



FOR LEASE

2601 COMMONS BLVD

Augusta, GA 30909

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

This two story 4,000 square foot stand-alone office building located in Williamsburg Commons Office Park. Building is fully furnished with A+ furnishings. Layout is ideal for user that needs multiple private offices and a few smaller workstation areas. Building is wired with high-speed dedicated fiber internet line. National insurance company has occupied building for the last decade. Building has ample parking and is suitable for a single user. Building is A+ condition. Landscaping, garbage and road maintenance is handled by community association which tenant will pay (\$1,000 per quarter). NNN estimated to be \$2.63 per sf excluding quarterly association fee.

LOCATION DESCRIPTION

Site is situated off Boy Scout Road in close proximity to Washington Road and I-20. This central location has good access to all major road arteries in the CSRA. This site is the first building on the left when entering the office park.

OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Available SF:	4,000 SF
Lot Size:	0.44 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,654	64,495	140,966
Total Population	6,641	127,666	325,153
Average HH Income	\$47,517	\$63,018	\$62,865



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Additional Photos



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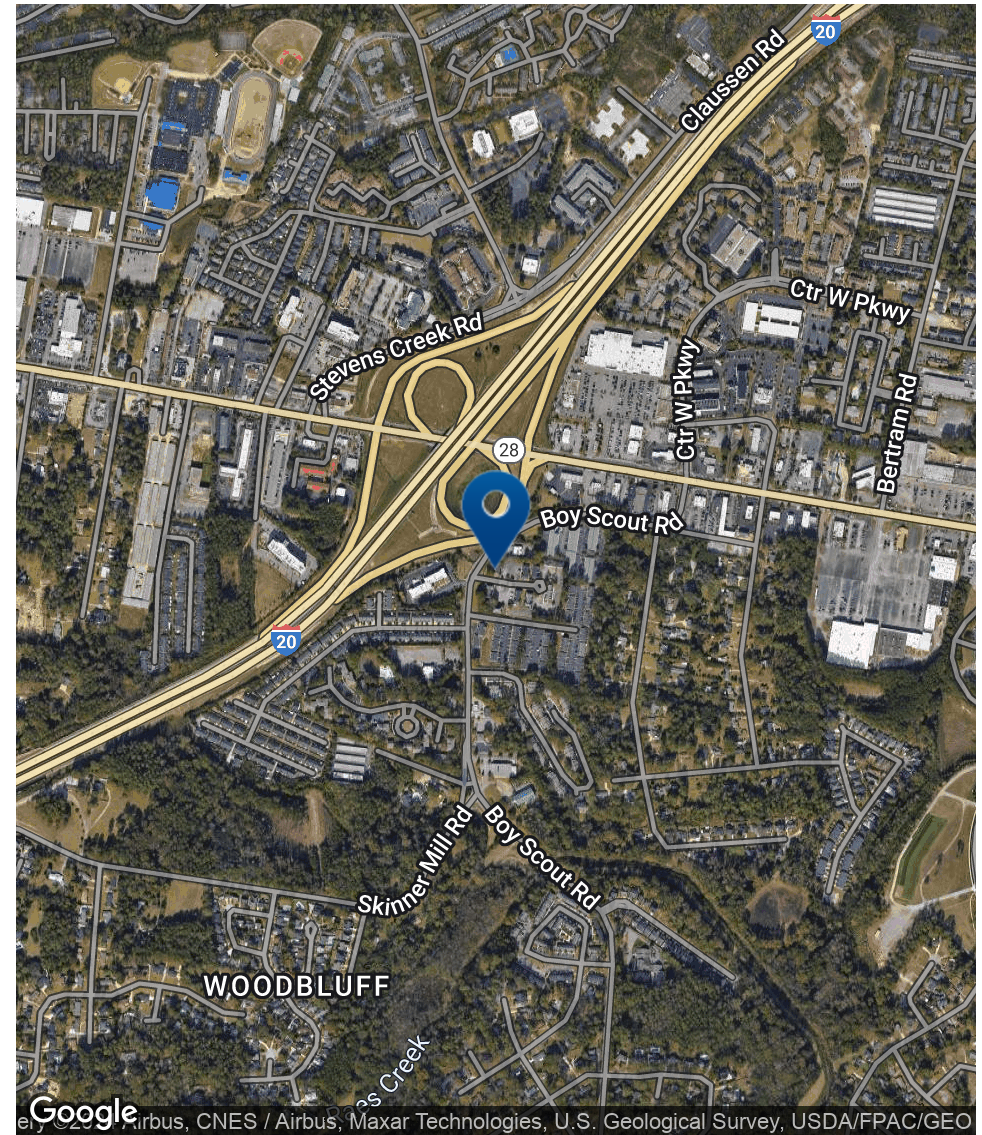
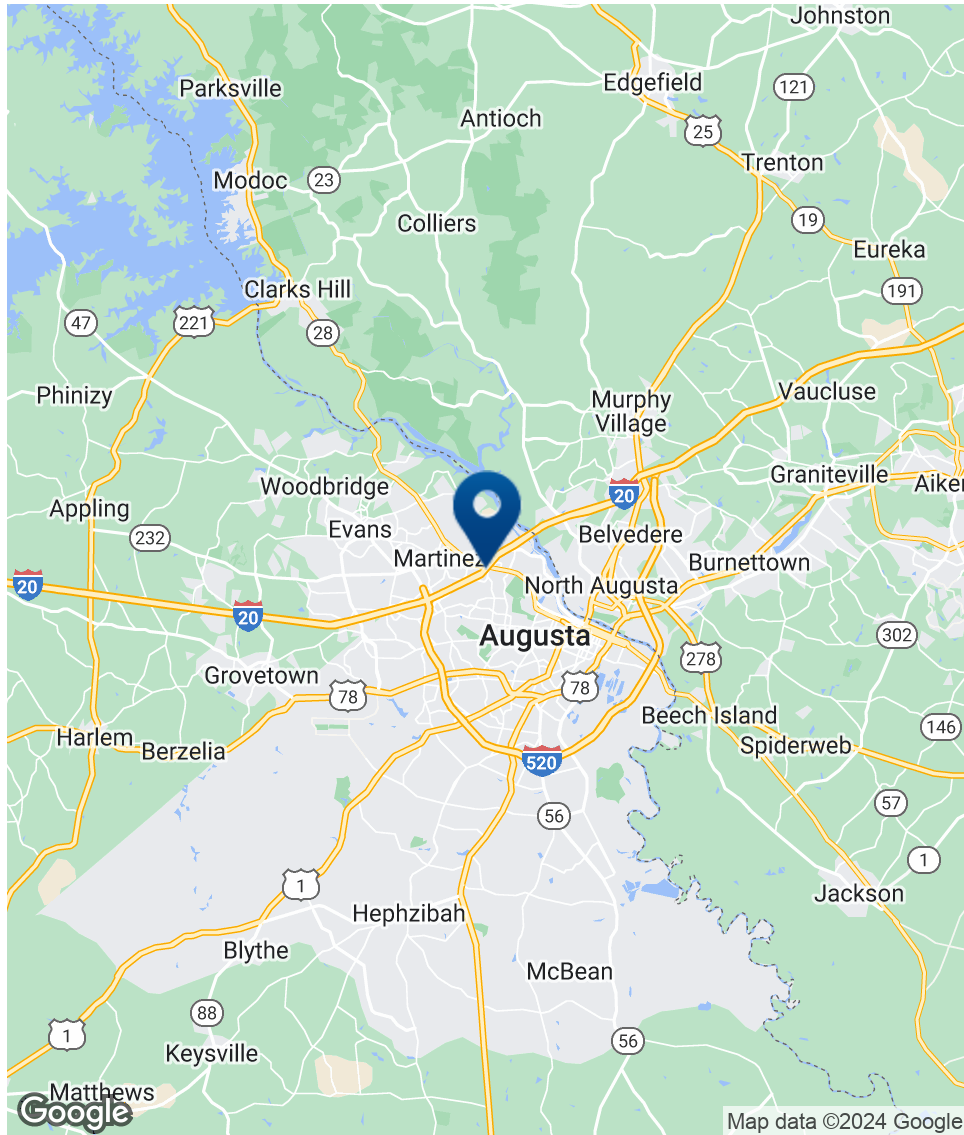
Retailer Map



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Location Map



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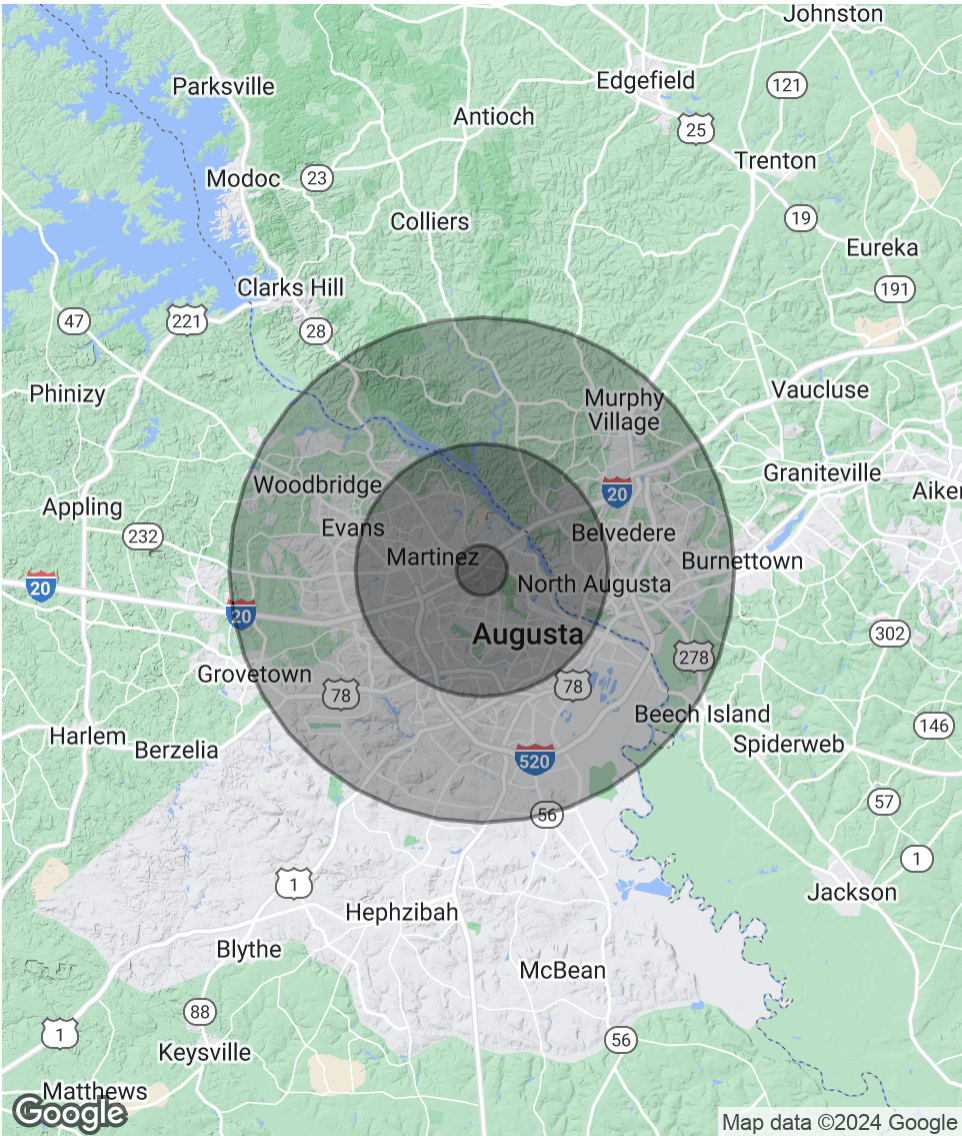
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,641	127,666	325,153
Average Age	37.2	39.4	37.6
Average Age (Male)	35.6	38.0	36.5
Average Age (Female)	42.3	41.8	39.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,654	64,495	140,966
# of Persons per HH	1.4	2.0	2.3
Average HH Income	\$47,517	\$63,018	\$62,865
Average House Value	\$120,727	\$160,894	\$160,855

* 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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