



FOR LEASE

SWAINSBORO OFFICE SUITES

303 S Main Street, Swainsboro, GA 30401

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

Multiple executive office spaces located in the heart of Downtown Swainsboro. These offices are going for \$300 a month. Internet/phone/utilities are all included in the rental price.

LOCATION DESCRIPTION

Located in the city of Swainsboro on Main Street. Property is very close to center of town and has easy access to all major roadways.

OFFERING SUMMARY

Lease Rate:	\$300.00 per month (Full Service)
Number of Units:	4
Available SF:	180 - 450 SF
Building Size:	2,970 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	569	2,741	6,538
Total Population	1,067	6,263	15,255
Average HH Income	\$25,947	\$37,501	\$40,660



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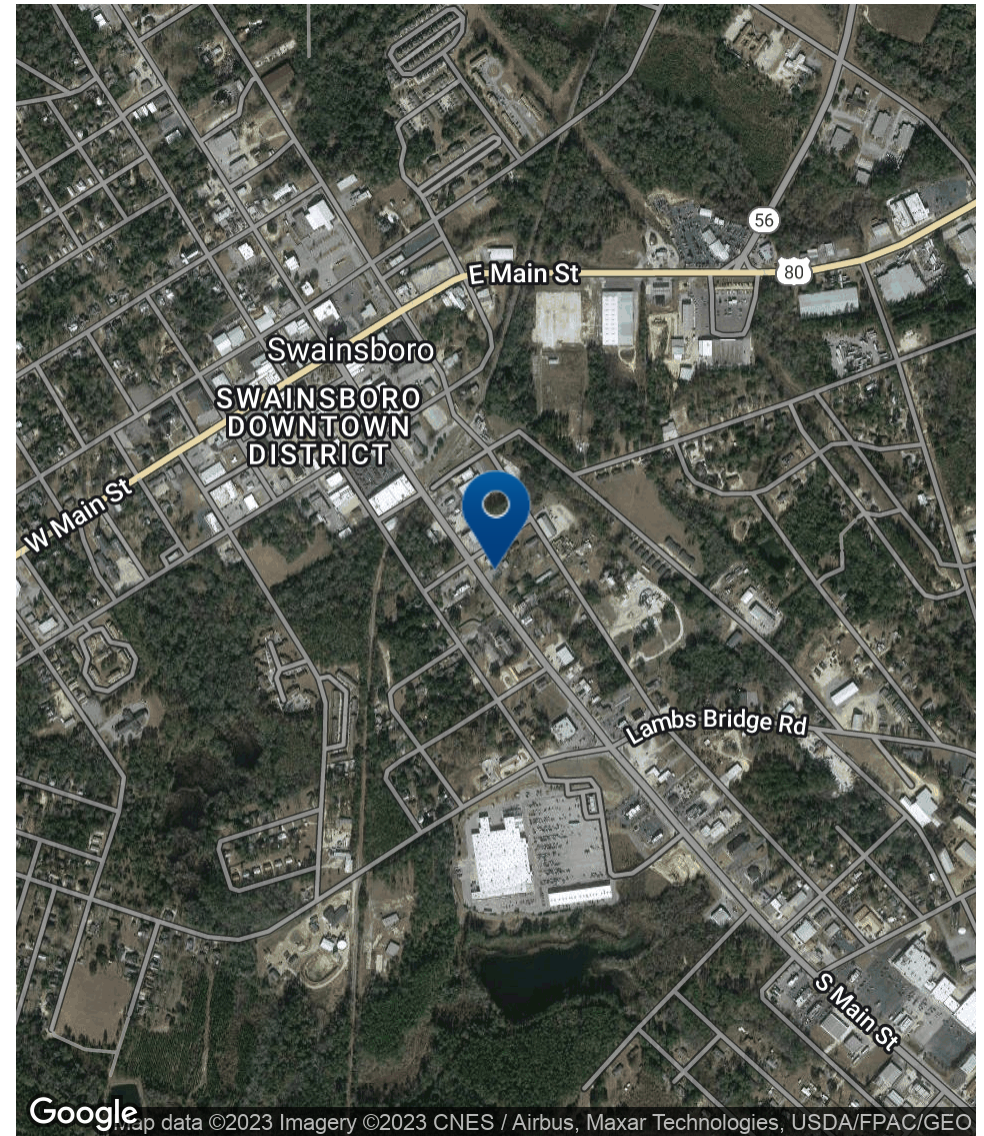
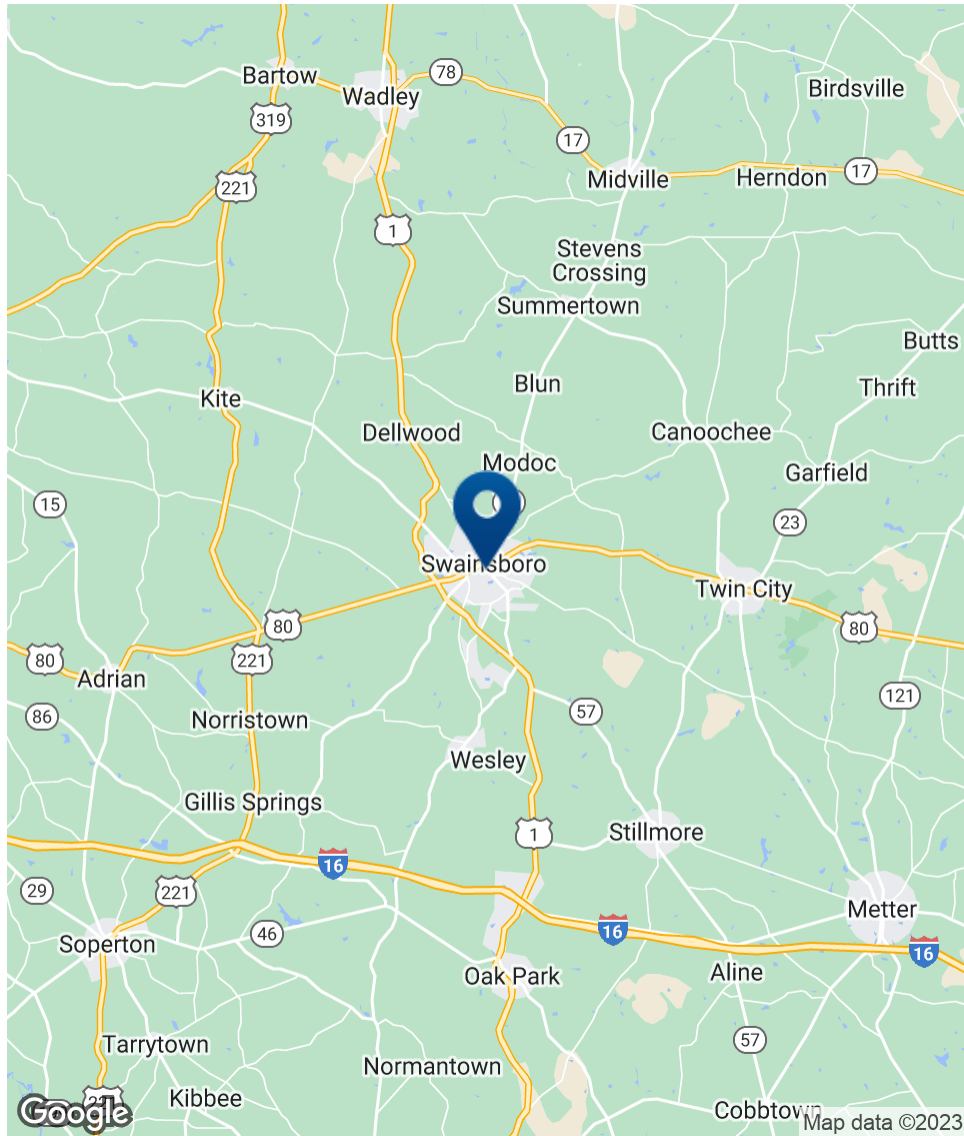
Additional Photos



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Location Map



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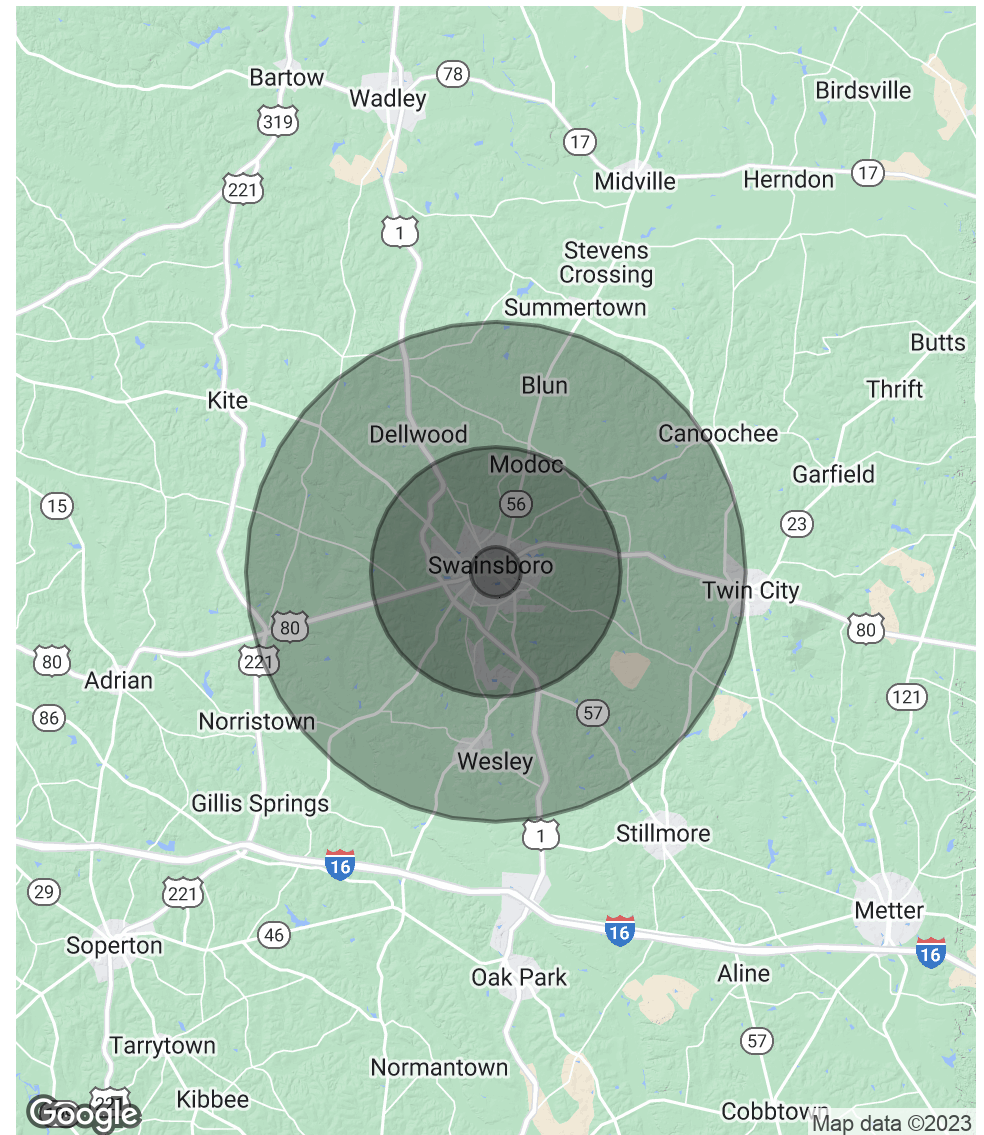
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,067	6,263	15,255
Average Age	33.3	33.4	35.6
Average Age (Male)	29.3	29.0	31.6
Average Age (Female)	38.2	36.7	38.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	569	2,741	6,538
# of Persons per HH	1.9	2.3	2.3
Average HH Income	\$25,947	\$37,501	\$40,660
Average House Value	\$83,265	\$82,861	\$82,328

* Demographic data derived from 2020 ACS - US Census



Advisor Bio 1



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 or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

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