

# 2130 Central Avenue

2122 Central Avenue, Augusta, GA 30904

## PROPERTY OVERVIEW

This 480 SF space for lease for \$550 per month is the end cap on a highly visible Central Avenue and is great for a number of tenant uses. The strip center is located in the heart of the Central Avenue retail district. The immediate area is characterized by well known Augusta hot spots such as Southbound Smokehouse, Buona Caffè, Sheehan's Irish Pub, and Beck's Oyster Bar. We are very close to the Medical District which includes Augusta University Medical Center, the Charlie Norwood VA Hospital, and University Hospital. This is a great center in the heart of the Augusta "Hill" district at bargain rates. Co-tenants include a framing studio, art entertainment facility, computer repair store, consignment shop, and vintage record store.



### SHERMAN & HEMSTREET REAL ESTATE COMPANY

624 Ellis St. , Augusta, GA 30901  
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### JOE EDGE, SIOR, CCIM

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# Central Avenue Shoppes

2122 Central Avenue, Augusta, GA 30904

## LEASE HIGHLIGHTS

- Clean and open floor plan
- Great and stable Co- Tenants
- High visibility on Central Avenue
- Easy access to parking
- On signalized intersection
- Great for artists, boutiques, barbers, bookkeepers, insurance agents and general office space
- High traffic count off of Central Avenue
- Heart of Augusta "Hill" district
- Convenient to many local hot spots such as Southbound Smokehouse, Buena Cafe, and Sheehan's Irish pub
- Convenient to the Augusta Medical District and Downtown Augusta.
- B-1 Zoning



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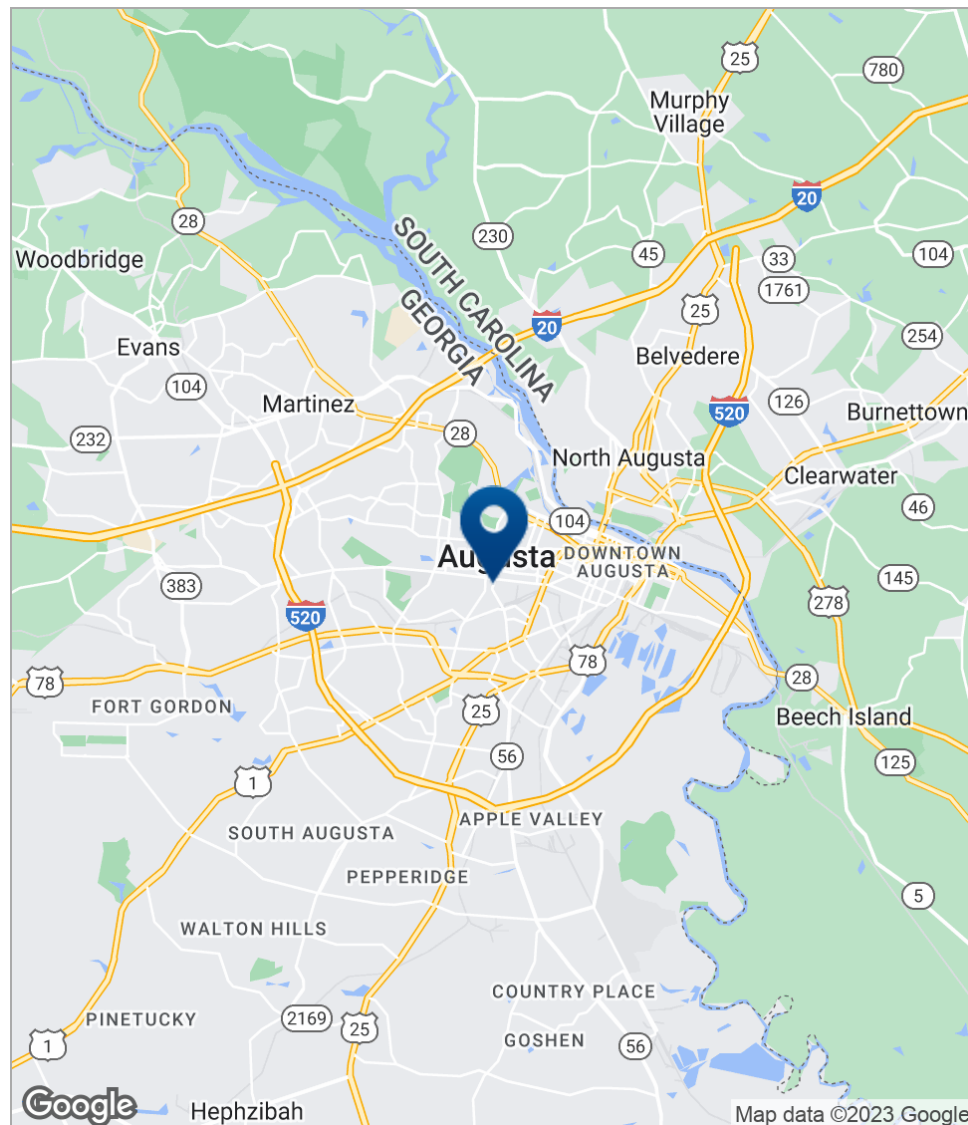
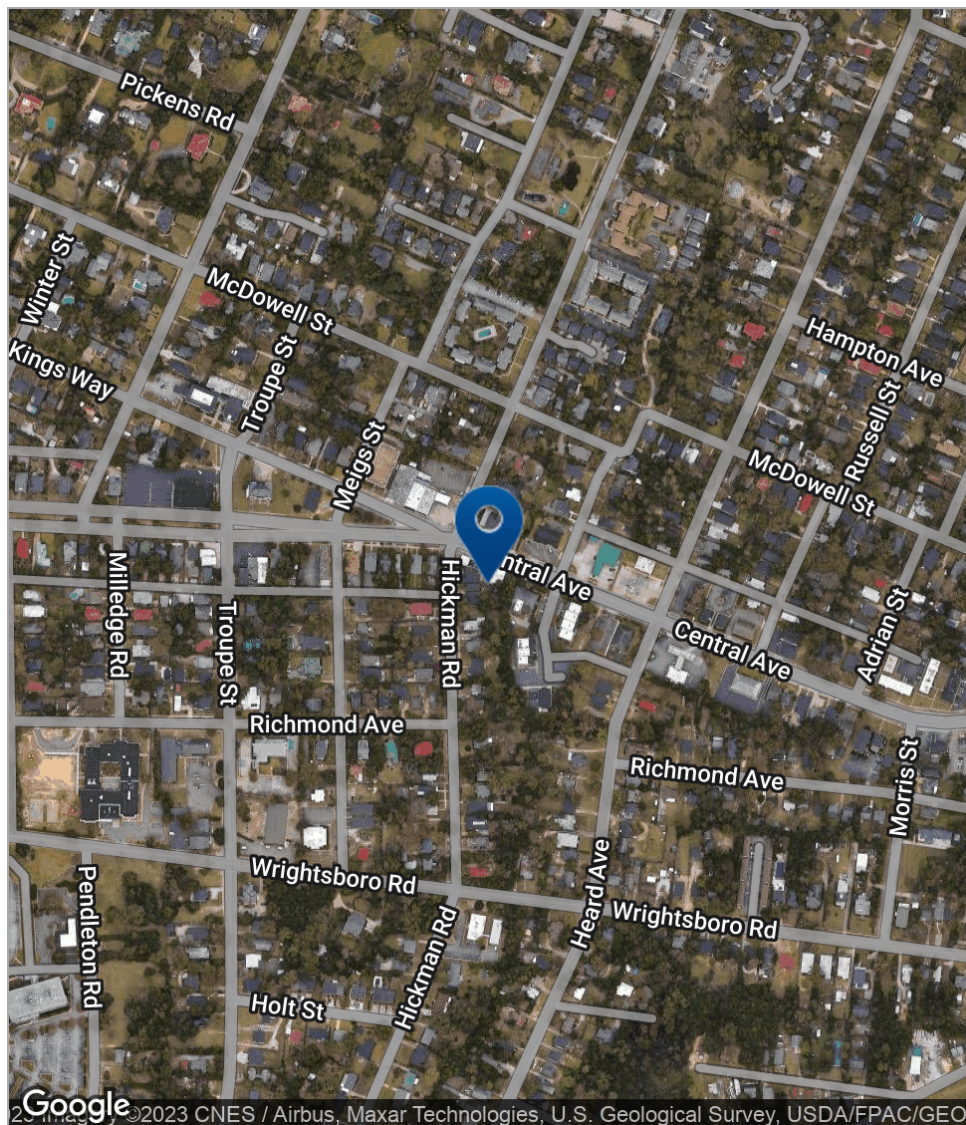
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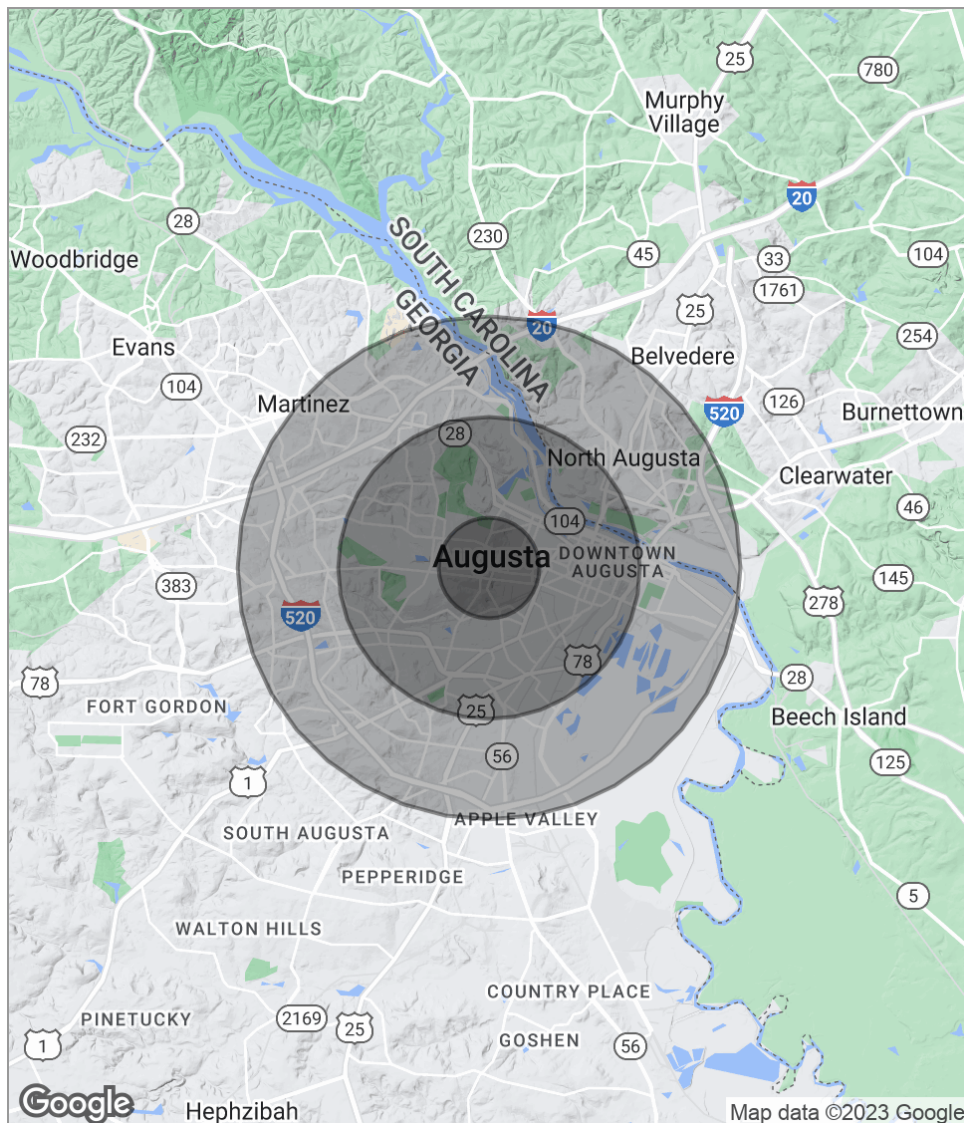
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,521	60,935	134,197
Median age	35.5	36.2	36.1
Median age (Male)	34.4	35.0	34.7
Median age (Female)	36.1	37.4	37.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,650	26,345	57,228
# of persons per HH	2.3	2.3	2.3
Average HH income	\$54,208	\$46,333	\$49,948
Average house value		\$120,539	\$127,555

*\* Demographic data derived from 2020 ACS - US Census*



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## JOE EDGE, SIOR, CCIM

President & Broker



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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](http://www.ccim.com) or [www.sior.com](http://www.sior.com).

## MEMBERSHIPS & AFFILIATIONS

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