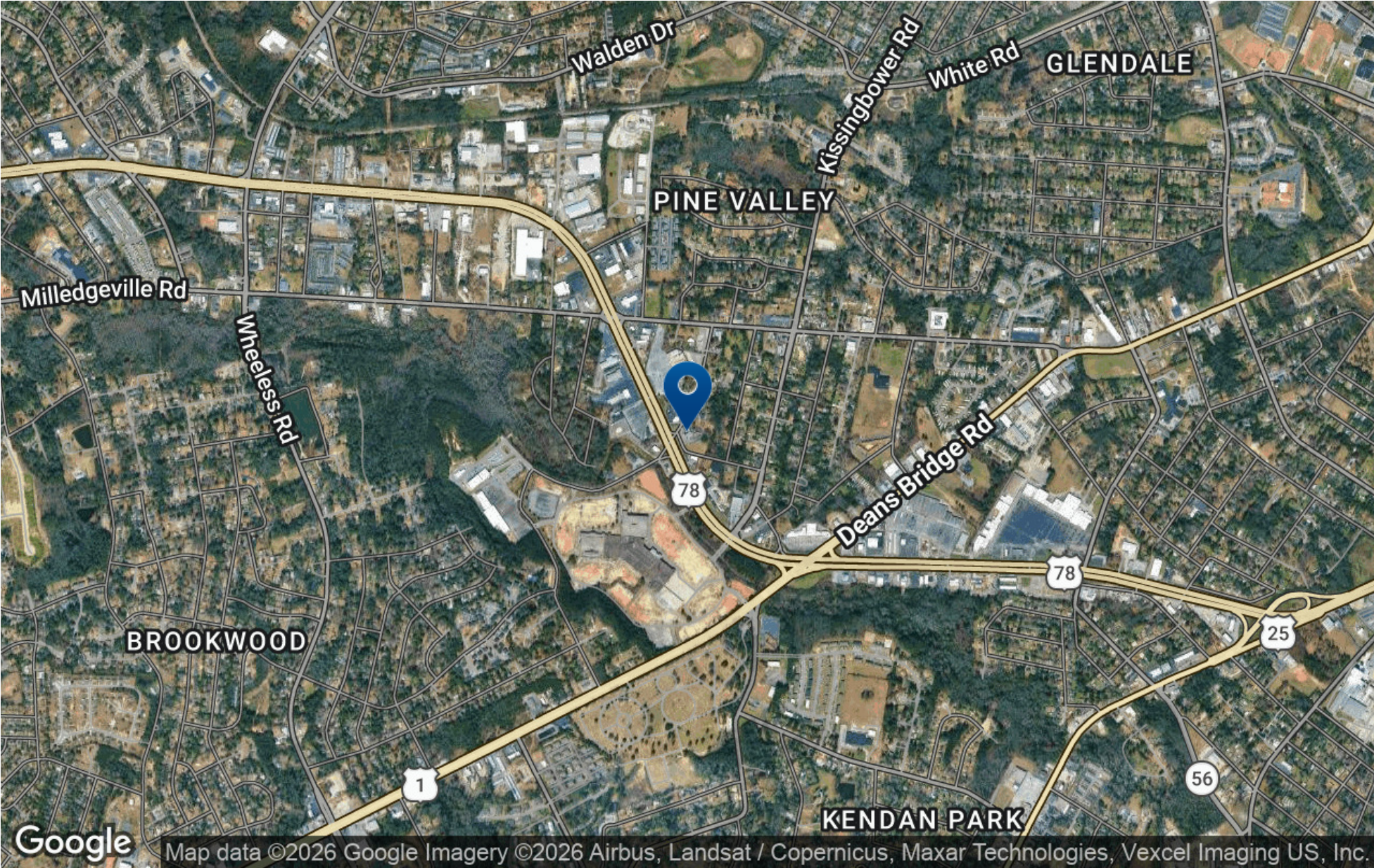
OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Lot Size:	4.33 Acres
Building Size:	4,405 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,812	22,513	52,260
Total Population	7,318	58,346	132,036
Average HH Income	\$38,188	\$65,085	\$71,047

Location Map



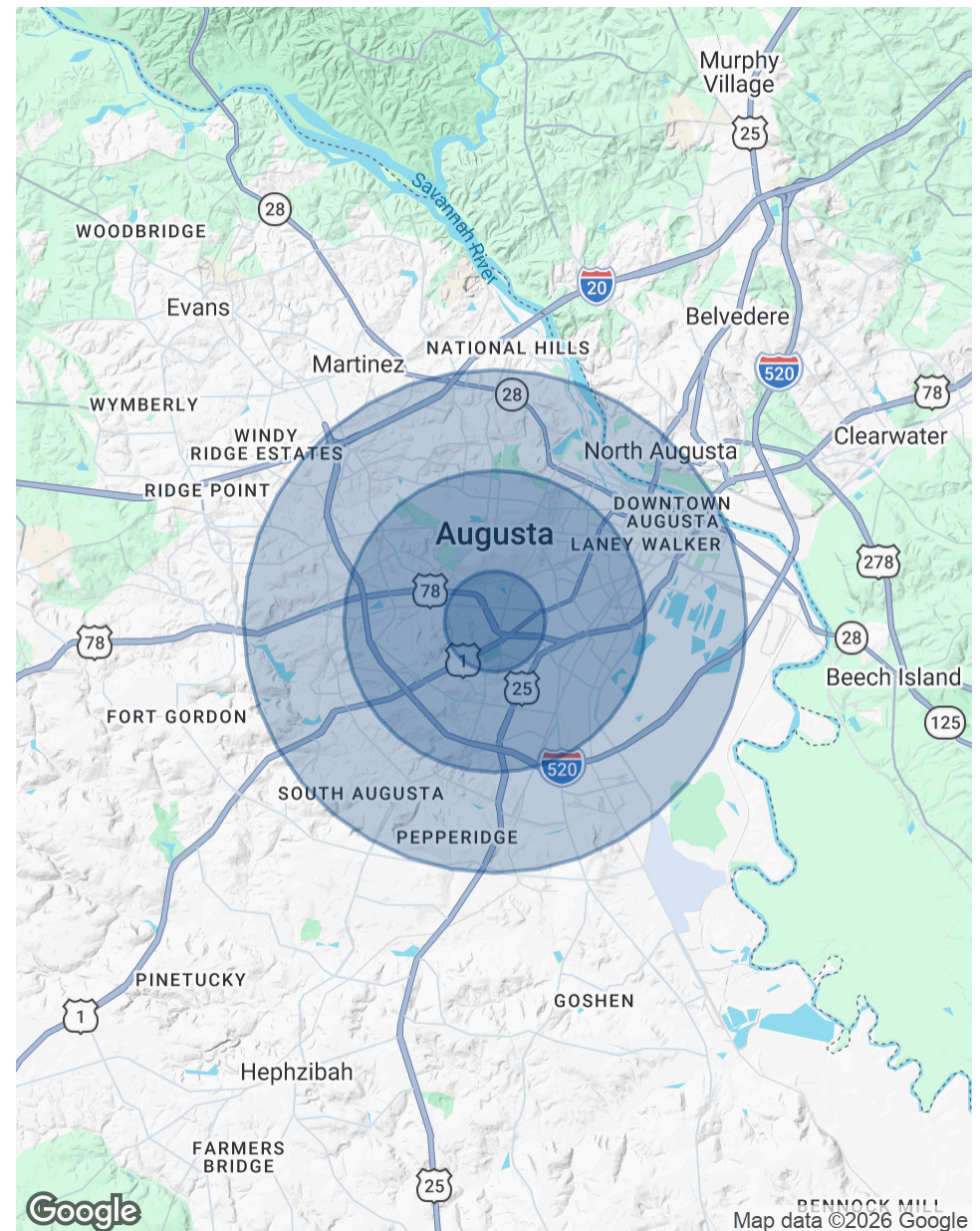
Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,318	58,346	132,036
Average Age	33.8	35.6	37.6
Average Age (Male)	29.0	32.7	34.8
Average Age (Female)	36.5	37.5	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,812	22,513	52,260
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$38,188	\$65,085	\$71,047
Average House Value	\$65,585	\$156,586	\$183,181

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	3.9%	4.7%	5.1%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,078	17,413	43,464
Total Population - Black	5,843	35,922	75,704
Total Population - Asian	0	487	2,212
Total Population - Hawaiian	0	169	283
Total Population - American Indian	3	52	145
Total Population - Other	249	1,031	2,766



Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

Direct: **706.288.1077** | Cell: **706.627.2789**

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)

Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

4316 Washington Road

Evans, GA 30809

706.722.8334

Additional Photos

