



FOR LEASE

2232 PEACH ORCHARD
ROAD

2232 Peach Orchard Rd, Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

CONNIE WILSON, CCIM

Sr. VP, Associate Broker

cwilson@shermanandhemstreet.com

706.722.8334 x202

Property Summary



PROPERTY DESCRIPTION

Discover your next business home with a strategic location. This property offers a professional and welcoming environment for a wide range of businesses. With its flexible floor plans, ample parking, and proximity to major transportation routes, the property provides convenience for both employees and clients. Whether you're seeking flexible office spaces, a salon, or barbershop, or a versatile retail space, the property offers the ideal canvas to bring your business vision to life.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

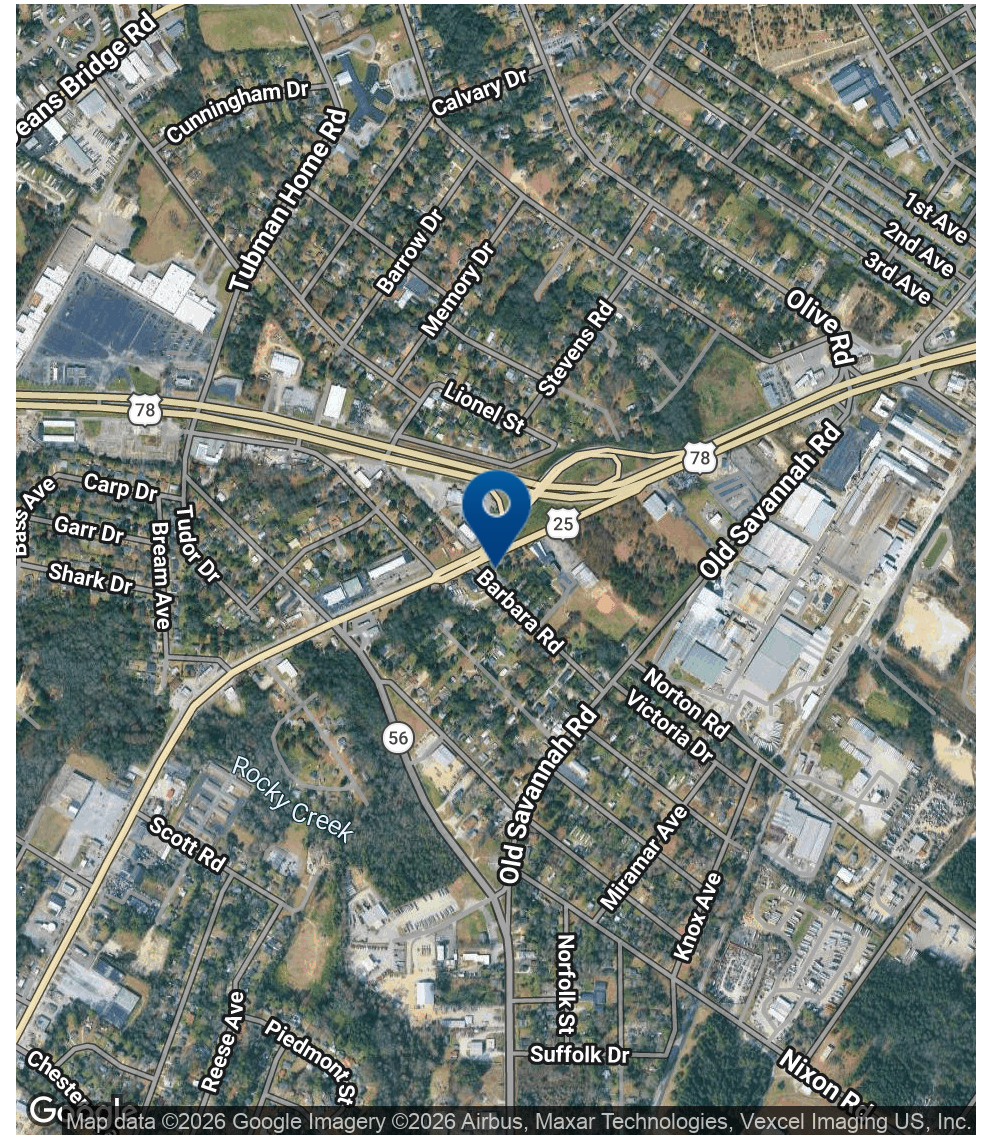
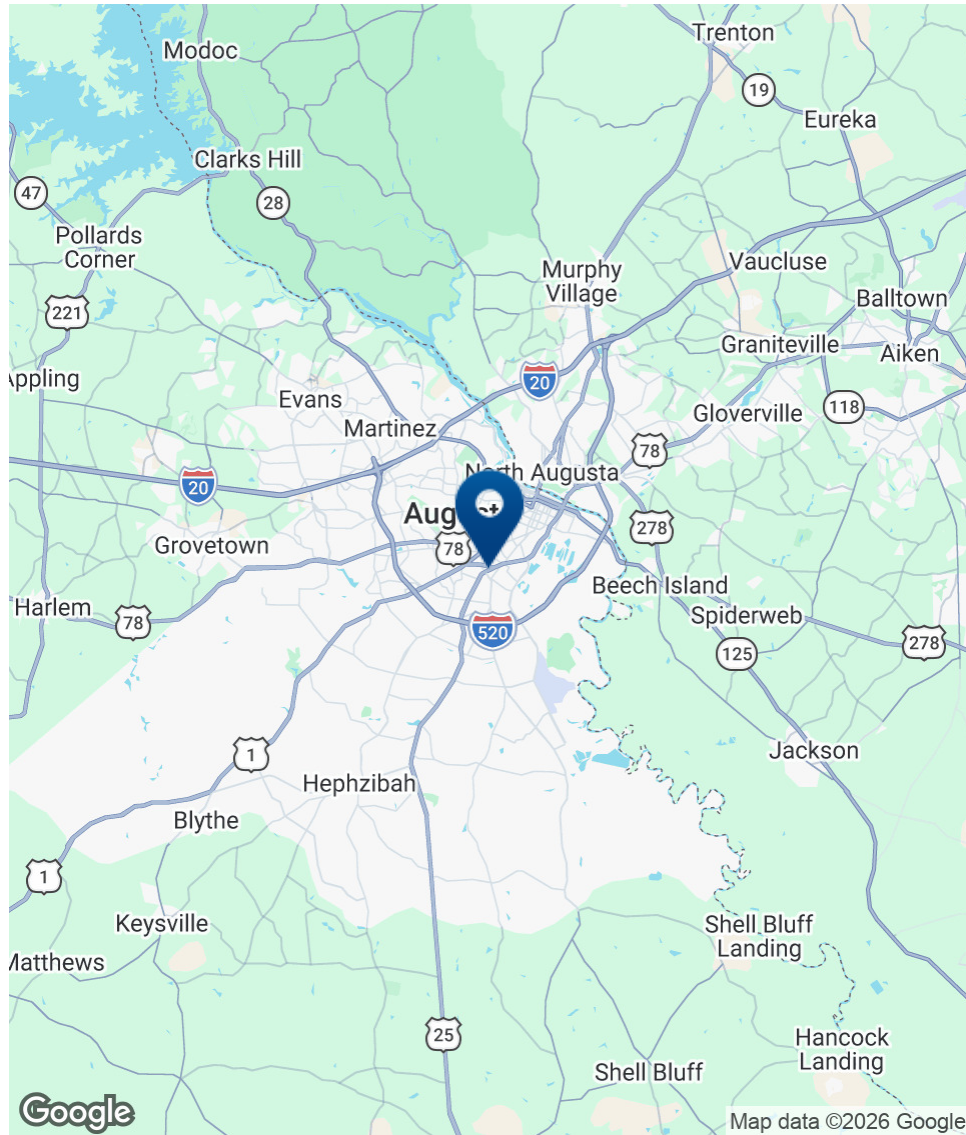
Lease Rate:	\$1,200.00 SF/yr (MG)
Number of Units:	1
Available SF:	2,412 SF
Lot Size:	0.56 Acres
Building Size:	2,412 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,189	17,994	46,573
Total Population	5,530	44,325	111,363
Average HH Income	\$34,857	\$53,253	\$65,729



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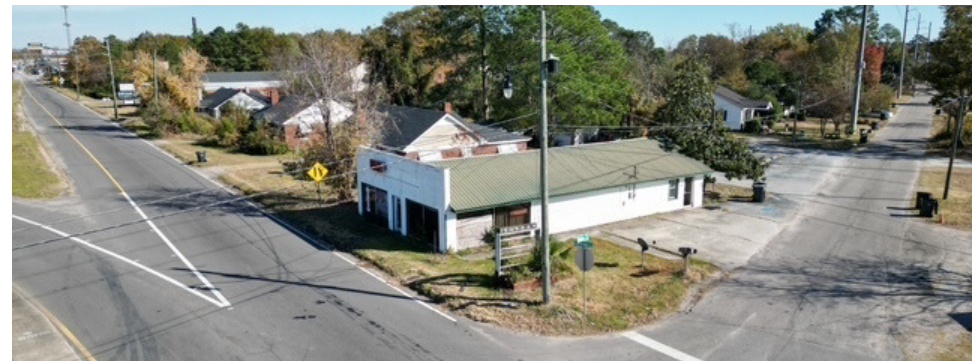
Location Map



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Additional Photos



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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,530	44,325	111,363
Average Age	38	39	39
Average Age (Male)	36	38	38
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,189	17,994	46,573
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$34,857	\$53,253	\$65,729
Average House Value	\$103,745	\$148,060	\$198,361

Demographics data derived from AlphaMap

