

An aerial photograph of an industrial property, likely a warehouse or distribution center, with a red location pin marking the site. The property is situated near a road and surrounded by trees and other industrial buildings.

FOR SALE

MEADOWS PLAZA

2305 Lumpkin Road, Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

New five year lease signed - Great 100% occupied income property. Plenty of upside for rent growth as third lease is paying well below market rate. Turn key investment with management in place. Directly across from old golf course that is being proposed for new residential/multifamily development. Unit B is paying substantially below market rents. Unit A and C have new leases signed at higher rates. Unit C has a new five year lease with a tire shop. Space was previously a U-Haul franchise.

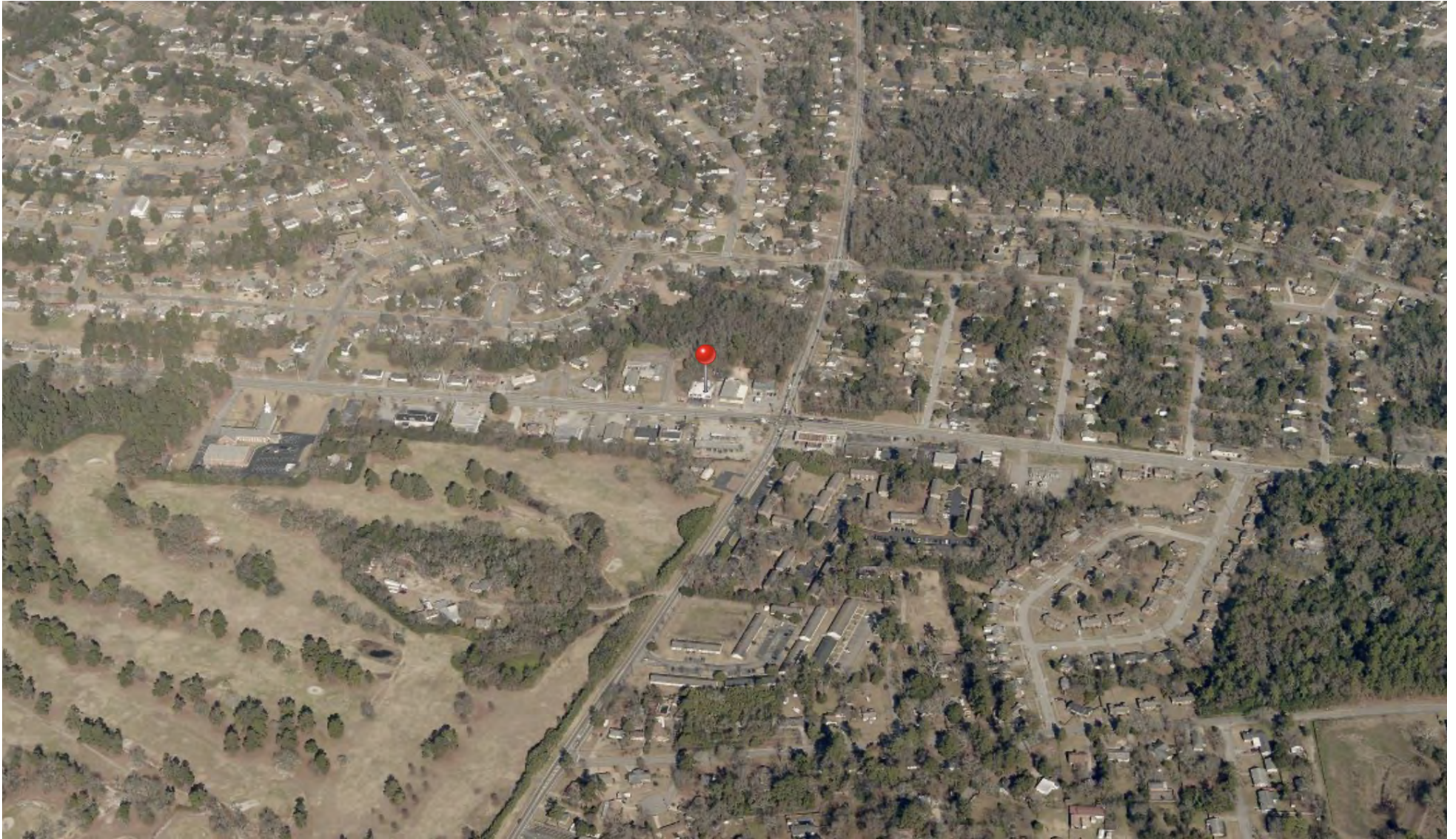
LOCATION DESCRIPTION

Located near the intersection of Lumpkin Road and Richmond Hill Road, this retail center is just a short drive away from Fort Gordon and Augusta Technical College. It is minutes away from Bobby Jones Expressway and other large shopping centers and residential neighborhoods in the area. This site is in a very highly visible spot with close to 13,000 cars passing by daily.

OFFERING SUMMARY

Sale Price:	\$240,000
Number of Units:	3
Lot Size:	0.39 Acres
Building Size:	4,080 SF
NOI:	\$32,563.00
Cap Rate:	13.57%

Additional Photos



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Additional Photos



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Rent Roll

SUITE	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
A	960 SF	\$12.00	\$11,520	6/1/2023	5/31/2026
B	1,560 SF	\$6.92	\$10,800	1/19/2022	1/18/2025
C	1,560 SF	\$12.00	\$18,720	11/1/2023	10/31/2028
TOTALS	4,080 SF	\$30.92	\$41,040		
AVERAGES	1,360 SF	\$10.31	\$13,680		



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Income & Expenses

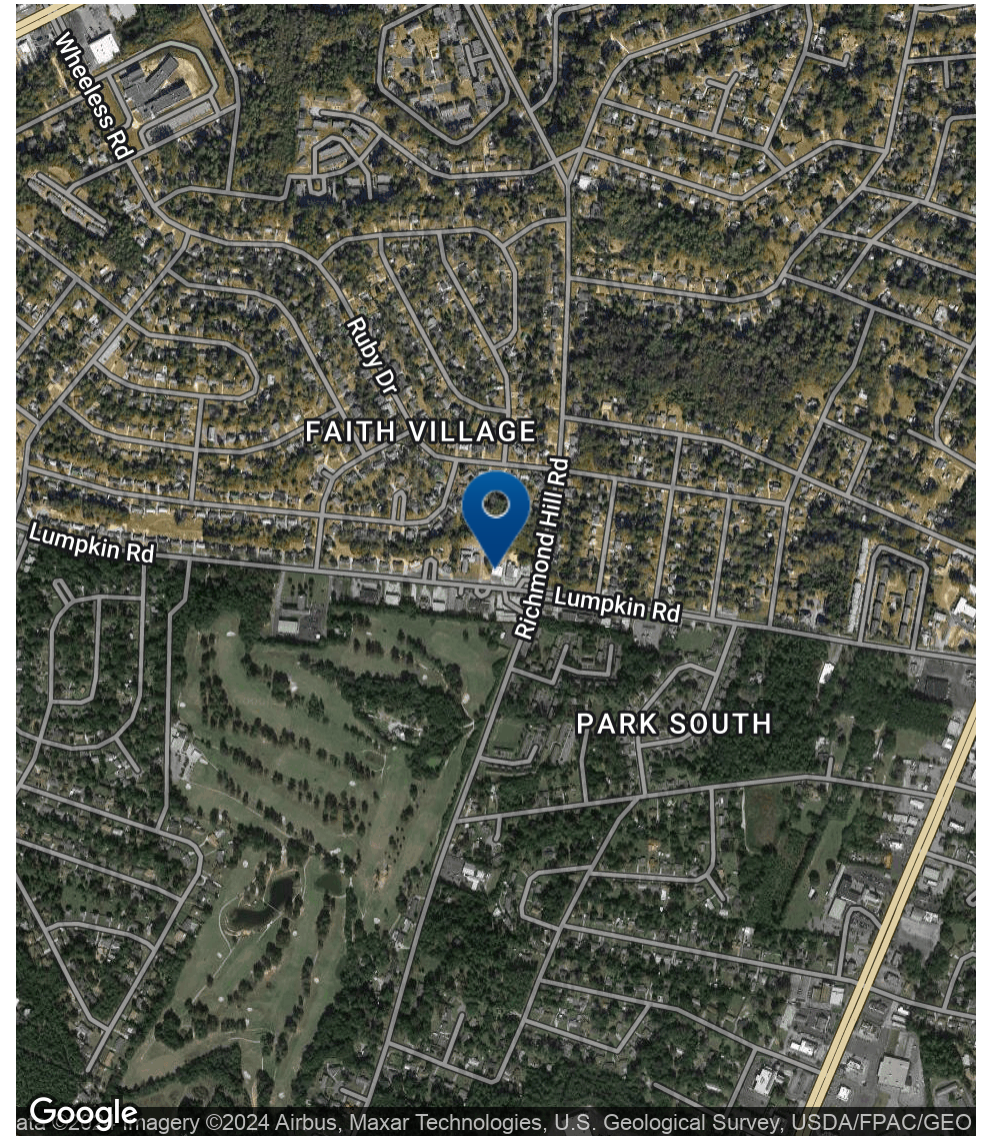
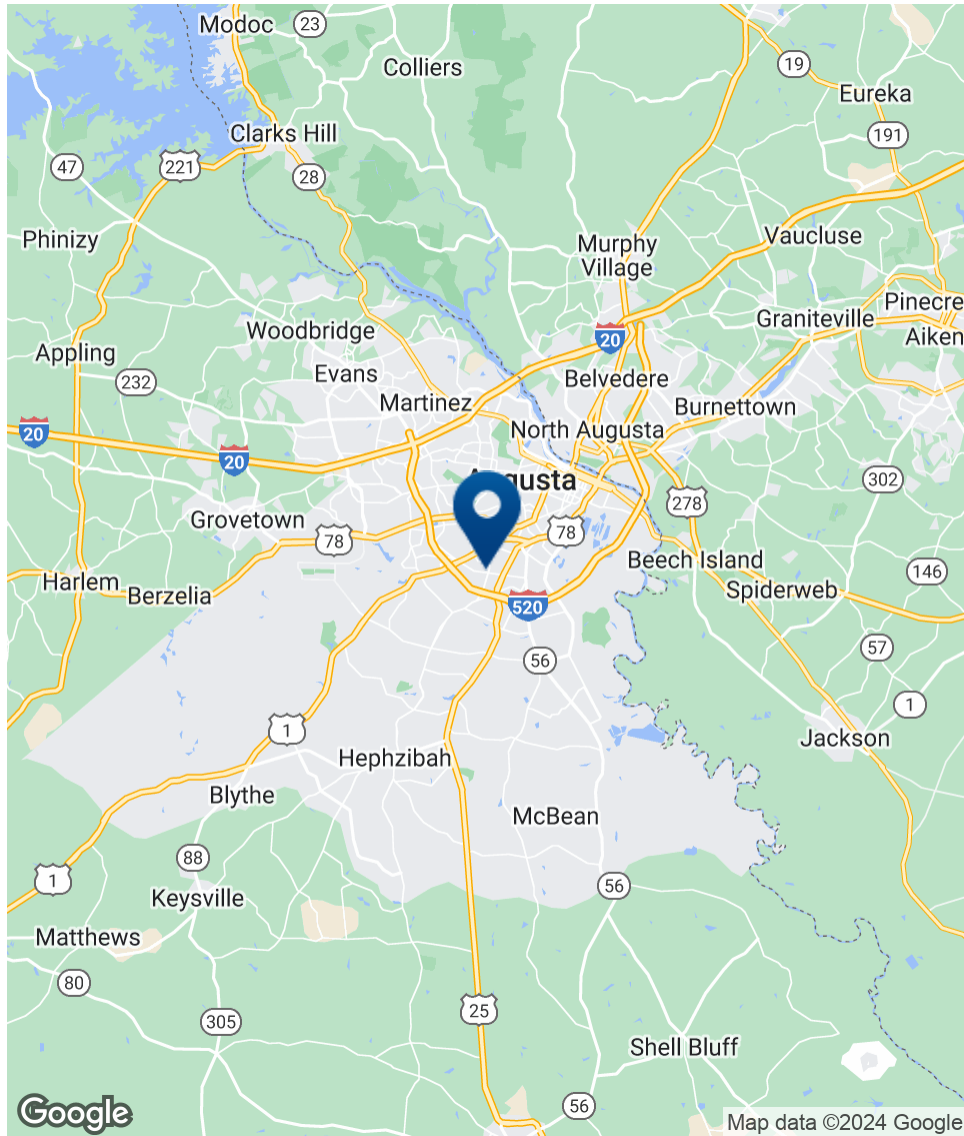
INCOME SUMMARY

Rental Income	\$41,040
GROSS INCOME	\$41,040

EXPENSES SUMMARY

Property Taxes	\$1,377
Insurance	\$3,500
Utilities	\$1,200
Repairs and Maintenance	\$2,400
OPERATING EXPENSES	\$8,477
NET OPERATING INCOME	\$32,563

Location Map



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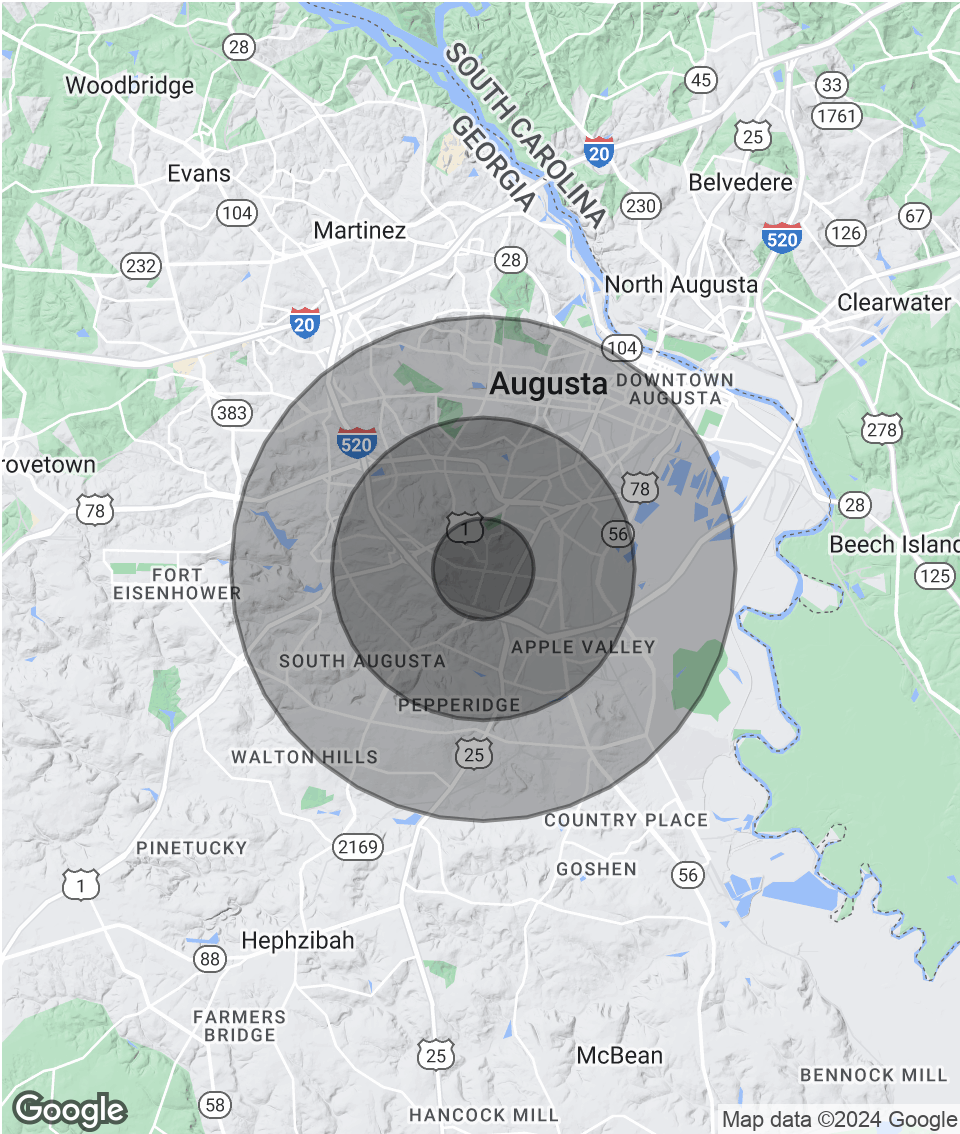
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,557	57,175	119,094
Average Age	29.4	34.2	35.9
Average Age (Male)	27.0	31.0	34.0
Average Age (Female)	34.2	37.6	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,876	22,717	51,825
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$37,971	\$38,791	\$45,781
Average House Value	\$89,209	\$79,495	\$108,326

* Demographic data derived from 2020 ACS - US Census



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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 Brokers (SIOB)

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