



FOR SALE

1330 AUGUSTA WEST
PARKWAY

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 West Augusta office building is suitable for an owner occupant who wants to occupy the building and have income from another tenant. The building has high-quality finishes. Strayer University currently occupies 40% of the building and the remaining portion was previously used by another college. The layout of the building allows for a combination of different layouts. The space can be subdivided into units as small as 1,327 SF and up to 9,051 SF contiguous. The building has 137 parking spots, one loading dock, multiple points of ingress/egress in and out of the building, and sits on 1.66 acres.

LOCATION DESCRIPTION

Within a 1-mile radius of the site there is over 1 million SF of Class A retail space, a hospital, multiple office parks and a mature suburban area. The site has easy access to both Interstate 20 and Interstate 520. In addition to both I:520 and I:20, the site is located in close proximity to Fort Eisenhower and downtown Augusta. All major thoroughfares in the area culminate in close proximity to this site.

PROPERTY HIGHLIGHTS

- 15,000 SF modern office building
- Renovated in 2023 for contemporary appeal
- Prime location in Augusta, GA
- Built in 1992 with enduring structural integrity
- Flexible layout to accommodate various office setups
- Abundant parking for employees and visitors

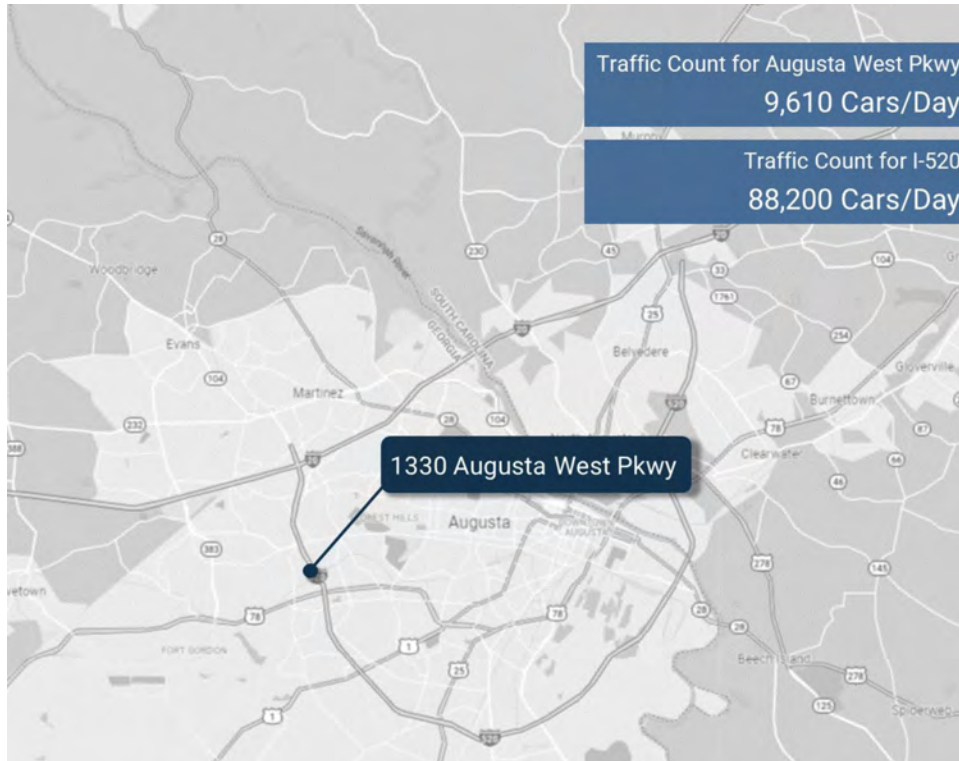
OFFERING SUMMARY

Sale Price:	\$3,250,000
Lot Size:	1.66 Acres
Building Size:	15,000 SF

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Additional Photos



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Additional Photos

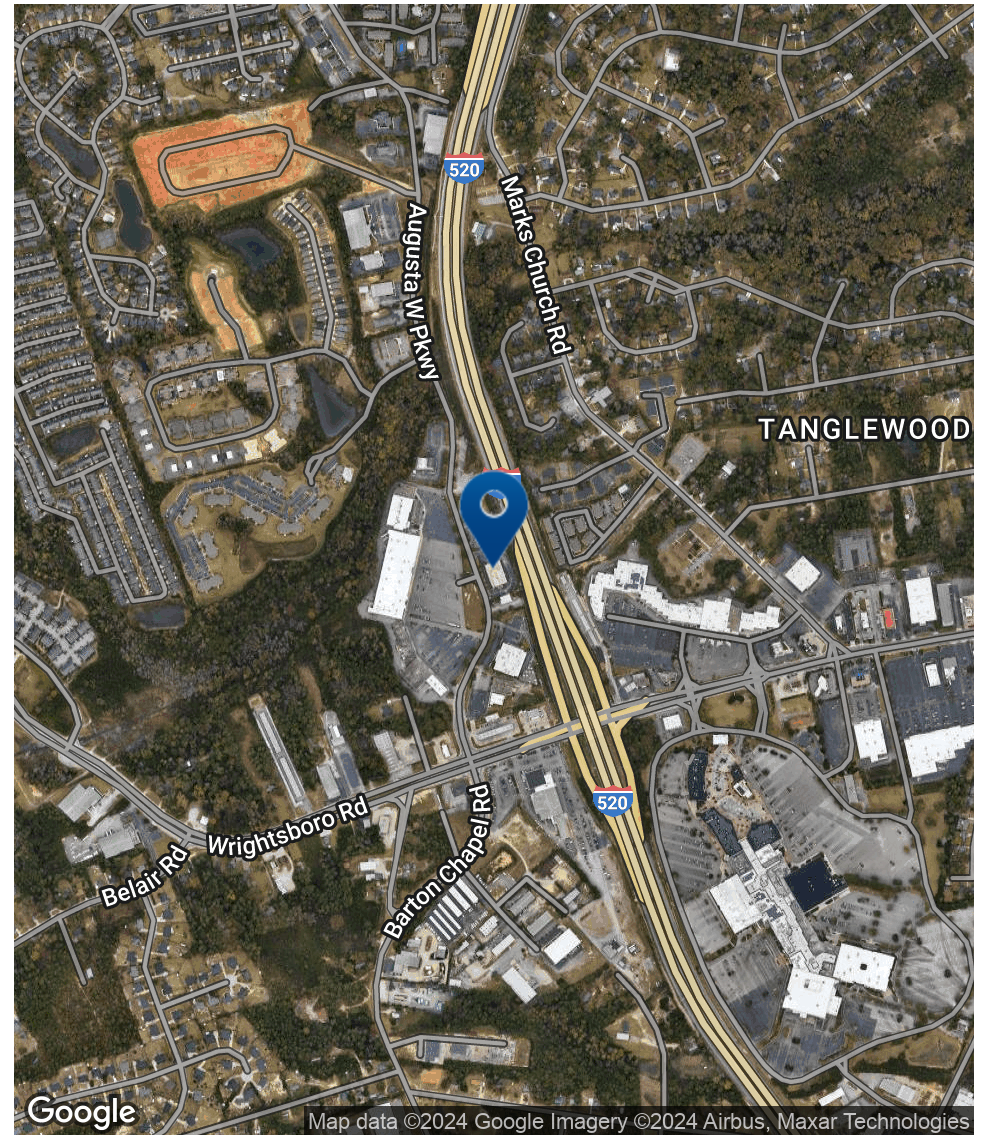
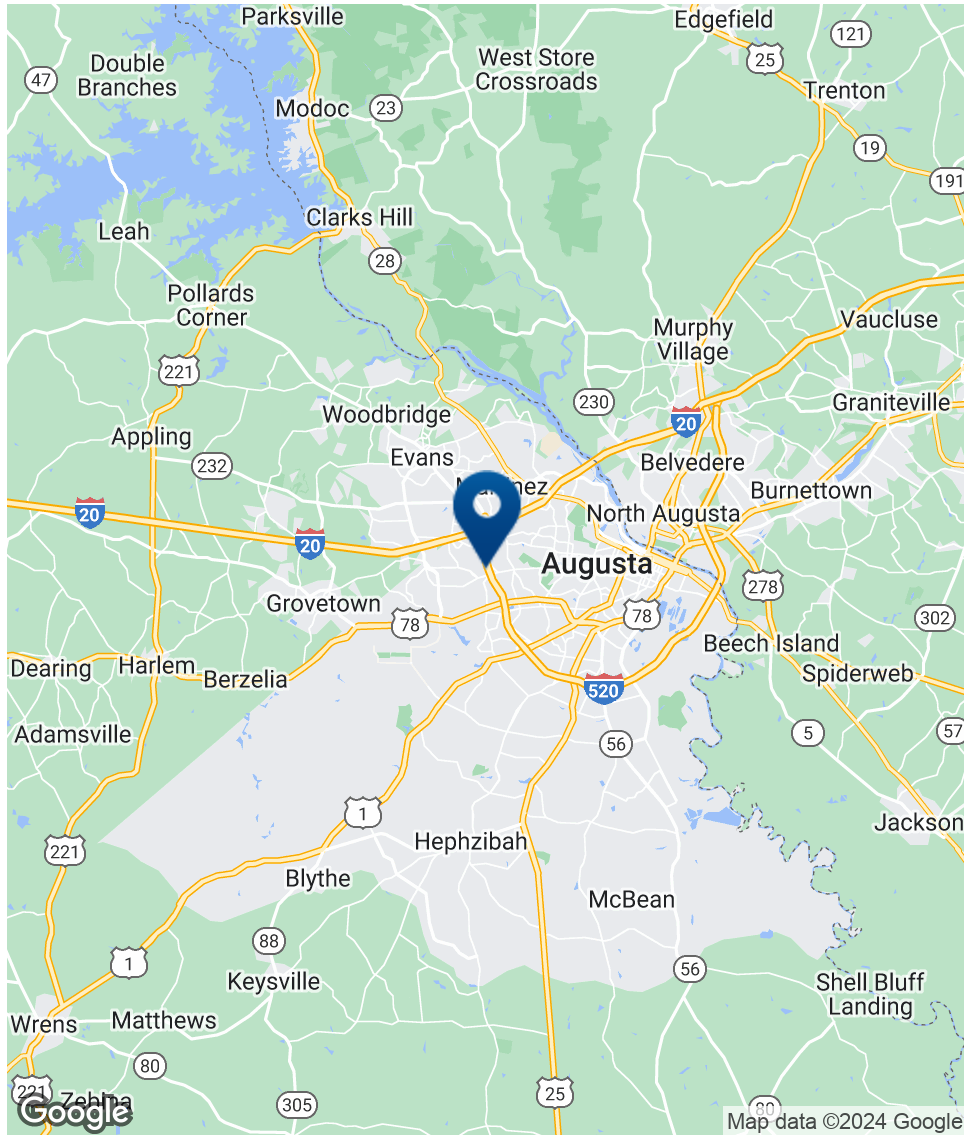


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Location Map



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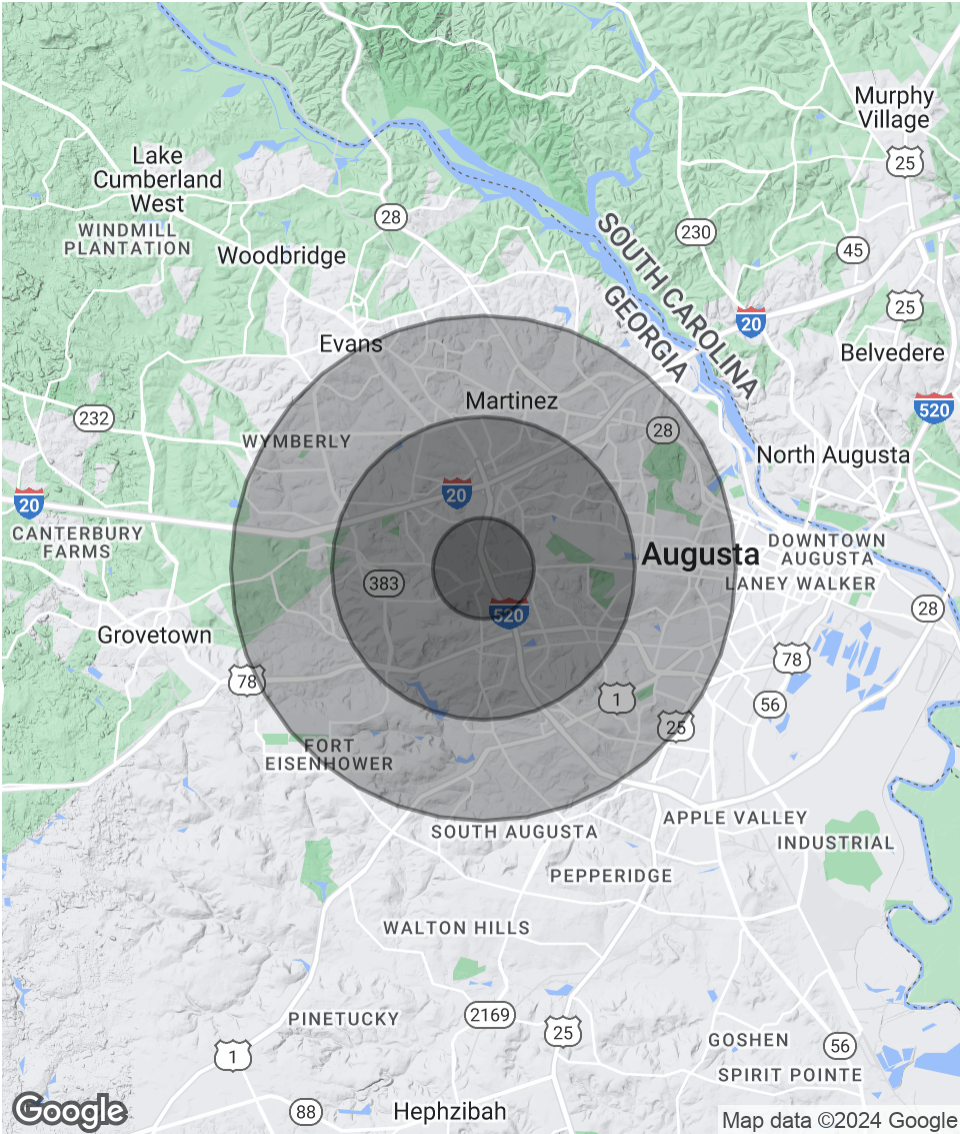
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,412	53,592	151,877
Average Age	39	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,550	23,568	64,087
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$68,267	\$86,444	\$85,340
Average House Value	\$204,524	\$249,027	\$233,721

Demographics data derived from AlphaMap



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Advisor Bio 1



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 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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