



FOR LEASE

AUGUSTA SOUTH SQUARE

2215 Tobacco Road, Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

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Property Summary

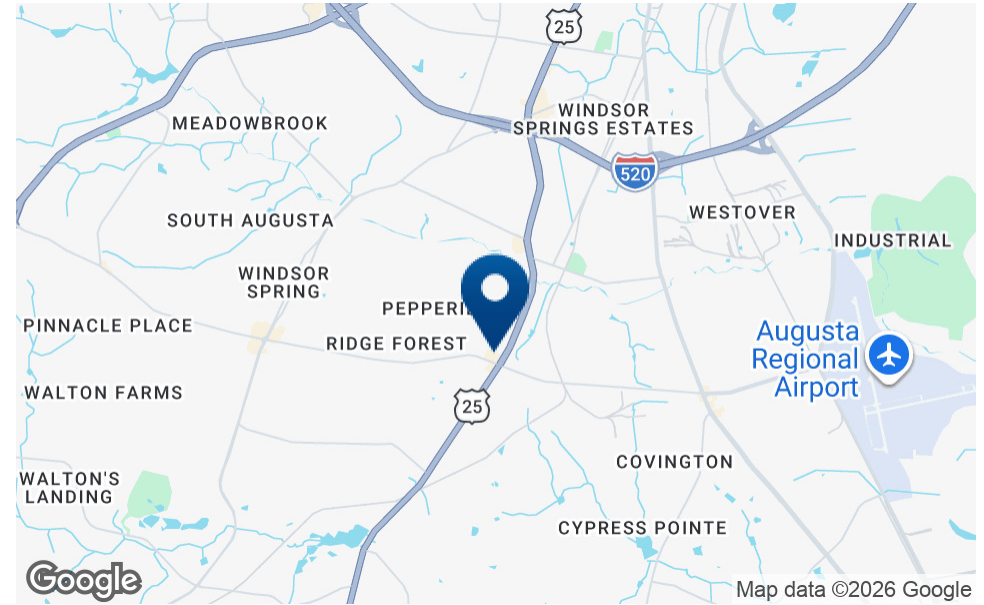


PROPERTY DESCRIPTION

Augusta South Square is a 56,675-square-foot neighborhood shopping center located at the signalized intersection of Peach Orchard Road and Tobacco Road in South Augusta. The center is anchored by the YMCA, Doctors Hospital, and SRP Federal Credit Union, and features a strong mix of national and local tenants, including Pizza Hut and Benchmark Physical Therapy.

The property offers 368 parking spaces, multiple points of ingress and egress, and both building (raceway) and monument signage opportunities.

Currently, two spaces are available. One is a 5,200-square-foot space between SRP Federal Credit Union and YMCA. The other space is 2,700-square-foot, end cap space currently occupied by SRP which is moving to a free standing building in the coming months. CAM is \$2.25 per SF per year.



LOCATION DESCRIPTION

Ideally positioned between Fort Gordon and Augusta Regional Airport, Augusta South Square benefits from excellent visibility and convenient access in a well-established retail corridor. Site site 5.4 south of Fort Gordon and 3.4 miles north of Augusta Regional Airport.

OFFERING SUMMARY

Lease Rate:	\$19 - 23 SF/yr (NNN)
Available SF:	2,700 - 5,200 SF
Lot Size:	8.01 Acres
Building Size:	56,765 SF

Additional Photos



Lease Spaces

LEASE INFORMATION

Lease Type:	NNN
Total Space:	2,700 - 5,200 SF

Lease Term:	Negotiable
Lease Rate:	\$19 - \$23 SF/yr

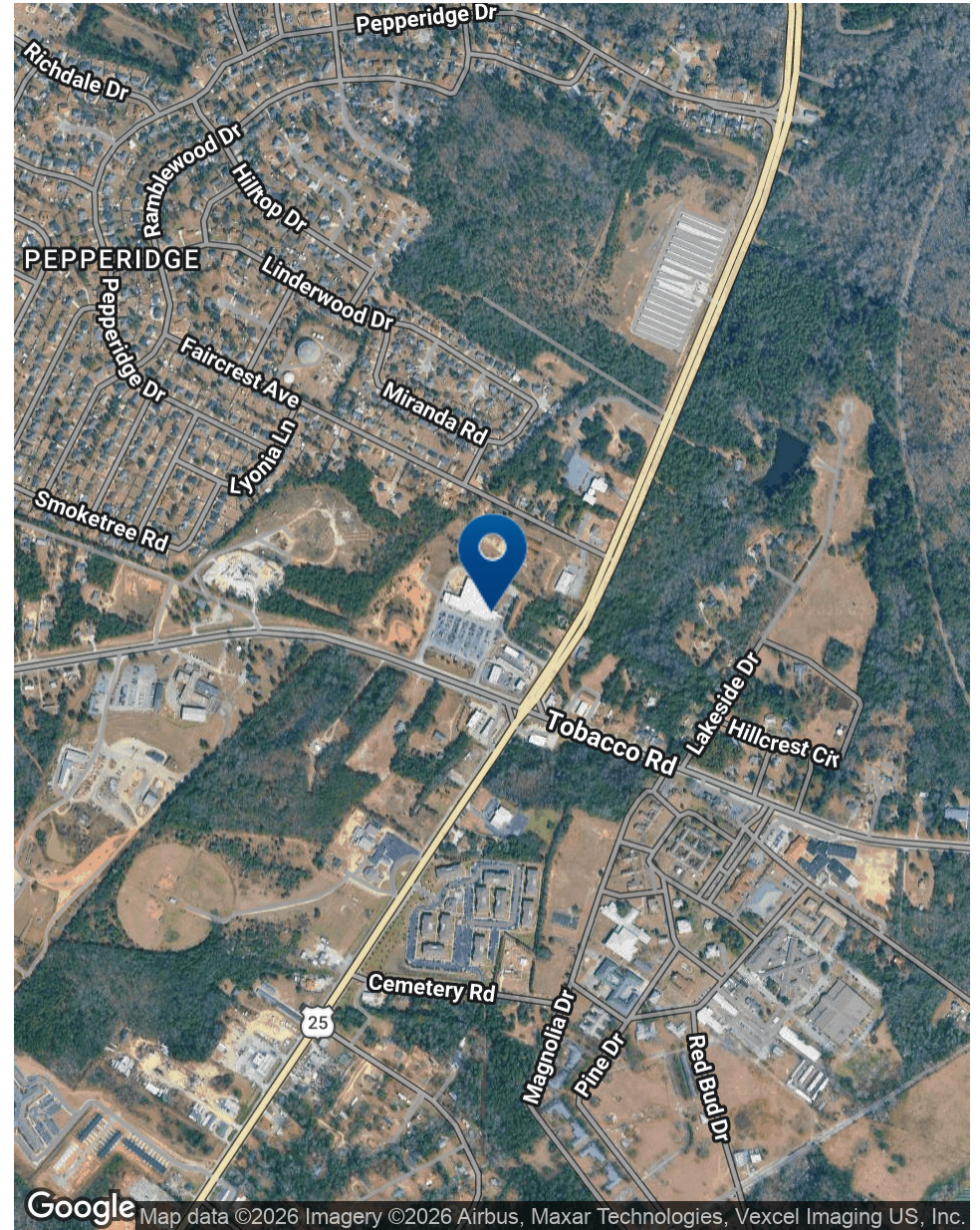
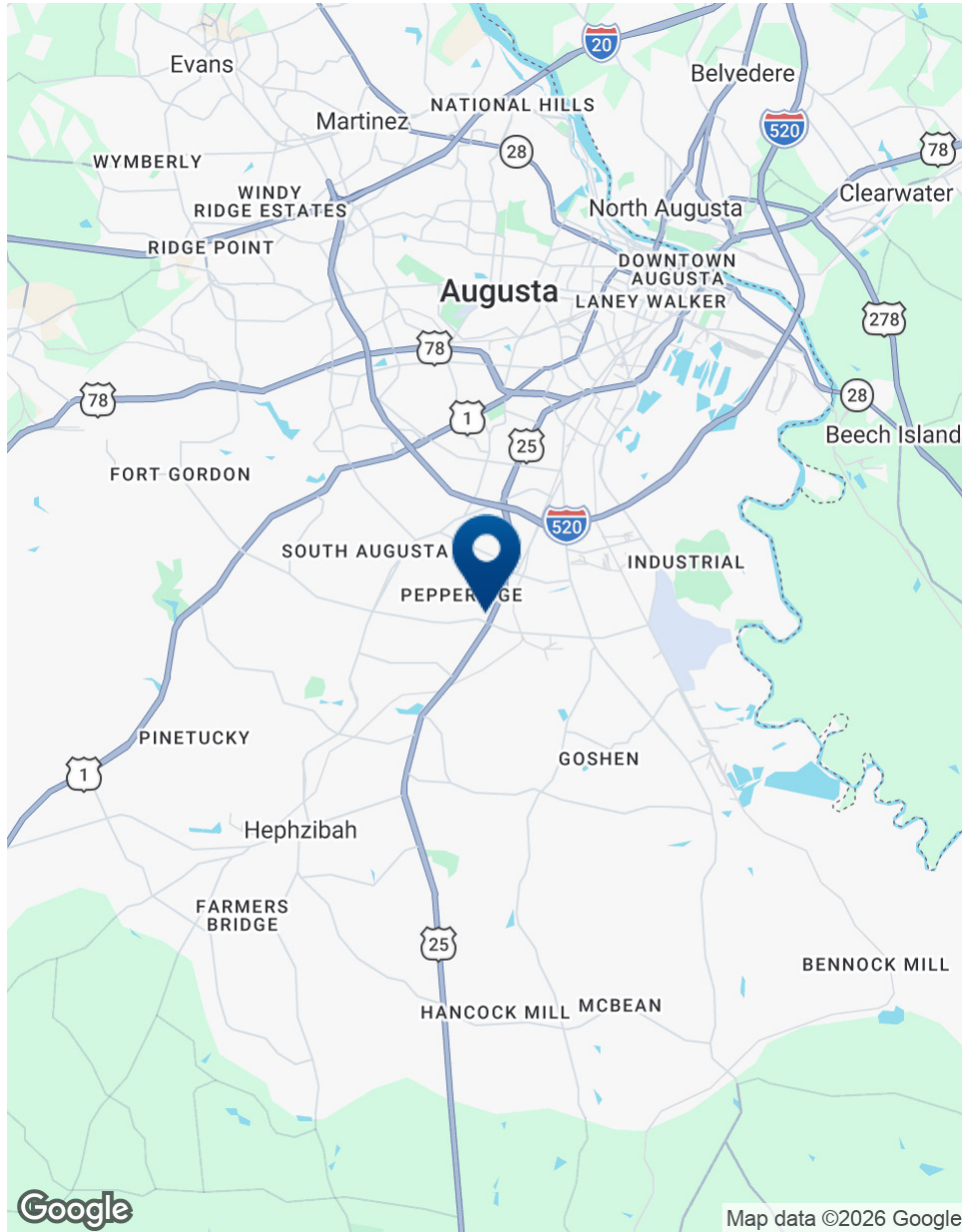
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Benchmark Physical Therapy	1,200 SF	NNN	Negotiable	-
Suite B	CSRA Tax	1,200 SF	NNN	Negotiable	-
Suite C/D	Pizza Hut	2,400 SF	NNN	Negotiable	-
Suite E	Pro Nails	1,200 SF	NNN	Negotiable	-
Suite F/G	Doctor's Hospital	6,473 SF	NNN	Negotiable	-
Suite H	YMCA	23,387 SF	NNN	Negotiable	-
Suite I	Available	5,200 SF	NNN	\$19.00 SF/yr	-
Suite J	Available	2,700 SF	NNN	\$23.00 SF/yr	-

Retailer Map



Location Map



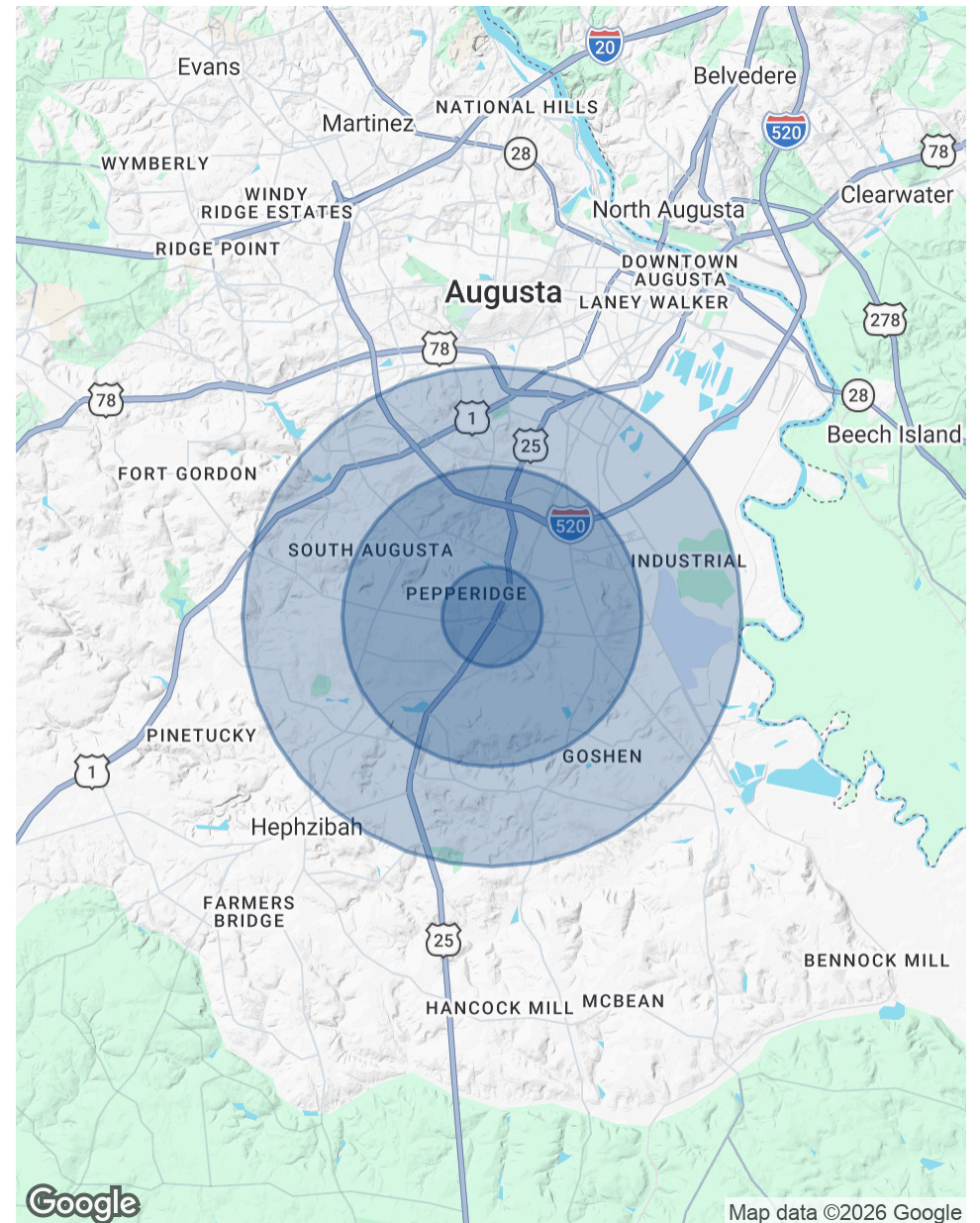
Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,363	38,426	86,837
Average Age	39.3	36.0	35.5
Average Age (Male)	37.8	35.3	33.3
Average Age (Female)	40.4	37.8	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,822	12,660	29,230
# of Persons per HH	2.9	3.0	3.0
Average HH Income	\$72,175	\$65,391	\$67,215
Average House Value	\$180,257	\$138,398	\$147,980

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	12.1%	5.1%	4.6%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	528	8,340	19,957
Total Population - Black	4,311	26,757	59,768
Total Population - Asian	37	237	665
Total Population - Hawaiian	0	58	102
Total Population - American Indian	19	38	59
Total Population - Other	91	1,169	2,389



Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

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