



FOR LEASE

SUITE 617 WHEELER
EXEC SUITES

3540 Wheeler Rd Suite 617, Augusta, GA 30909

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

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Property Summary



VIDEO

PROPERTY DESCRIPTION

The office suite is available for lease for \$1,961 per month. It is located on the second floor of the building and offers a great location in West Augusta near retail and financial locations nearby. The unit consists of 5 rooms, a reception area, and 2 bathrooms. Water and HOA dues are included in the rent. The space is 1,070 Square Feet.

LOCATION DESCRIPTION

The office suite is located in the Wheeler Executive Center located off Bobby Jones Exp. (I-520) and Wheeler Rd. Interchange. The local area is surrounded by plenty of retail, restaurants, hotels, and local banks.



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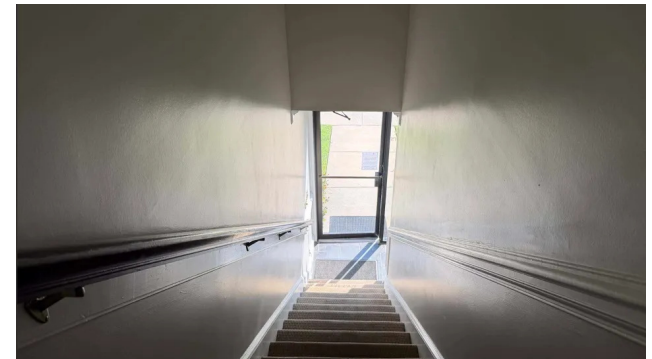


OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (MG)
Available SF:	1,070 SF
Lot Size:	0.09 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,086	22,710	56,255
Total Population	6,083	53,110	144,784
Average HH Income	\$93,601	\$91,553	\$88,975

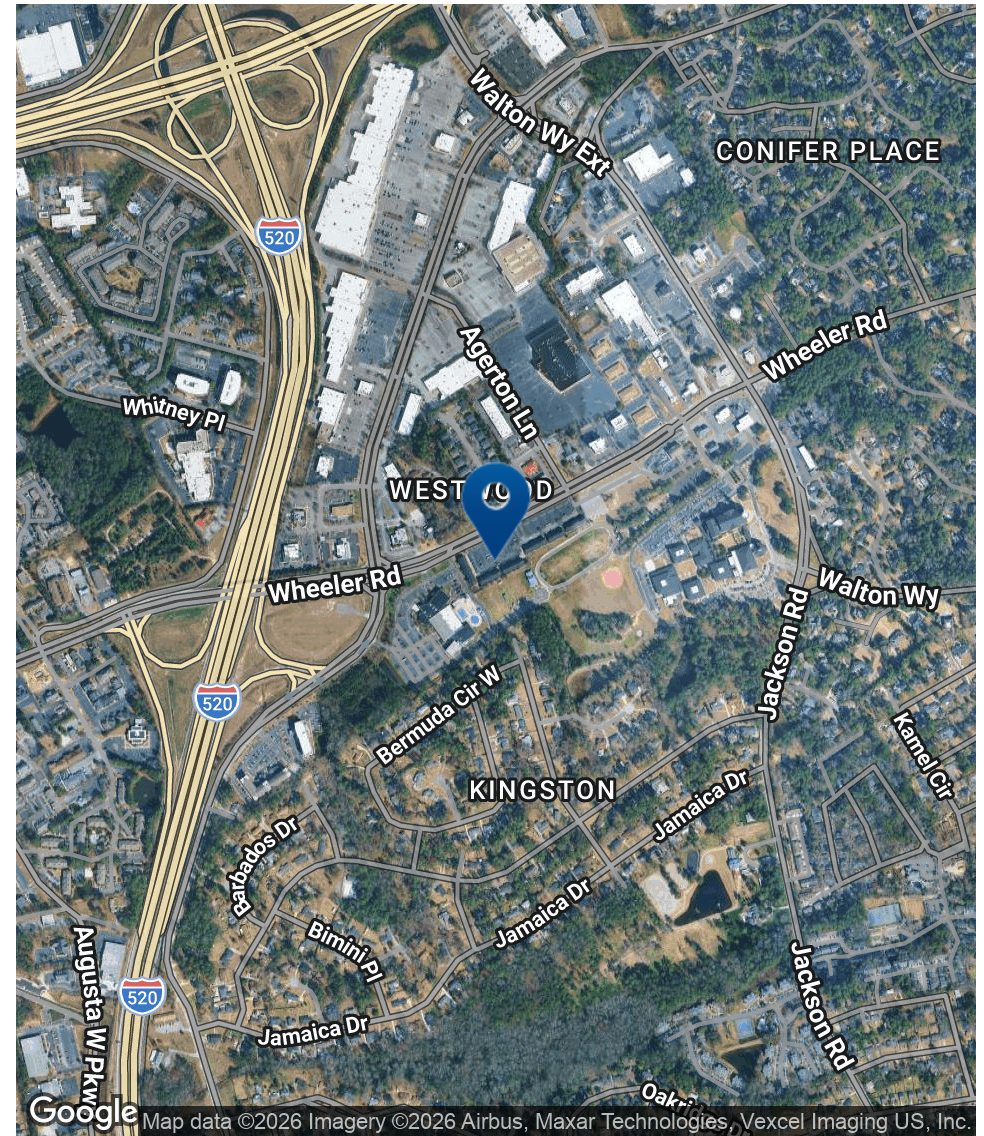
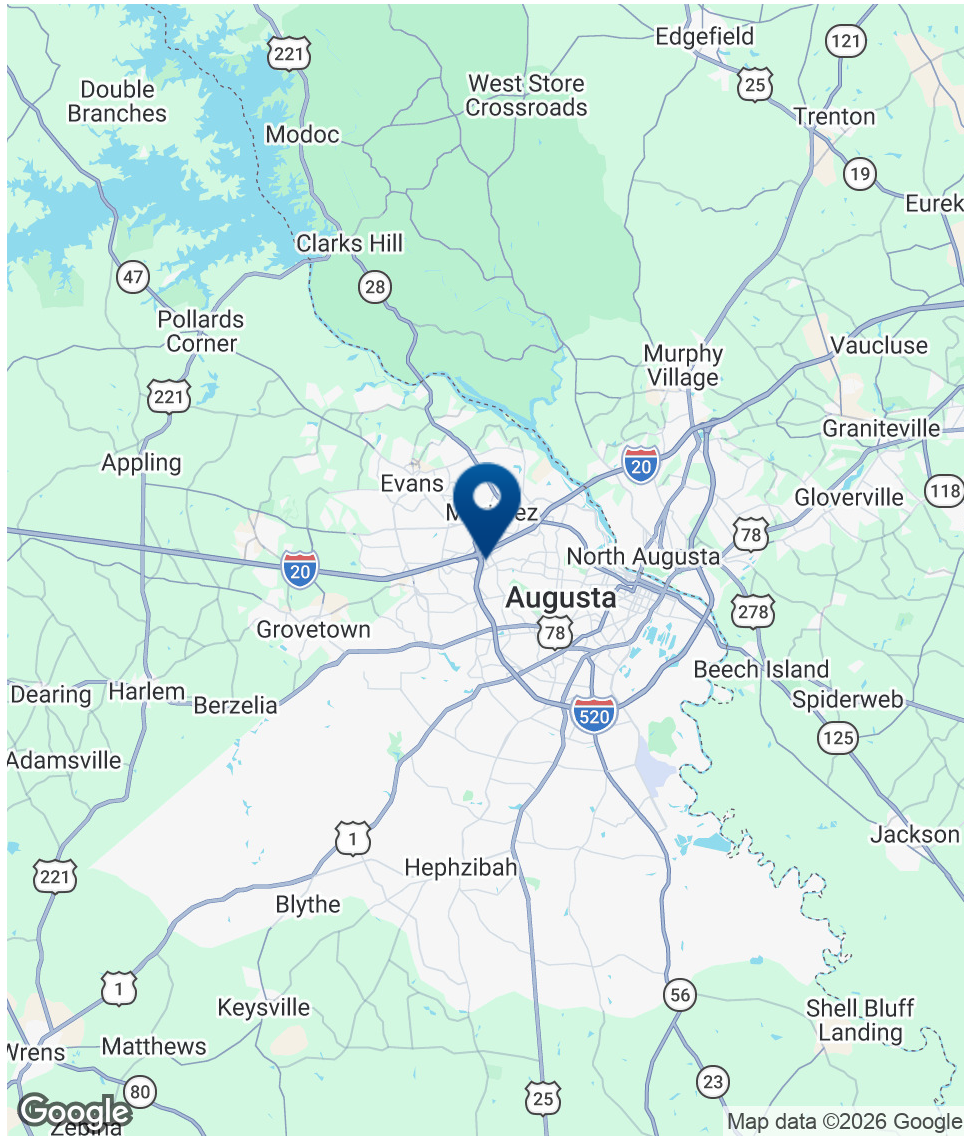
Additional Photos



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Location Map



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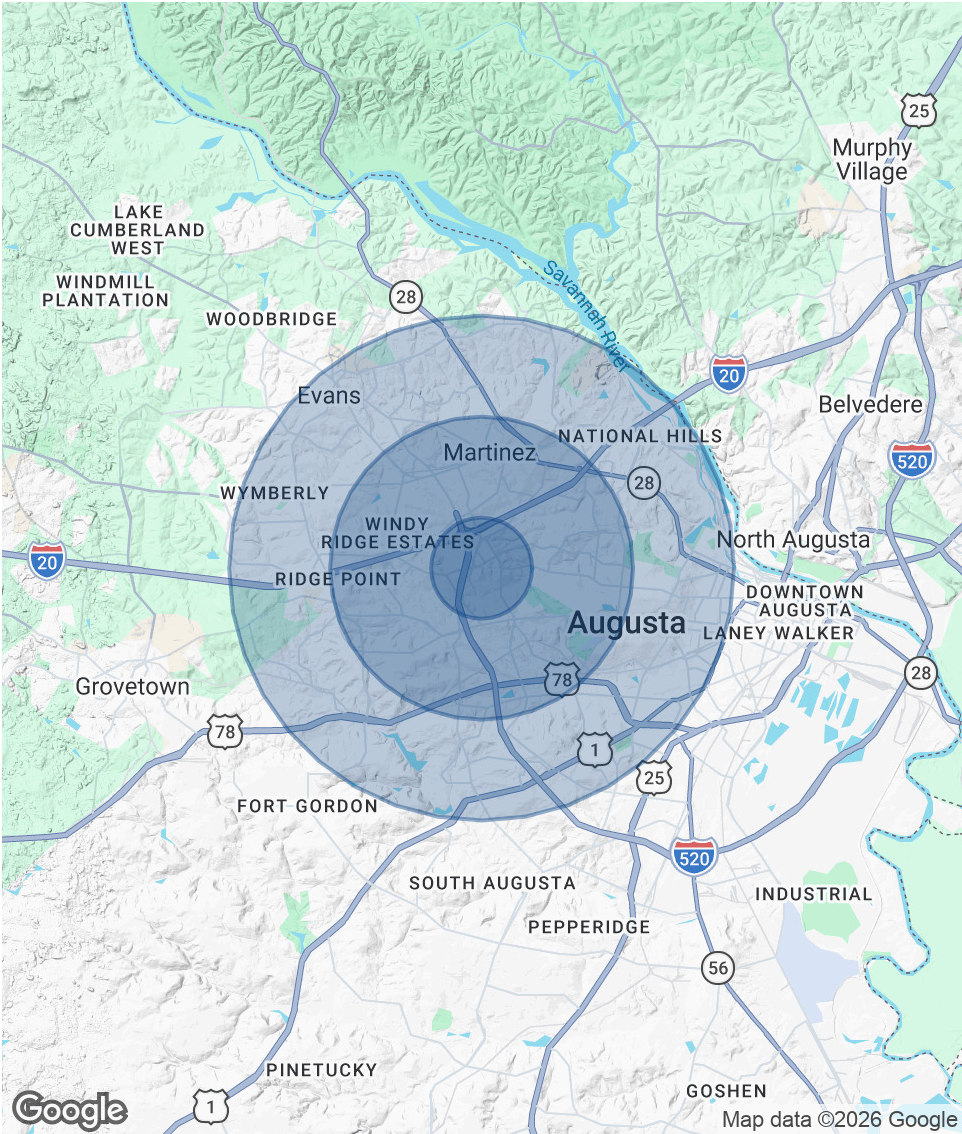
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,083	53,110	144,784
Average Age	41.9	39.9	39.2
Average Age (Male)	42.8	37.4	36.4
Average Age (Female)	41.8	42.1	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,086	22,710	56,255
# of Persons per HH	2.0	2.3	2.6
Average HH Income	\$93,601	\$91,553	\$88,975
Average House Value	\$300,201	\$243,694	\$233,301

2023 American Community Survey (ACS)



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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)

Sherman & Hemstreet Real Estate Company

4316 Washington Road,
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