



FOR SALE/LEASE

# EVANS EXECUTIVE SUITES

235 N Belair Road, Evans, GA 30809

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**

President & Broker

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

706.288.1077

# Property Summary



## PROPERTY DESCRIPTION

This executive office space building has open offices on the first and second floor. The two-story office building consists of 5,465 square feet of space and is in excellent condition after being remodeled in 2023. Site has plenty of parking with easy access in and out. Building is ADA compliant and has excellent visibility. Downstairs offices are \$600 per month and upstairs is \$500. All utilities, janitorial and internet are included in the lease rate.

## LOCATION DESCRIPTION

Located just minutes away from Evans Towne Center, this office building is very centrally located in Columbia County - one of the fastest growing counties in Georgia. The property is just a short drive away from Interstate 20 and is located in an area of continued growth and new developments including new medical offices and retail centers.

## OFFERING SUMMARY

Lot Size:	0.82 Acres
Building Size:	5,465 SF

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# Additional Photos



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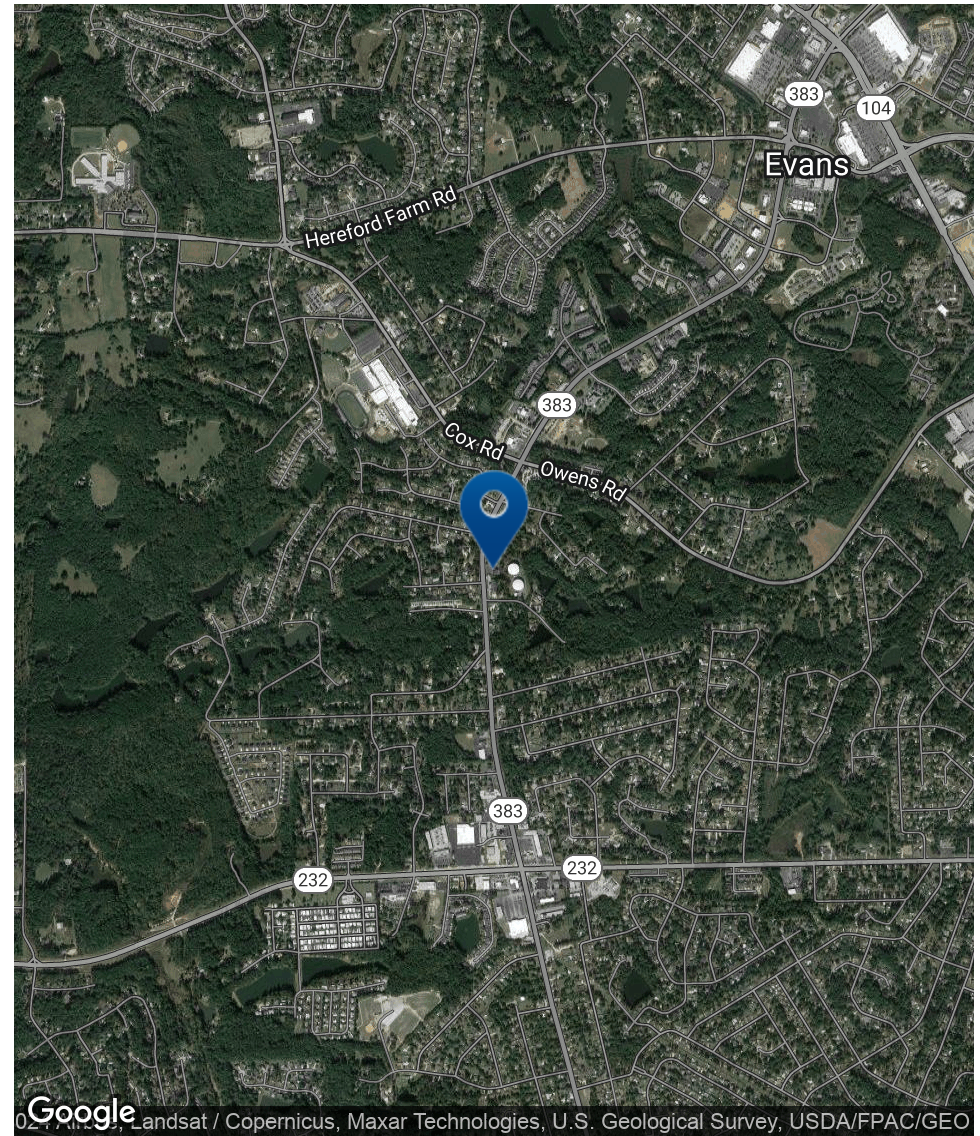
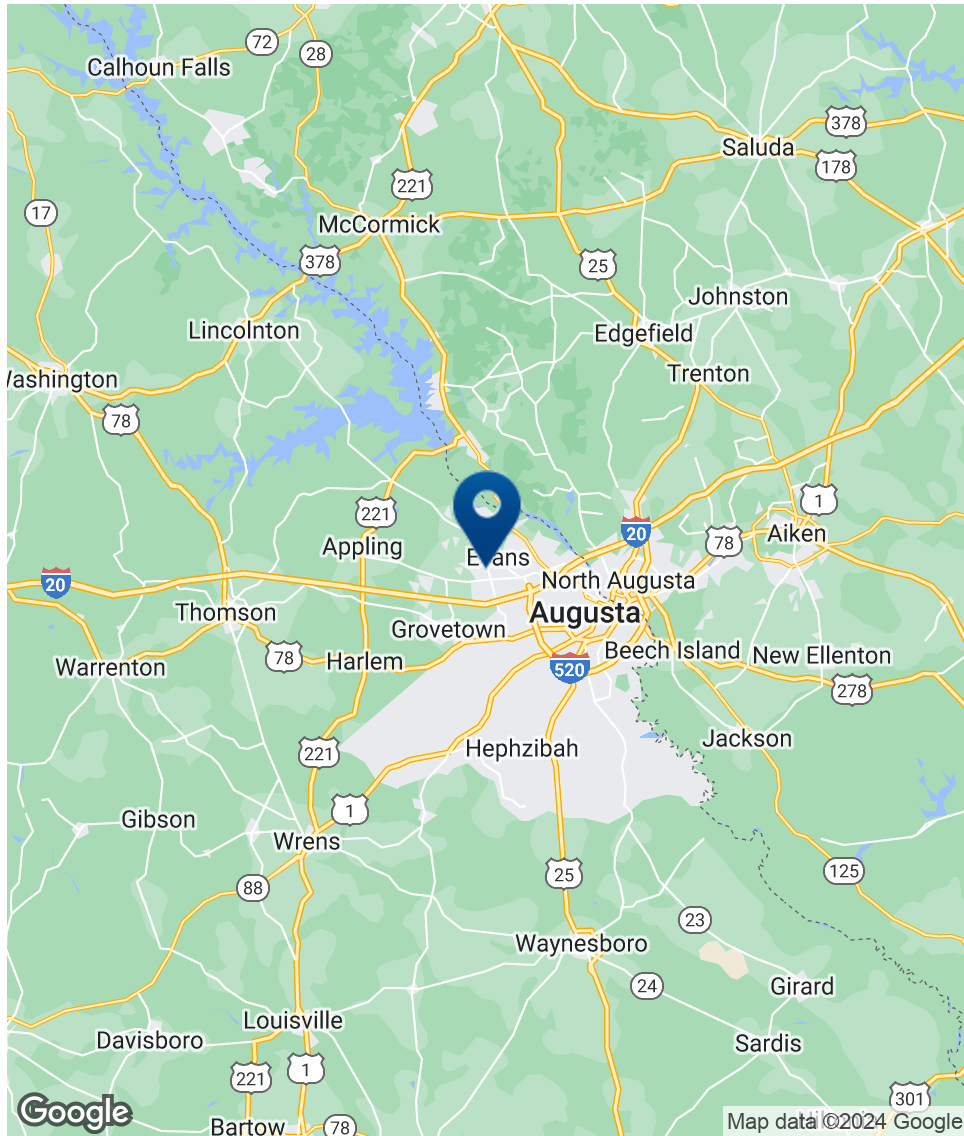
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# Location Map



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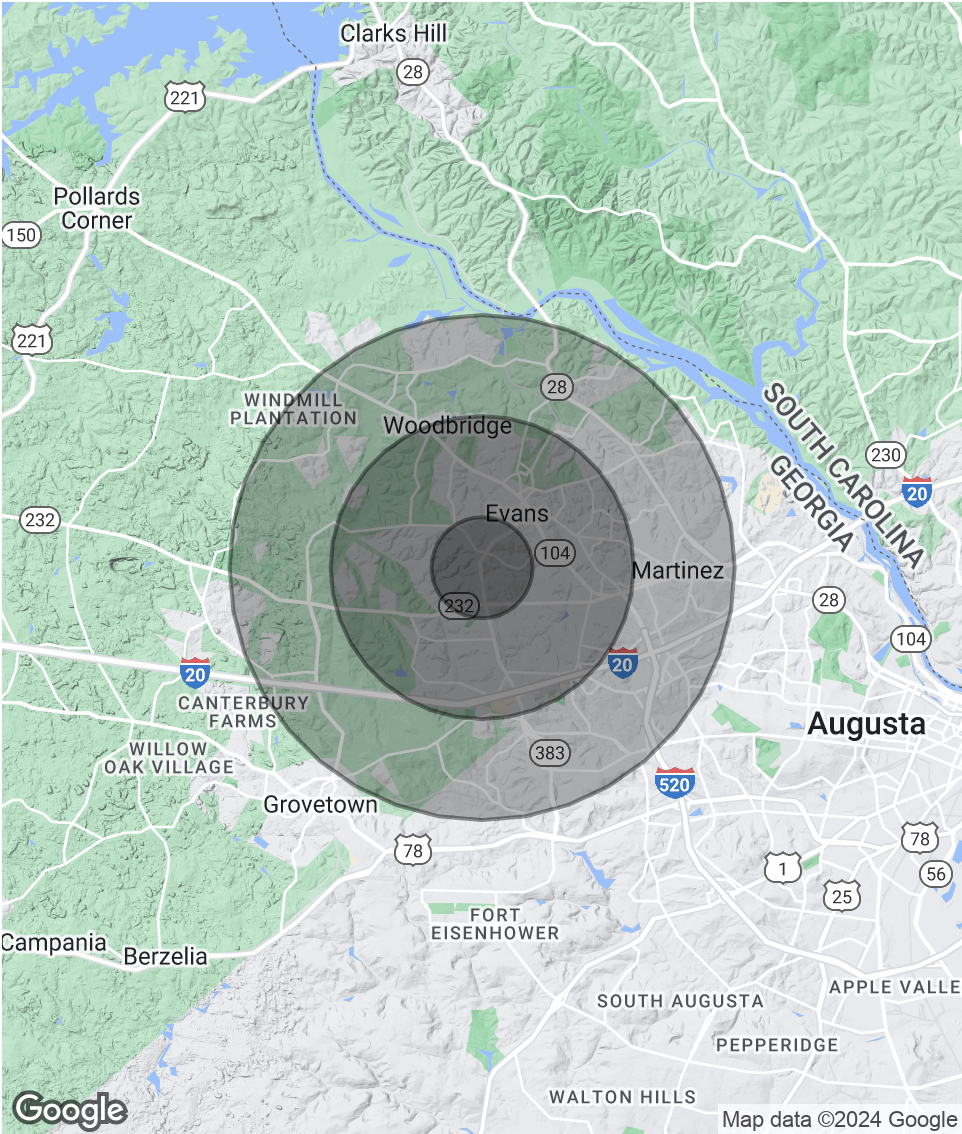
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,232	42,935	97,442
Average Age	39.4	37.1	36.5
Average Age (Male)	37.7	36.6	35.9
Average Age (Female)	42.2	38.2	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,924	15,569	35,449
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$78,618	\$78,973	\$78,410
Average House Value	\$192,285	\$189,561	\$213,400

\* Demographic data derived from 2020 ACS - US Census



# Advisor Bio



## JOE EDGE, SIOR, CCIM

President & Broker

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

### 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

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

#### Sherman & Hemstreet Real Estate Company

4316 Washington Road  
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