

FOR LEASE

WHEELER EXEC SINGLE UNIT

3540 Wheeler Road Suite 415, Augusta, GA 30909

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
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CLICK TO
VIEW VIDEO



Property Summary



VIDEO

PROPERTY DESCRIPTION

Unit is the nicest at Wheeler Exec Center. Space is in A+ condition and move in ready. Finishes are top notch. Space is available February 1 and consists of 2 large open rooms and a newly remodeled bathroom. See pictures and video. Water and HOA dues are included in lease rate. Space has new HVAC.

LOCATION DESCRIPTION

Conveniently located in the heart of Augusta minutes away Interstates 20 & 520 and walking distance from National food and retail establishments.

OFFERING SUMMARY

Lease Rate:	\$1,000 per month (MG)
Available SF:	358 SF

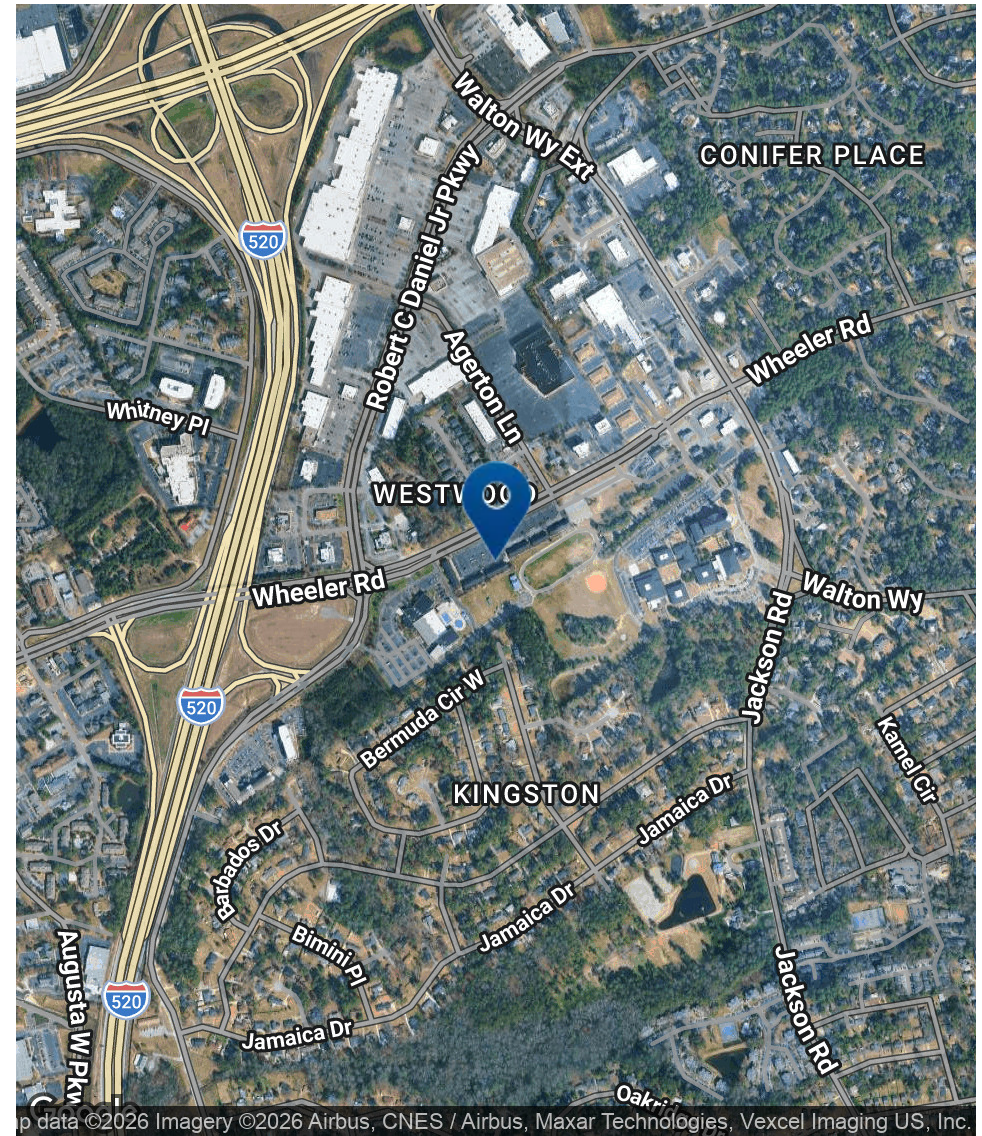
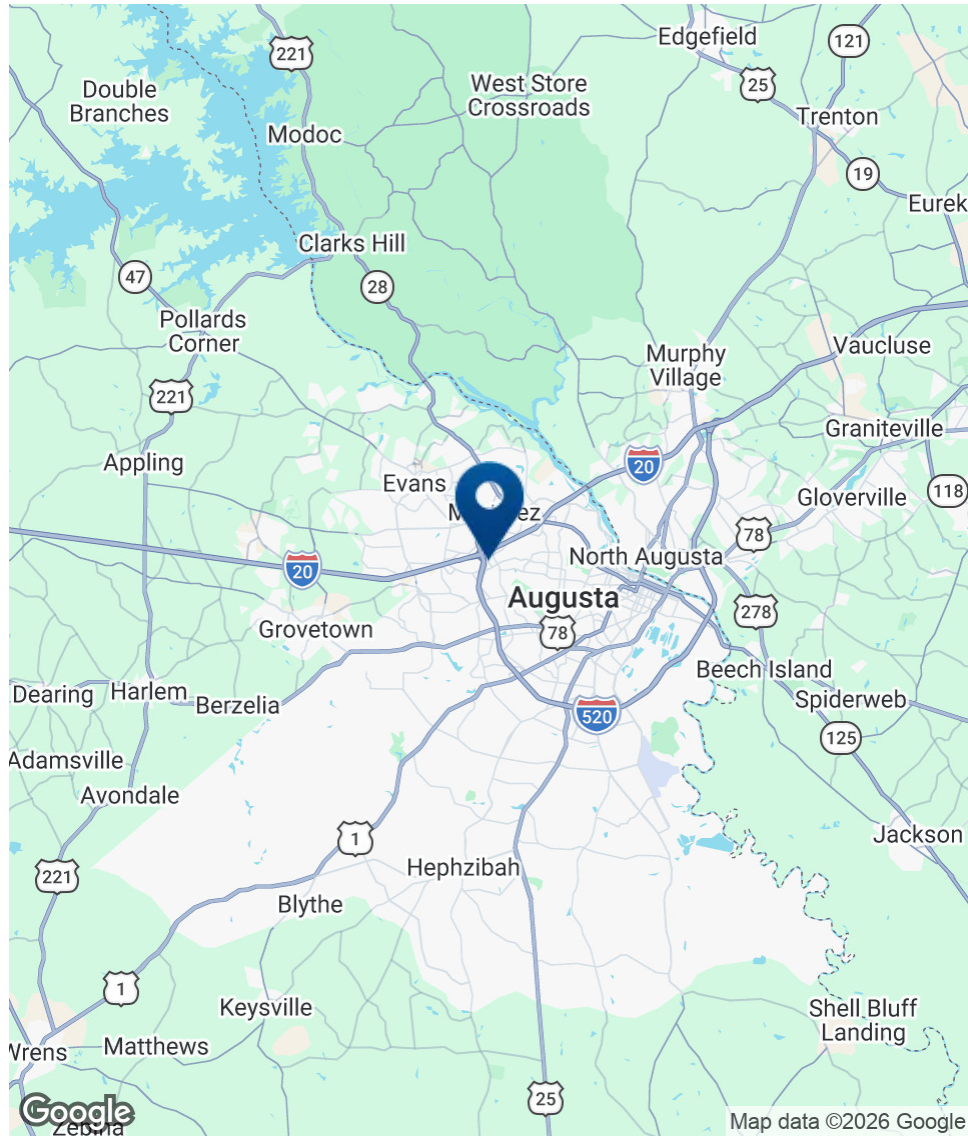
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,519	21,183	56,165
Total Population	6,235	51,560	139,729
Average HH Income	\$72,092	\$63,430	\$62,644



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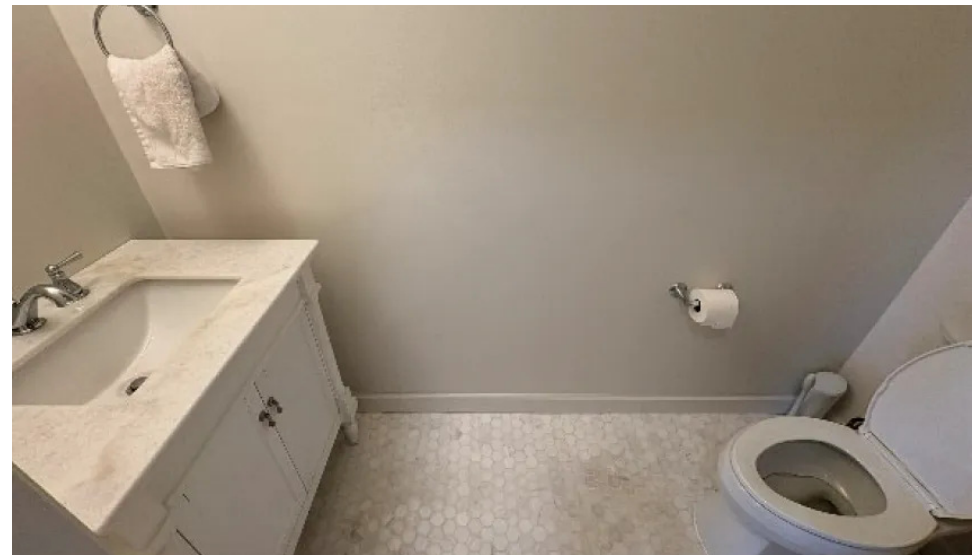
Location Map



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Additional Photos



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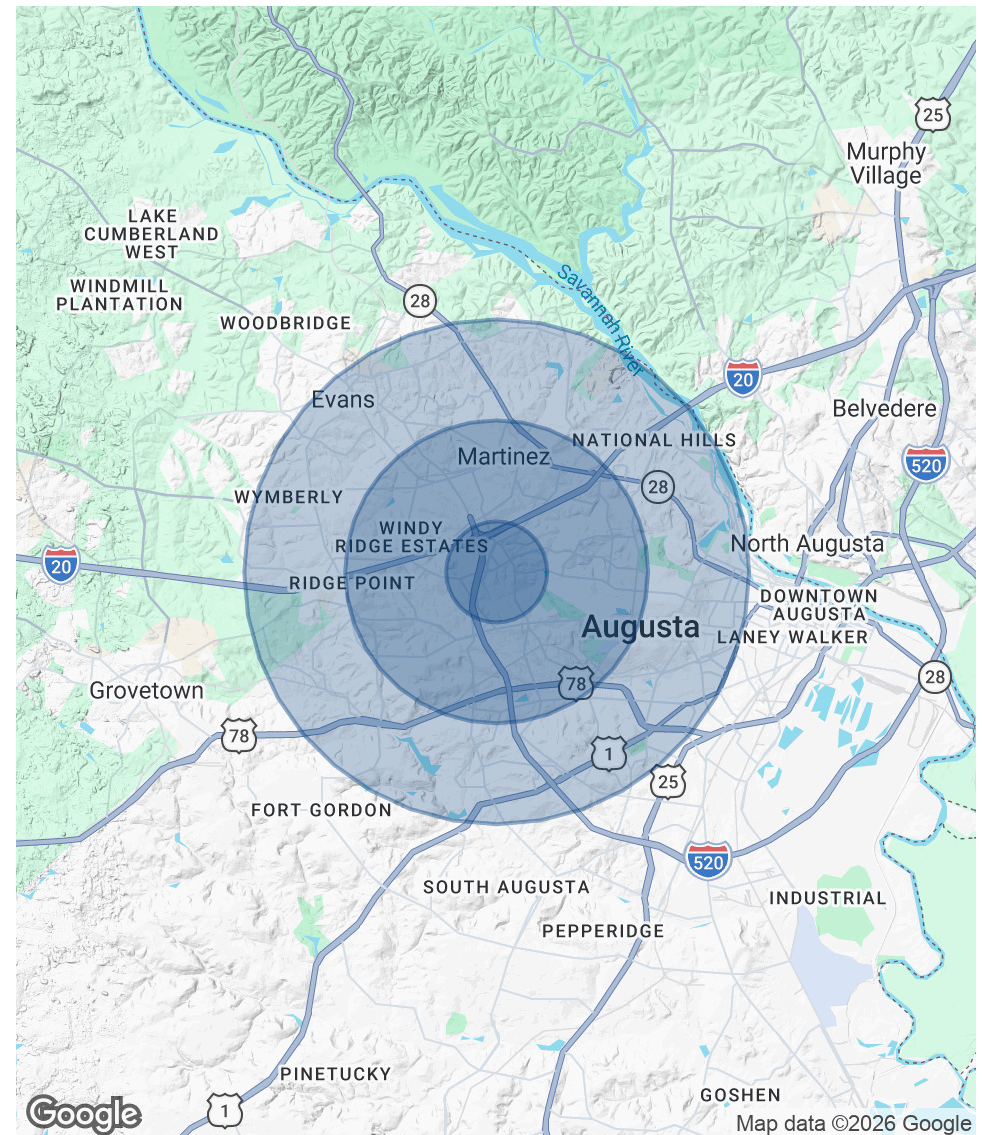
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,235	51,560	139,729
Average Age	36.1	37.1	36.2
Average Age (Male)	35.4	36.1	35.0
Average Age (Female)	37.5	38.1	37.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,519	21,183	56,165
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$72,092	\$63,430	\$62,644
Average House Value		\$130,400	\$169,993

2020 American Community Survey (ACS)



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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 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)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
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706.722.8334



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