

FOR LEASE

431 WALKER ST

Augusta, GA 30901

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
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Sales Administrator
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Property Summary



PROPERTY DESCRIPTION

This two story office building features multiple large private offices and plenty of bathroom/kitchen space. Building has a common area reception/waiting room area. There are two spaces available (One on main level and one on second level). The location is conveniently located with excellent visibility and signage. Building has plenty of parking available.

LOCATION DESCRIPTION

Located in Downtown Augusta, GA. The property is in the historic district right across from the Augusta Utilities Department offices. It has close proximity to all major highways and convenient to both Georgia and South Carolina.

OFFERING SUMMARY

Lease Rate:	See schedule on next page
Available SF:	300 - 660 SF
Building Size:	4,170 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,271	15,455	35,761
Total Population	7,091	34,860	81,268
Average HH Income	\$38,900	\$58,705	\$68,263



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Lease Spaces



LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	300 - 660 SF	Lease Rate:	\$500 per month

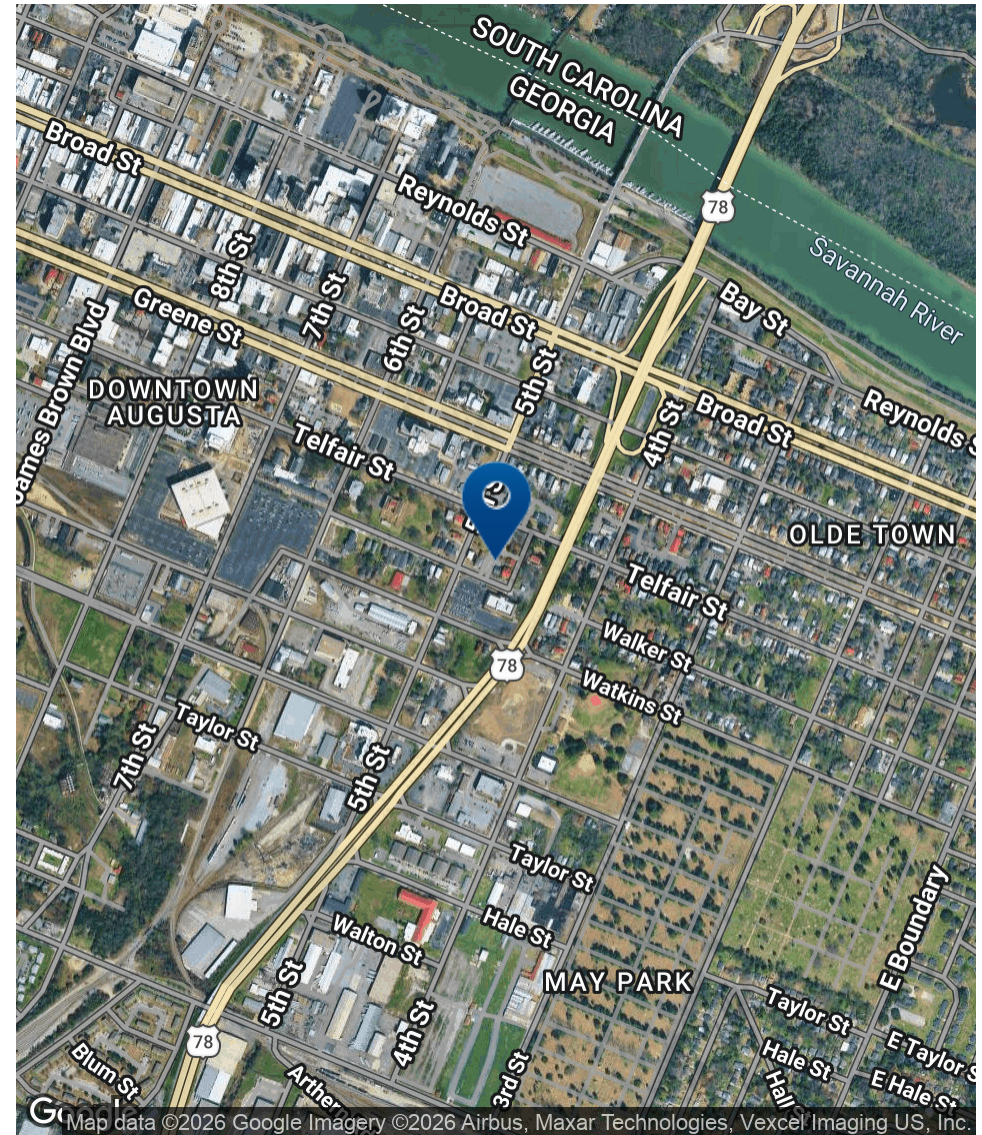
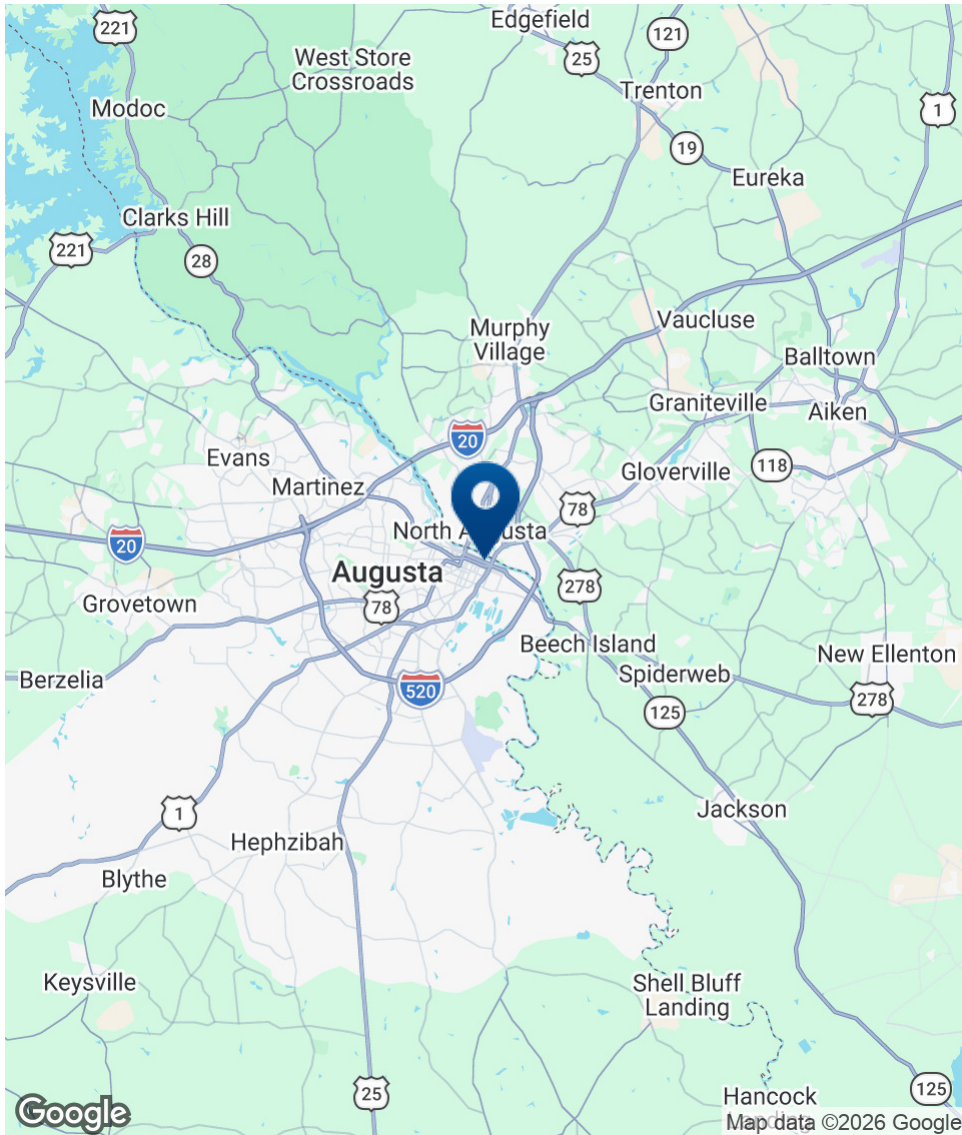
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 202	Available	660 SF	Full Service	\$500 per month	Suite is located on the second floor. All utilities are included. Internet is \$50 per month.
Suite 101	Available	300 SF	Full Service	\$500 per month	Suite is located on the first floor. Includes private office, reception area, kitchenette and bathrooms. All utilities are included. Internet is \$50 per month.



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Location Map



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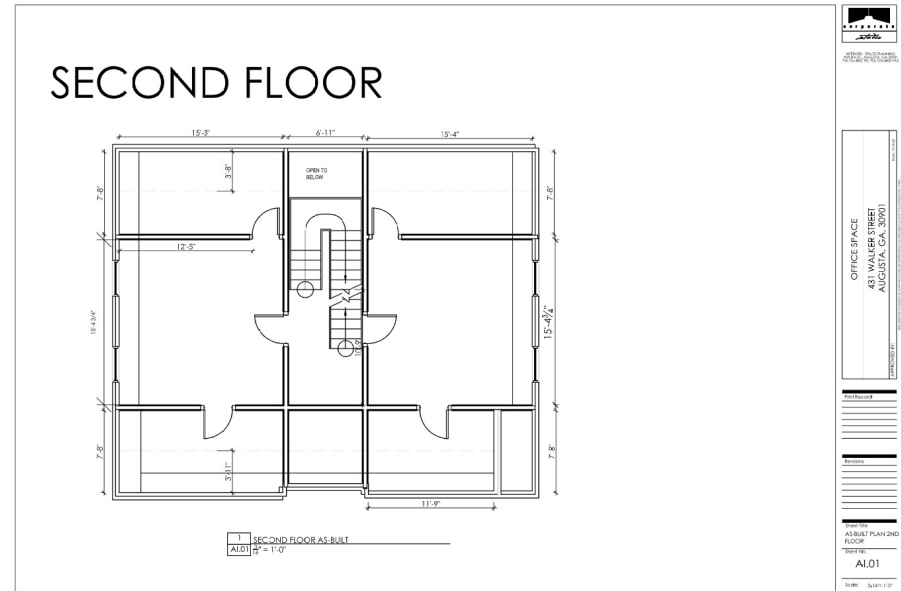
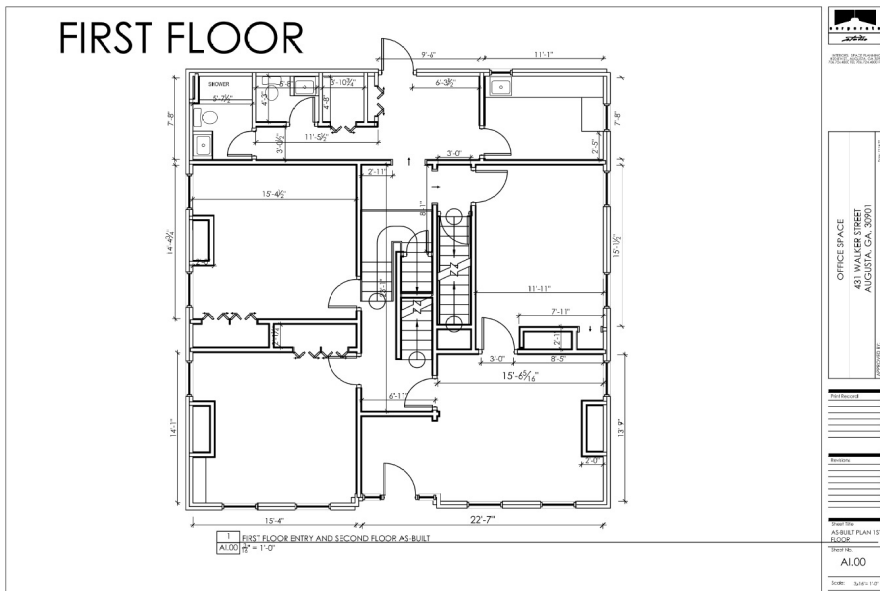
Additional Photos



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FLOOR PLAN



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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