



FOR LEASE

525 BROAD ST

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 single tenant 3,294 square foot building is ideal for retail use. (SF doesn't include extra 1,200 storage building in rear) The space is primarily wide open with a few rooms towards the rear including a bathroom and office. In the rear there is ample storage space with higher ceilings. Rear of building opens up to a courtyard which allows alley access through a secure gate towards the front of the building on Broad St. Behind the main building is a 1,200 square foot storage building. Building has good electrical, plumbing, and HVAC. Roof was replaced fairly recently and interior has new drop ceiling. Space has great visibility and sign opportunities in a fast growing part of Broad St. A new high-end restaurant is scheduled to open on the same block within the next few months.

LOCATION DESCRIPTION

Situated in the heart of downtown Augusta, this property is perfect for retail use, benefiting from consistent foot traffic. It's surrounded by a variety of restaurants, shops, and businesses, providing excellent visibility. Additionally, the location has close proximity to all major highways and is convenient to both Georgia and South Carolina.

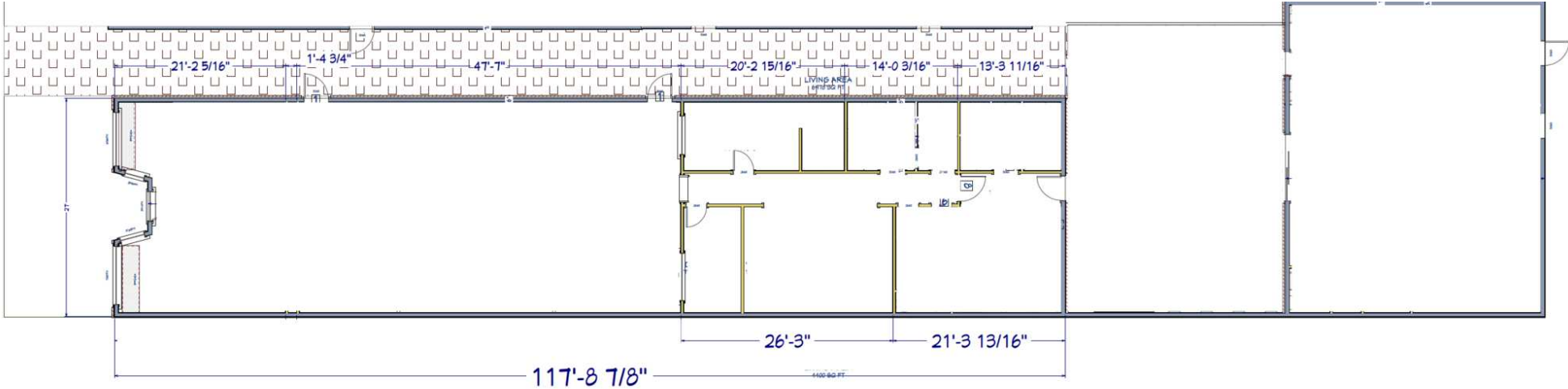
OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (MG)
Available SF:	3,294 - 4,494 SF



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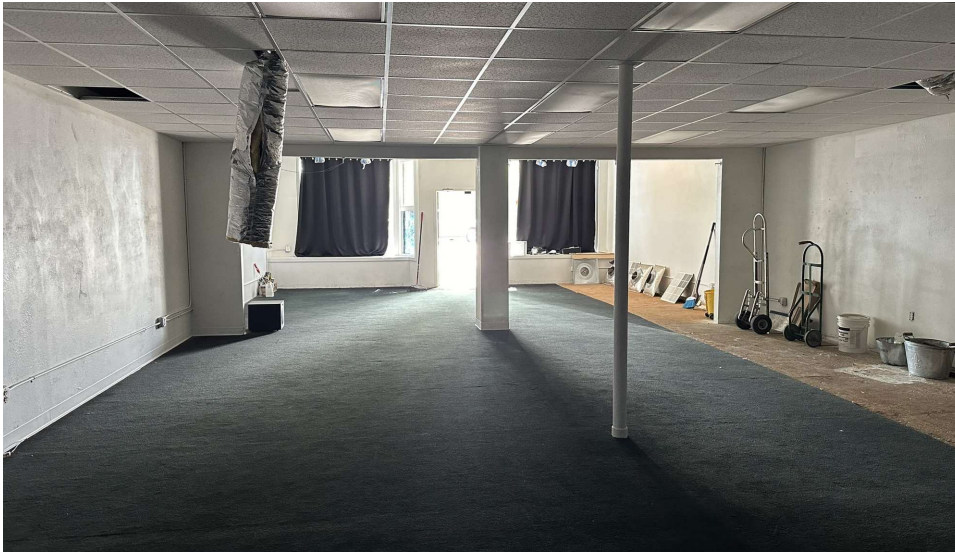
FLOORPLAN



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Additional Photos



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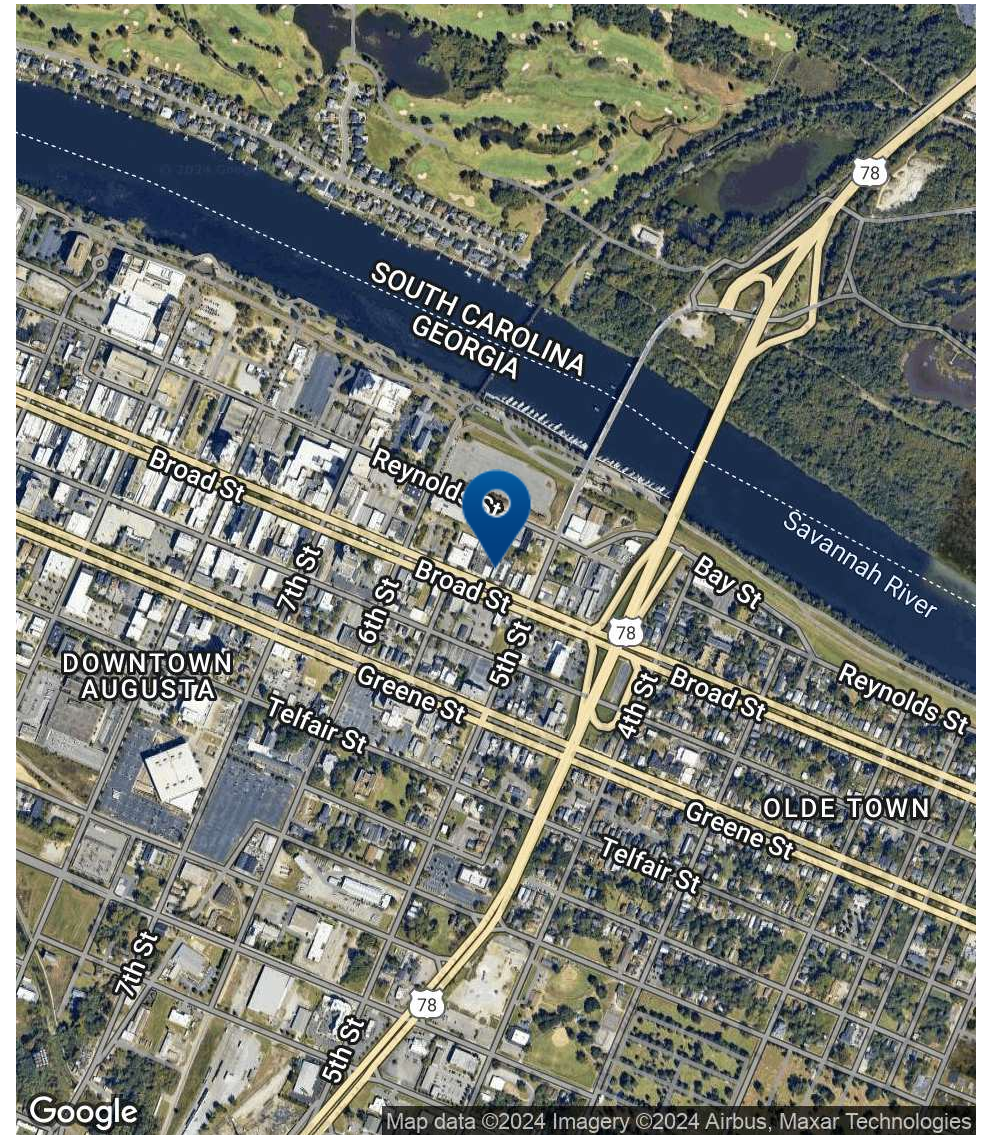
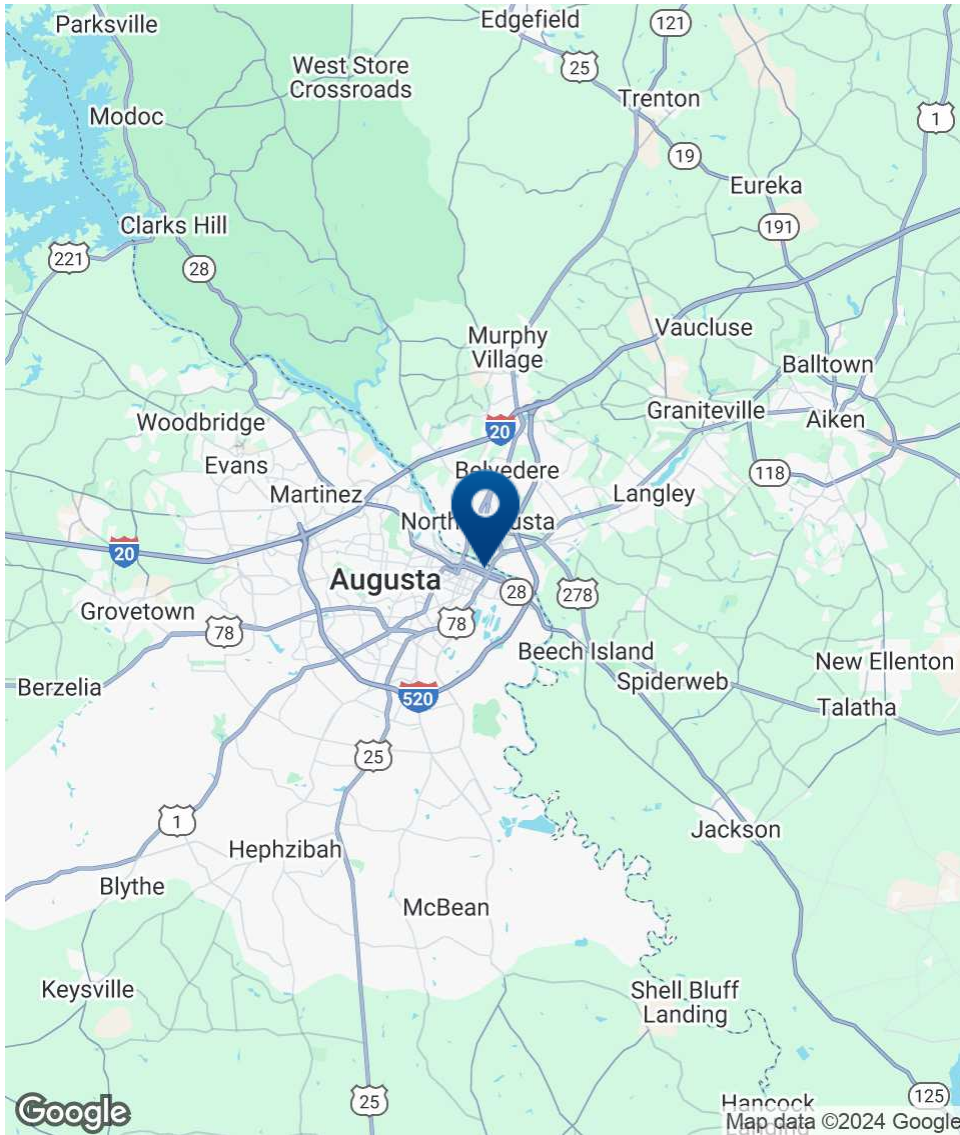
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Retailer Map



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

Location Map



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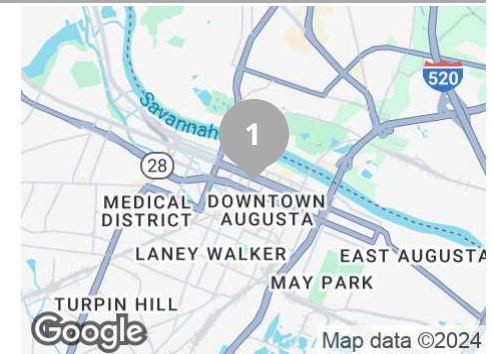
Lease Comps



970 BROAD
970 Broad St, Augusta, GA 30901

Leased 8/11/2023

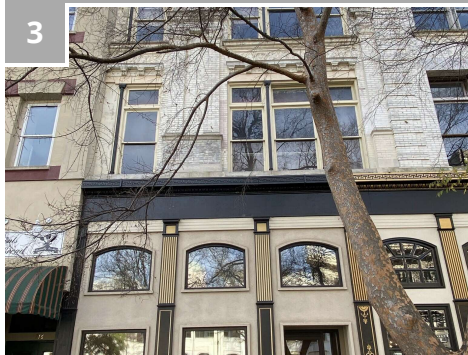
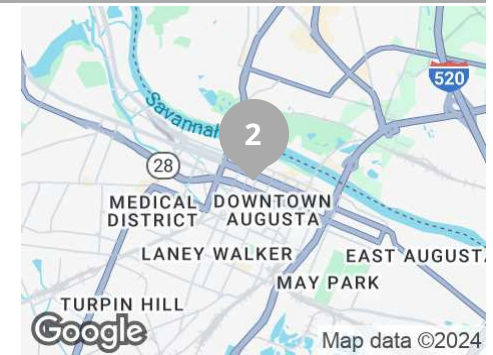
Lease Rate: \$15.00 /SF/yr Lease Type: NNN
Space Size: 3,700 SF



211 10TH STREET
211 10th Street, Augusta, GA 30901

Leased 7/5/2023

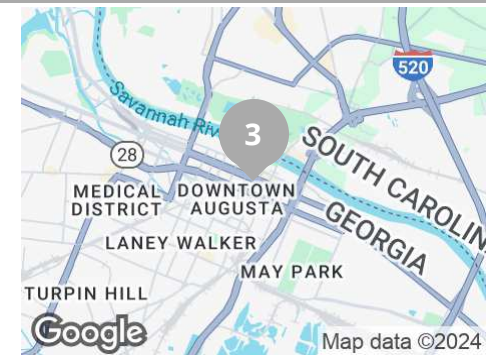
Lease Rate: \$24.00 /SF/yr Lease Type: NNN
Space Size: 3,277 SF



718 BROAD ST
718 Broad St, Augusta, GA 30901

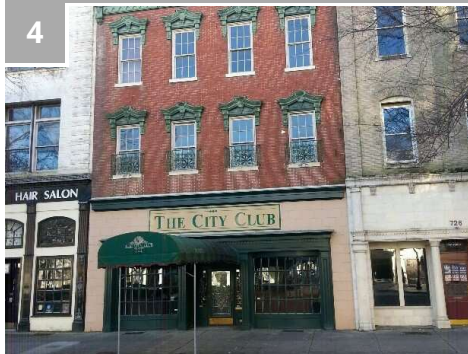
Leased 4/20/2023

Lease Rate: \$10.61 /SF/yr Lease Type: Modified Gross
Space Size: 3,620 SF Lease Term: 60 months



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Lease Comps

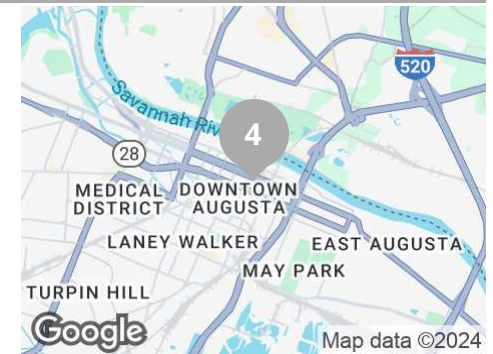


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722 BROAD ST
722 Broad St, Augusta, GA 30901

Leased 7/1/2022

Lease Rate: \$12.00 /SF/yr Lease Type: Modified Gross
Space Size: 3,251 SF Lease Term: 36 months

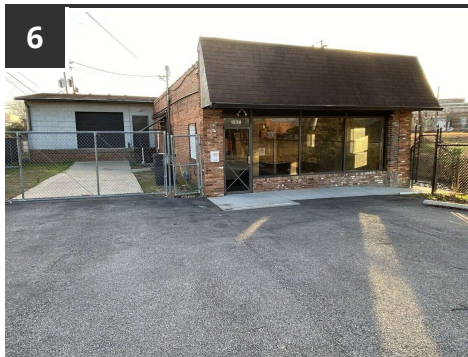
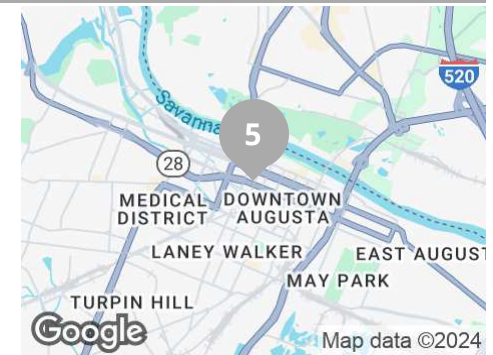


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1101 GREENE ST
1101 Greene St, Augusta, GA 30901

Leased 10/1/2021

Lease Rate: \$15.00 /SF/yr Lease Type: Modified Gross
Space Size: 2,310 SF Lease Term: 36 months

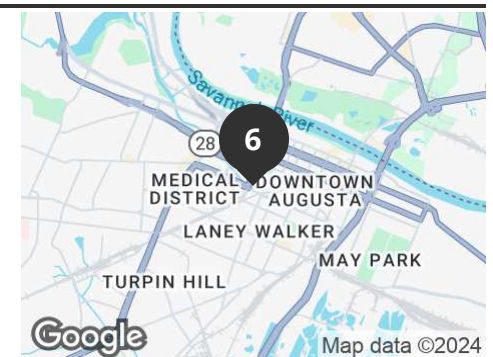


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1238 FENWICK ST
1238 Fenwick St, Augusta, GA 30901

On Market

Lease Rate: \$9.50 /SF/yr Lease Type: Modified Gross
Space Size: 4,661 SF



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Lease Comps

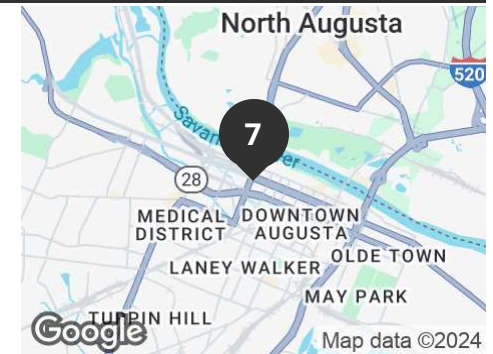


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1290 BROAD ST
1290 Broad St, Augusta, GA 30901

On Market

Lease Rate: \$11.00 /SF/yr Lease Type: Modified Gross
Space Size: 4,845 SF

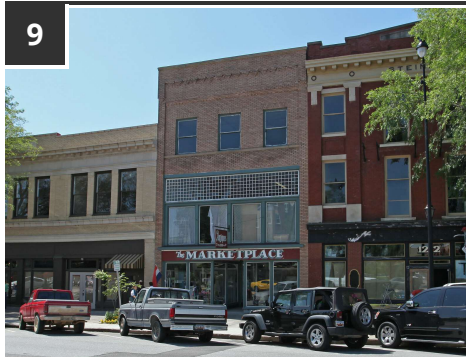
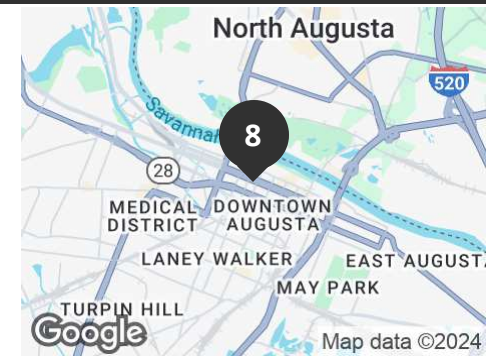


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1016 BROAD ST
1016 Broad St, Augusta, GA 30901

On Market

Lease Rate: \$12.00 /SF/yr Lease Type: Modified Gross
Space Size: 3,000 SF

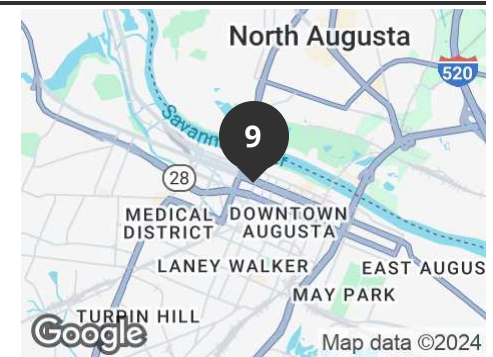


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1208 BROAD ST
1208 Broad St, Augusta, GA 30901

On Market

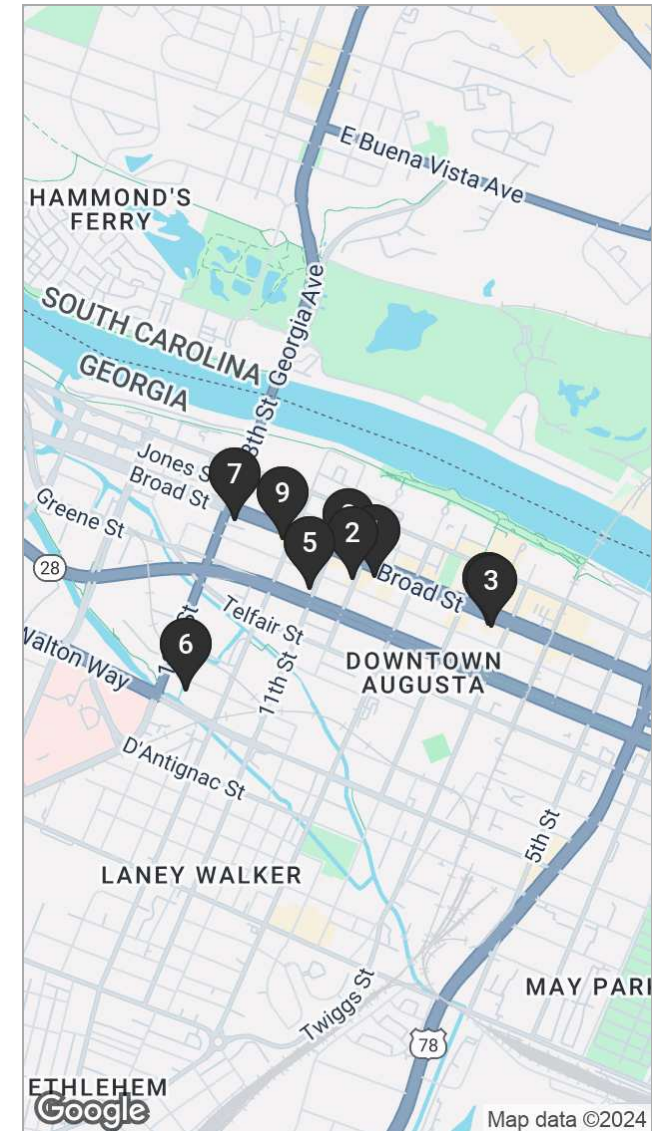
Lease Rate: \$16.00 /SF/yr Lease Type: NNN
Space Size: 3,079 SF



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Lease Comps Map & Summary

	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE	DEAL STATUS
1	970 Broad 970 Broad St Augusta, GA	\$15.00 /SF/yr	NNN	3,700 SF	Leased 8/11/2023
2	211 10th Street 211 10th Street Augusta, GA	\$24.00 /SF/yr	NNN	3,277 SF	Leased 7/5/2023
3	718 Broad St 718 Broad St Augusta, GA	\$10.61 /SF/yr	Modified Gross	3,620 SF	Leased 4/20/2023
4	722 Broad St 722 Broad St Augusta, GA	\$12.00 /SF/yr	Modified Gross	3,251 SF	Leased 7/1/2022
5	1101 Greene St 1101 Greene St Augusta, GA	\$15.00 /SF/yr	Modified Gross	2,310 SF	Leased 10/1/2021
6	1238 Fenwick St 1238 Fenwick St Augusta, GA	\$9.50 /SF/yr	Modified Gross	4,661 SF	On Market
7	1290 Broad St 1290 Broad St Augusta, GA	\$11.00 /SF/yr	Modified Gross	4,845 SF	On Market
8	1016 Broad St 1016 Broad St Augusta, GA	\$12.00 /SF/yr	Modified Gross	3,000 SF	On Market
9	1208 Broad St 1208 Broad St Augusta, GA	\$16.00 /SF/yr	NNN	3,079 SF	On Market
AVERAGES		\$13.90 /SF/YR		3,527 SF	



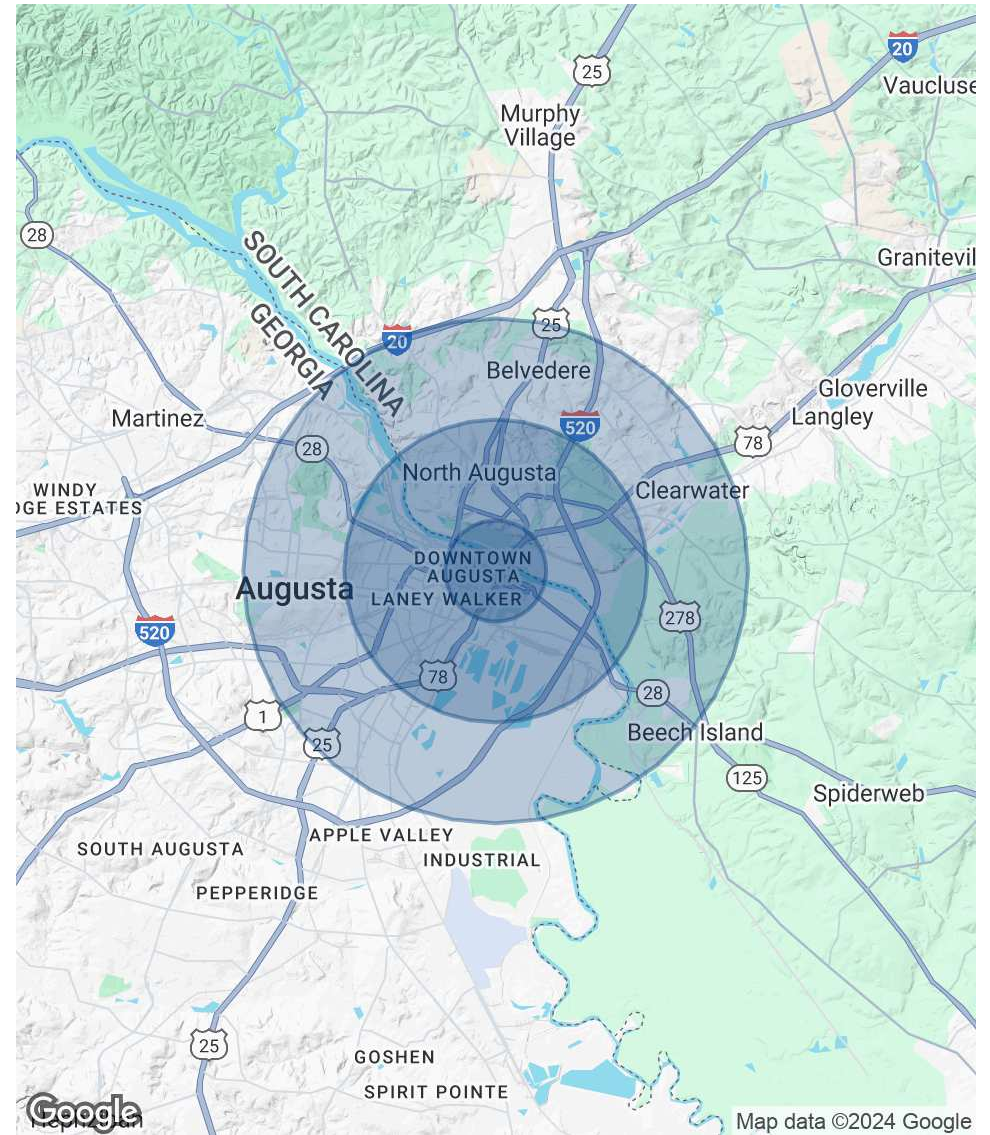
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Demographics Map & Report

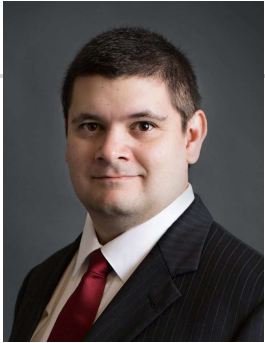
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,696	36,236	81,518
Average Age	43	40	41
Average Age (Male)	42	39	39
Average Age (Female)	44	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,813	16,062	35,852
# of Persons per HH	2	2.3	2.3
Average HH Income	\$42,012	\$59,643	\$68,250
Average House Value	\$172,604	\$193,809	\$217,722

Demographics data derived from AlphaMap



Advisor Bio 1



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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 or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

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