



FOR LEASE

SOUTH AUGUSTA  
DENTAL OFFICE

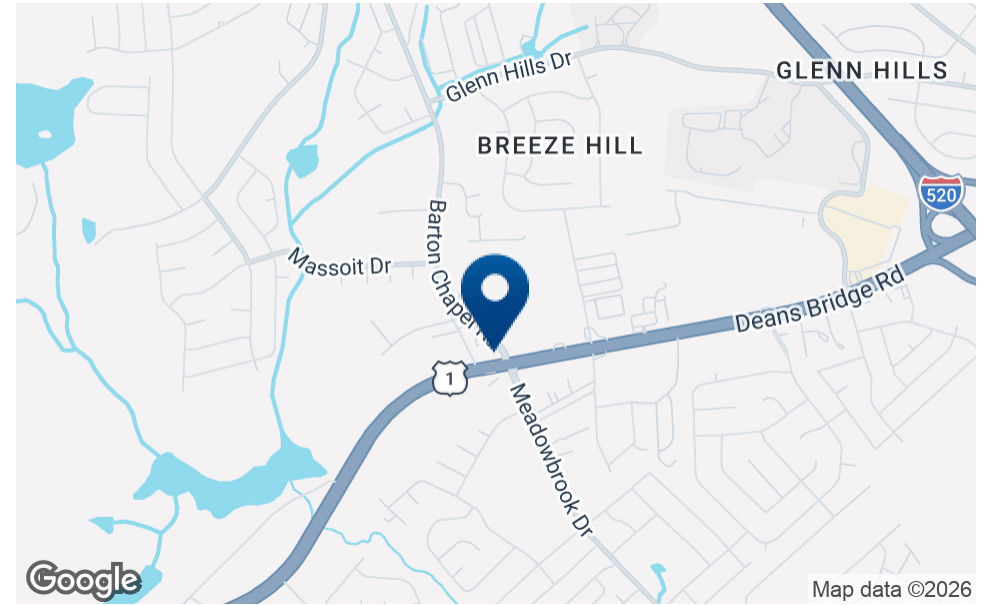
2755 Barton Chapel Road, Augusta, GA 30906

**SHERMAN &  
HEMSTREET**  
Real Estate Company

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# Property Summary



## PROPERTY DESCRIPTION

This two story office building is fully built out as a dental office. Building has a new roof. New HVAC is in process. Inside of building there are four dental rooms with equipment. All rooms have plumbing and sinks installed. Building could be used for other medical uses instead of a dentist office if desired. Currently building is leased to a local dentist. Building can be purchased as an investment property with a tenant in place or vacant for an owner occupant.

## LOCATION DESCRIPTION

Site is located at the intersection of Barton Chapel Rd and Deans Bridge Rd. A grocery anchored center and McDonalds is located across the street. Building is next door to Burger King at the lighted intersection.

## OFFERING SUMMARY

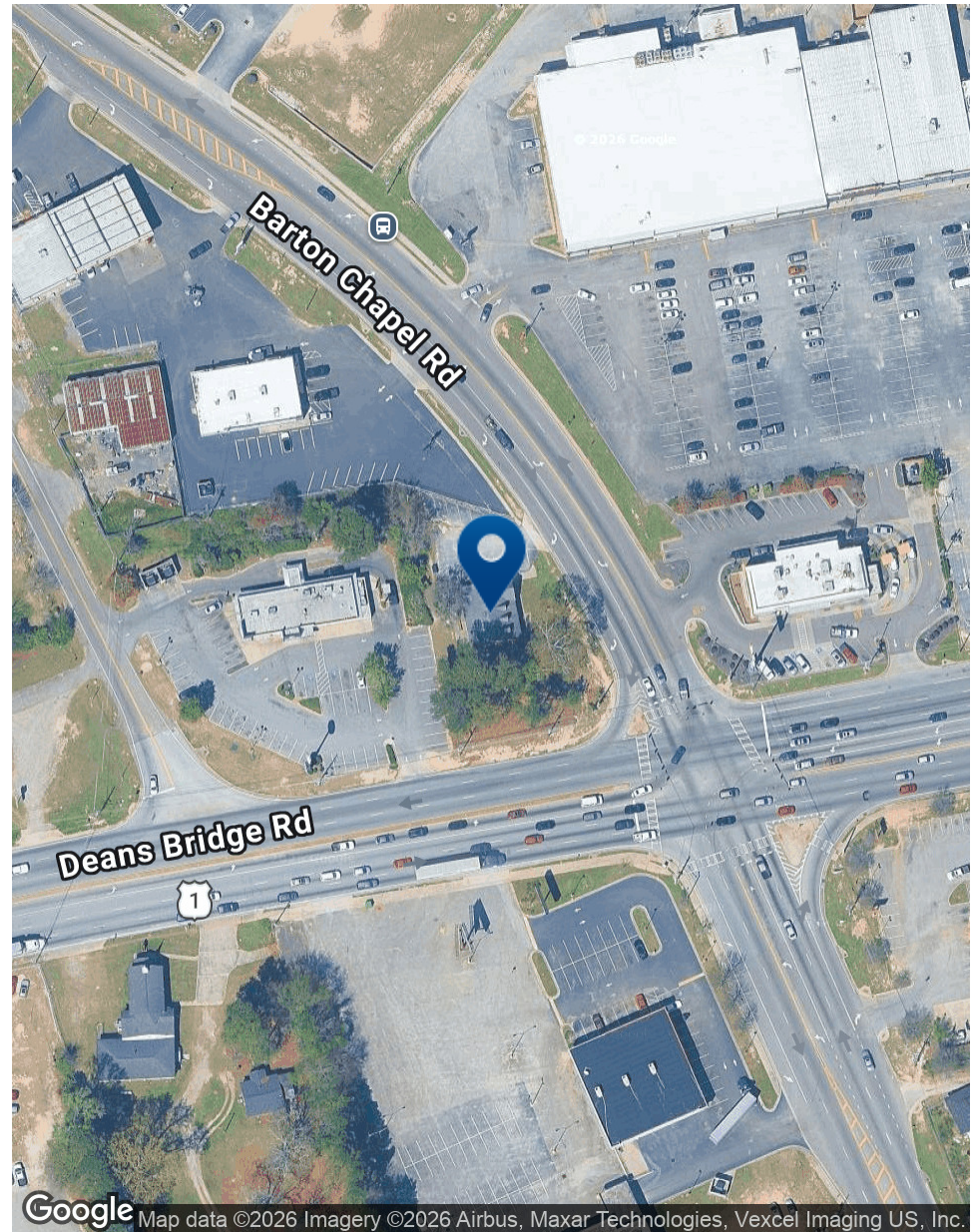
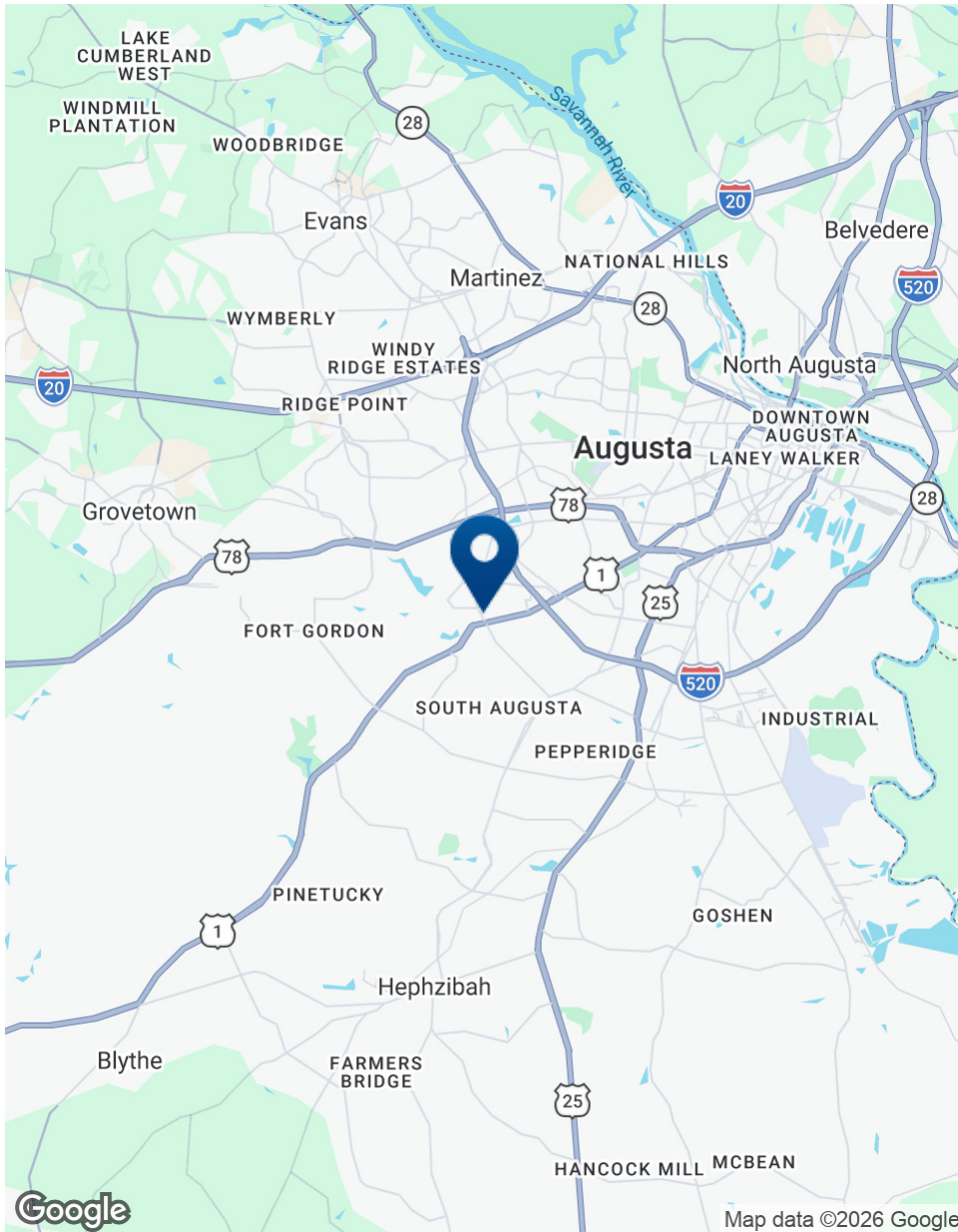
Lease Rate:	\$17.00 SF/yr (NNN)
Lot Size:	0.27 Acres
Building Size:	2,931 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,544	16,700	44,252
Total Population	6,897	48,383	123,251
Average HH Income	\$60,996	\$63,902	\$71,034

# Additional Photos



# Location Map



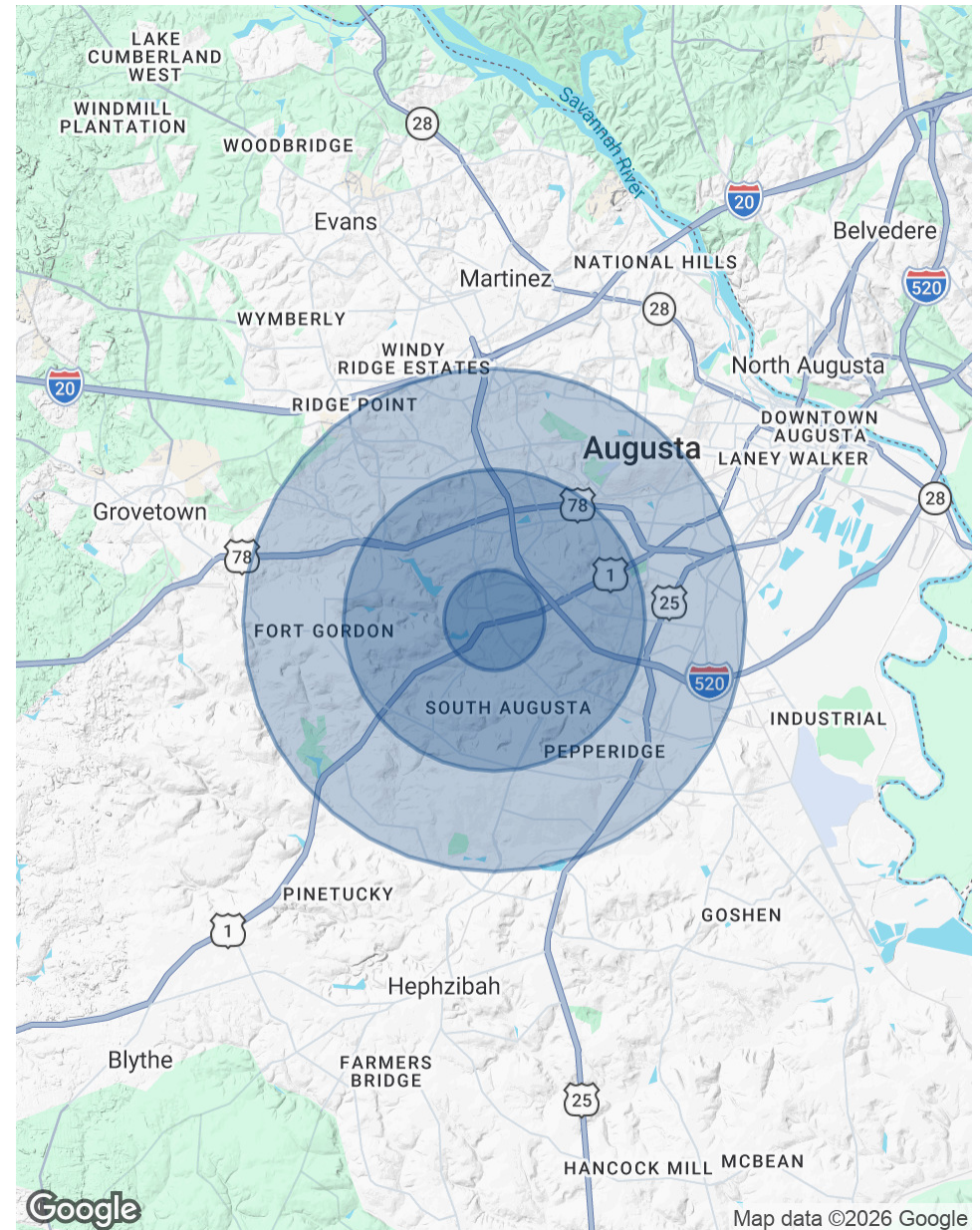
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,897	48,383	123,251
Average Age	37.2	34.5	36.0
Average Age (Male)	36.9	31.5	33.8
Average Age (Female)	37.8	36.7	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,544	16,700	44,252
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$60,996	\$63,902	\$71,034
Average House Value	\$118,502	\$144,614	\$176,834

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	3.4%	5.7%	5.7%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	579	9,540	30,124
Total Population - Black	5,620	33,552	79,885
Total Population - Asian	63	674	1,822
Total Population - Hawaiian	0	113	338
Total Population - American Indian	0	33	121
Total Population - Other	288	1,702	3,910



# 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)

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