

242 N Masonic

242 N Masonic, Millen, GA 30442



OFFERING SUMMARY

Available SF:

Lease Rate: N/A

Lot Size: 1.22 Acres

Building Size: 6,465

PROPERTY OVERVIEW

Previously used as a dialysis facility, this property would be excellent for a medical office or converted for your needs. Over 6400 square feet that includes a waiting room, exam room, 2 offices, break room, receptionist office, janitors closet and 4 bathrooms. The large treatment room could be converted to individual exam rooms. There is also a loading dock and large storage room. There are 4 entrance/exits to the building with switch activated handicap doors at the front entrance. There are multiple data ports throughout the building, an active fire panel and alarm system with door chimes. 2 hot water heaters with circulation pumps and exhaust systems throughout.

PROPERTY HIGHLIGHTS

- Walking Distance to local hospital
- Up to code medical facility

SHERMAN & HEMSTREET REAL ESTATE COMPANY

624 Ellis St. , Augusta, GA 30901
shermanandhemstreet.com
706.722.8334

JOE EDGE, SIOR, CCIM

jedge@shermanandhemstreet.com
706.288.1077

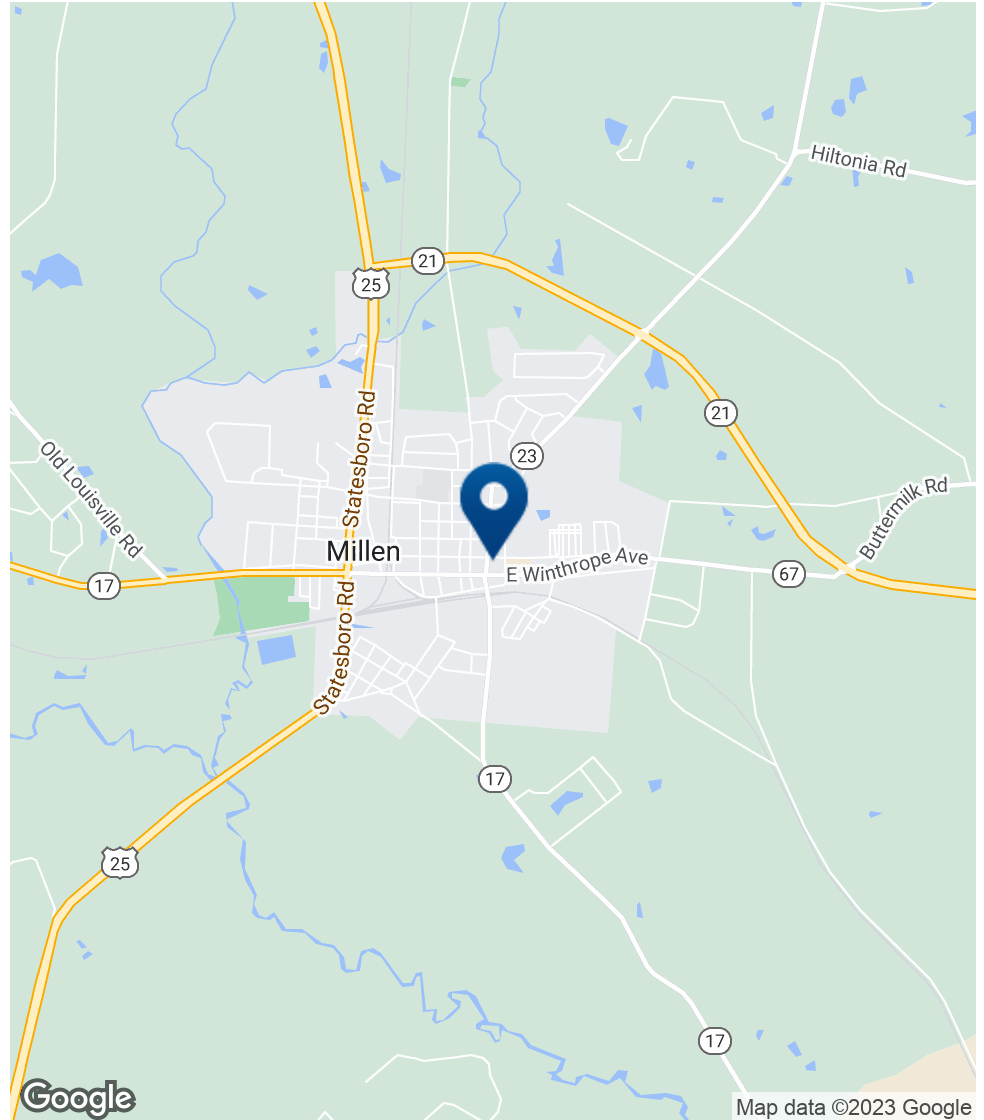
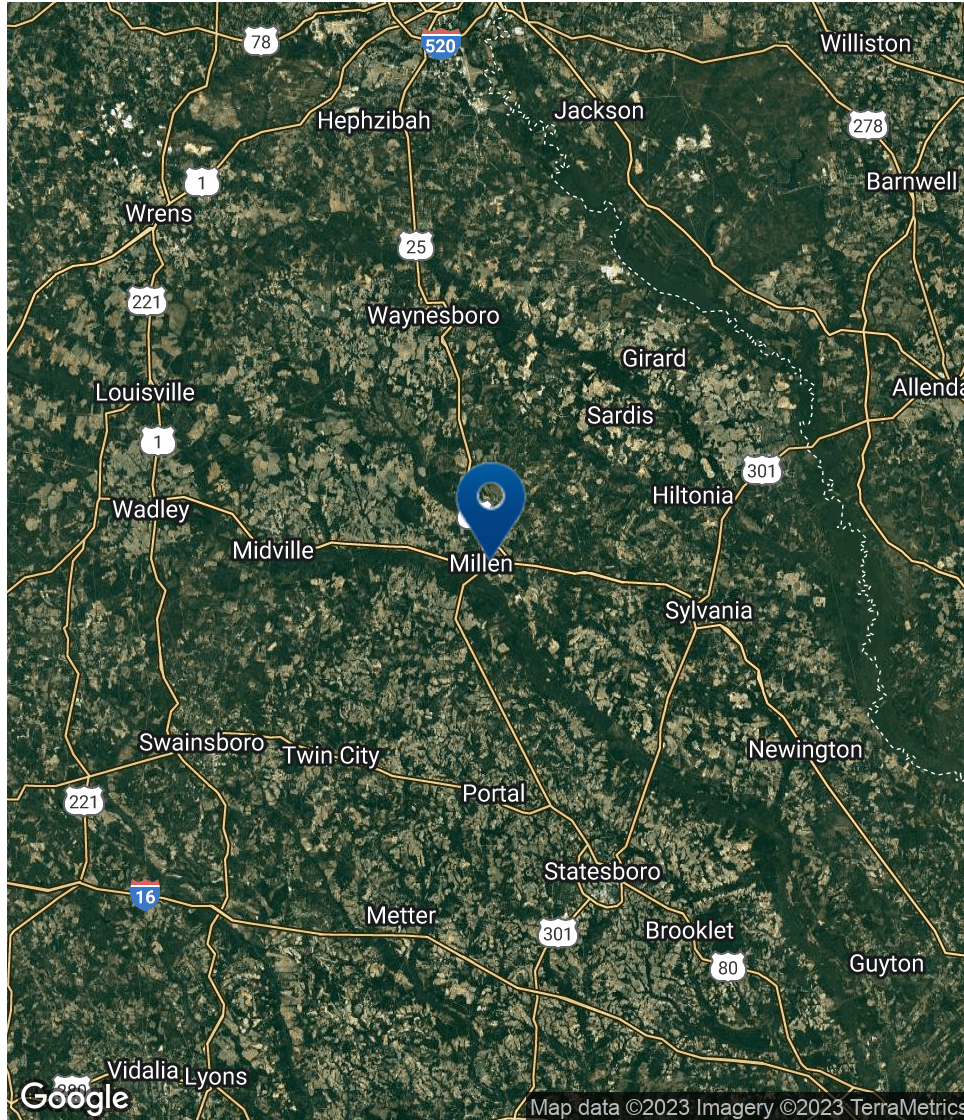
242 N Masonic

242 N Masonic, Millen, GA 30442



242 N Masonic

242 N Masonic, Millen, GA 30442



SHERMAN & HEMSTREET REAL ESTATE COMPANY

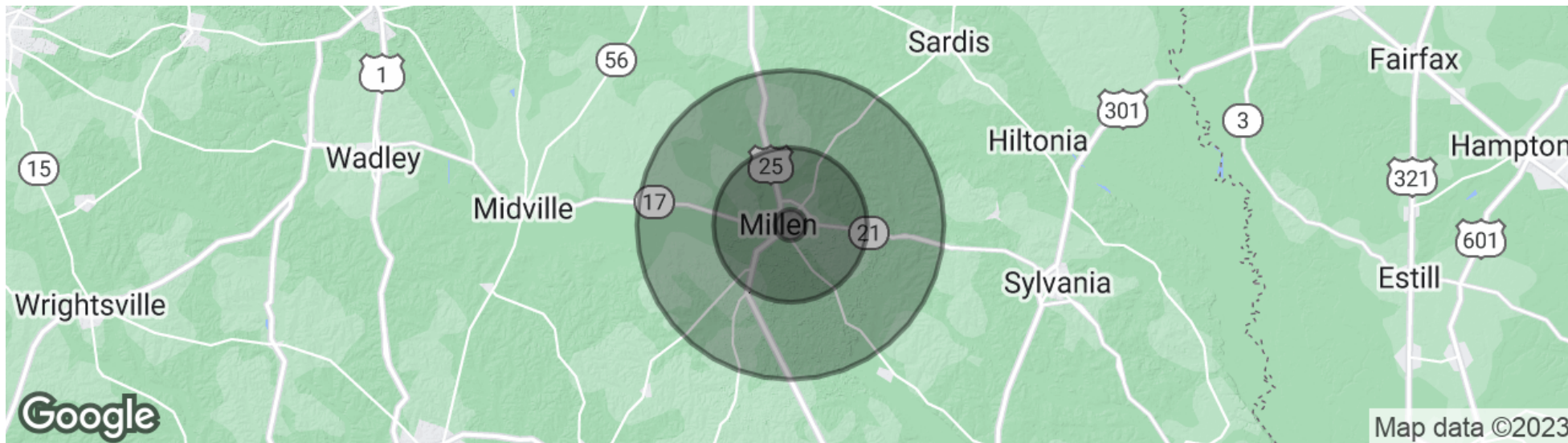
624 Ellis St. , Augusta, GA 30901
shermanandhemstreet.com
706.722.8334

JOE EDGE, SIOR, CCIM

jedge@shermanandhemstreet.com
706.288.1077

242 N Masonic

242 N Masonic, Millen, GA 30442



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	94	2,109	8,184
Median age	40.3	40.2	39.9
Median age (Male)	30.6	31.5	32.7
Median age (Female)	43.5	43.3	42.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	35	791	2,986
# of persons per HH	2.7	2.7	2.7
Average HH income	\$43,844	\$44,628	\$45,482
Average house value		\$211,760	\$193,512

* Demographic data derived from 2020 ACS - US Census

SHERMAN & HEMSTREET REAL ESTATE COMPANY

624 Ellis St. , Augusta, GA 30901
shermanandhemstreet.com
706.722.8334

JOE EDGE, SIOR, CCIM

jedge@shermanandhemstreet.com
706.288.1077

242 N Masonic

242 N Masonic, Millen, GA 30442

JOE EDGE, SIOR, CCIM

President & Broker



624 Ellis St.
Augusta, GA 30901
T 706.288.1077
C 706.627.2789
jedge@shermanandhemstreet.com



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 & AFFILIATIONS

Certified Commercial Investment Member (CCIM)
Society of Industrial and Office Realtors (SIOR)