



FOR LEASE

WALTON SQUARE  
OFFICE BLDG

3523 Walton Way Ext., Augusta, GA 30909

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**

President & Broker

[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)

706.288.1077

# Property Summary

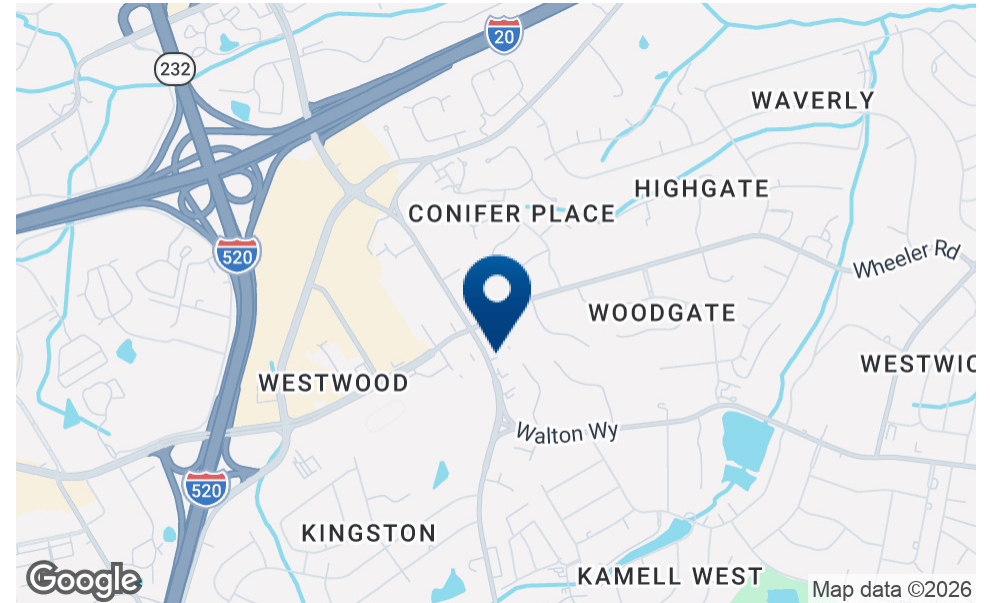


## PROPERTY DESCRIPTION

This free standing building consists of 2,000 SF on each of the 1st and 2nd floors and 500 SF on the 3rd floor. Building has a new roof and is currently under going cosmetic renovations in anticipating of the next occupant. Floor plan is mostly subdivided into multiple offices on either side of a hallway dividing each floor. There are 5 bathrooms, a reception area, waiting, area, breakroom and conference rooms. Signage and visibility are excellent due to having a 20,000+ vehicle traffic count daily.

## LOCATION DESCRIPTION

Located on Walton Way Ext just off of Wheeler Road near Augusta West Parkway. Very close to I:20 and I:520. Near Augusta Exchange shopping center which has a large amount of restaurants and national retailers. Site is centrally located with easy access to all parts of the CSRA.



## OFFERING SUMMARY

Lease Rate:	\$17 SF/yr (NNN)
Available SF:	2,000 - 4,500 SF
Lot Size:	0.06 Acres
Building Size:	4,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,008	23,339	56,067
Total Population	6,359	53,522	143,239
Average HH Income	\$114,308	\$92,579	\$88,748

# Lease Spaces



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 4,500 SF	Lease Rate:	\$17 SF/yr

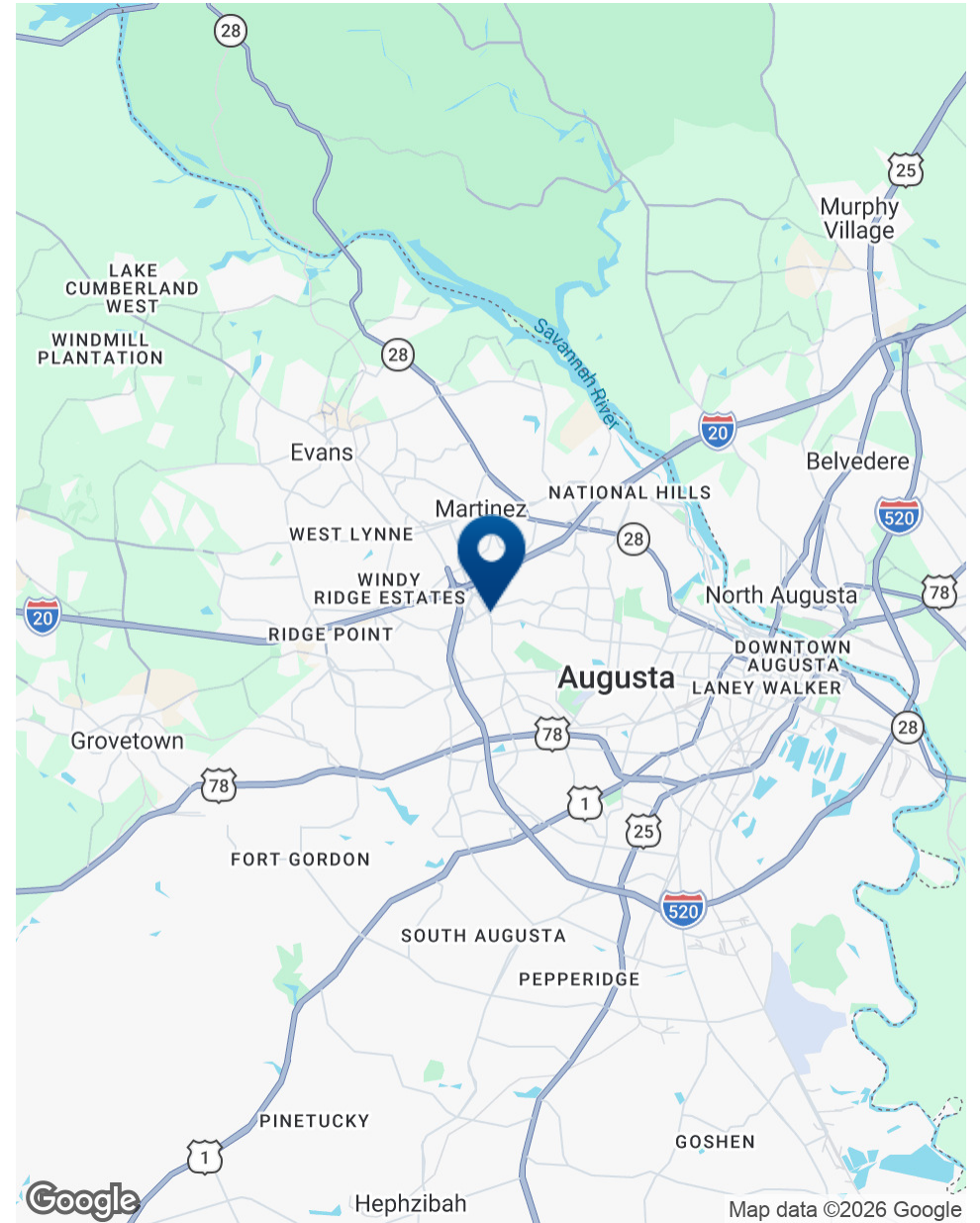
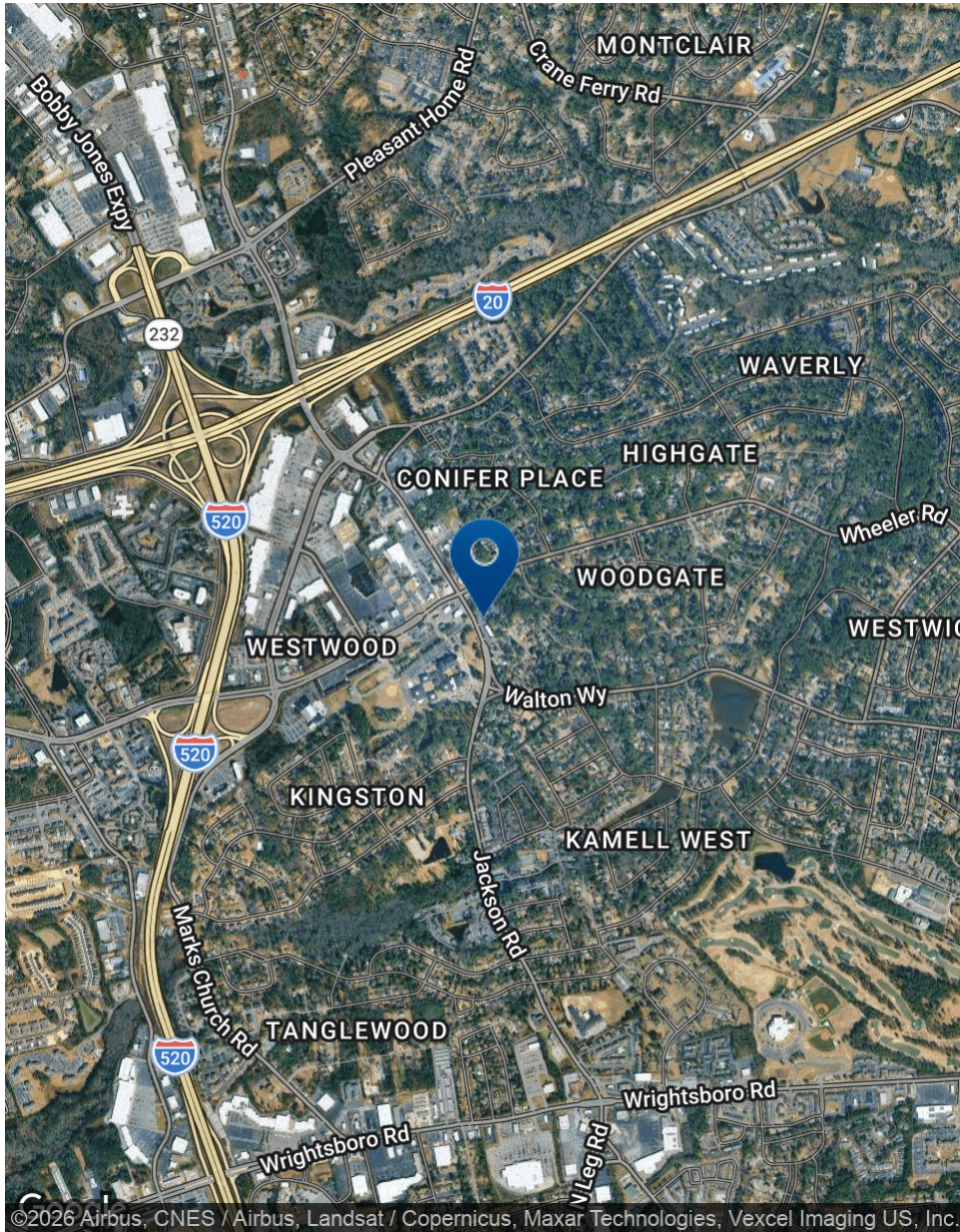
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3523 Walton Way Ext	Available	2,000 - 4,500 SF	NNN	\$17.00 SF/yr	-

# Additional Photos



# Location Map



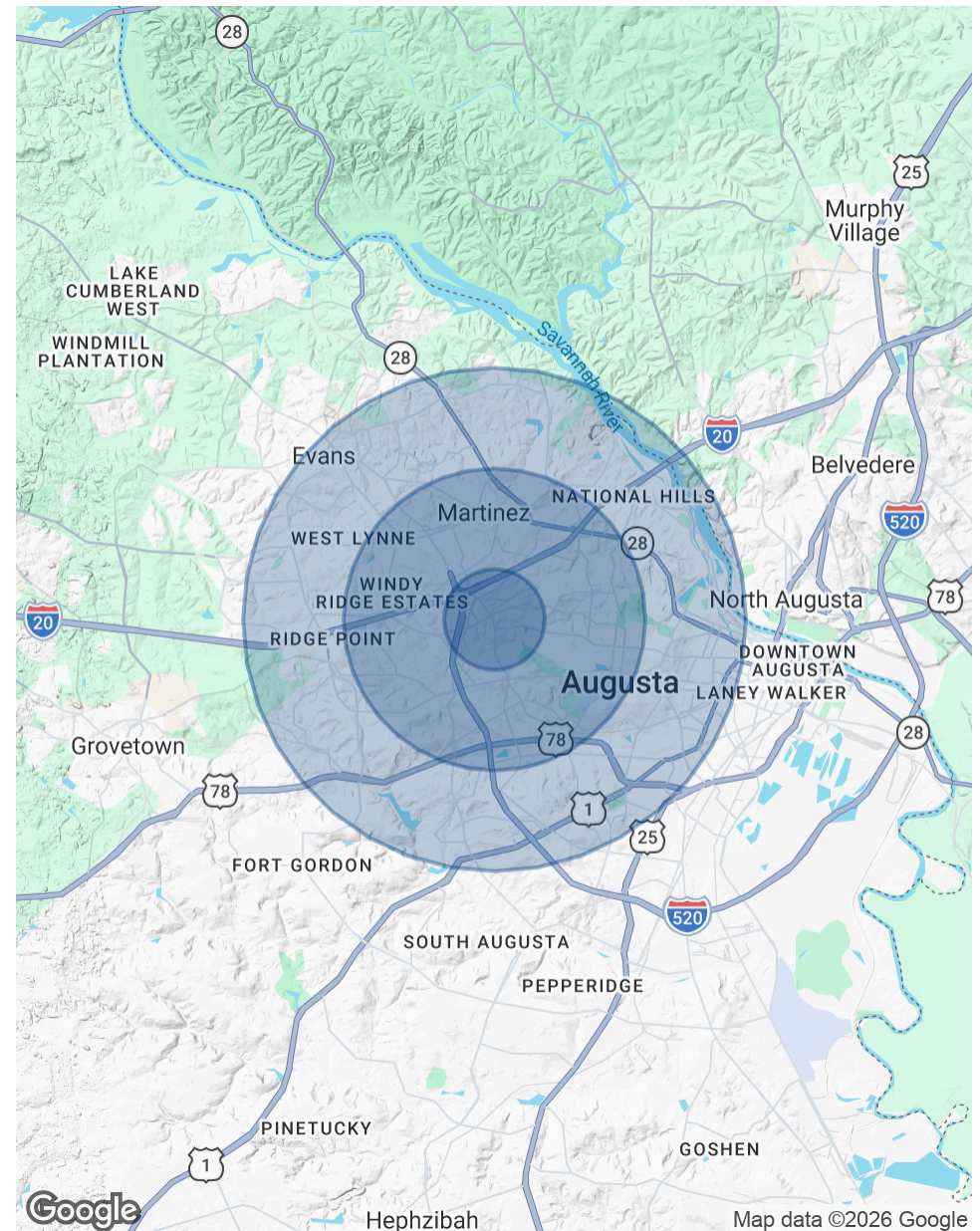
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,359	53,522	143,239
Average Age	44.9	40.1	39.4
Average Age (Male)	44.9	37.7	36.5
Average Age (Female)	44.3	41.9	41.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,008	23,339	56,067
# of Persons per HH	2.1	2.3	2.6
Average HH Income	\$114,308	\$92,579	\$88,748
Average House Value	\$340,187	\$248,709	\$234,642

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	5.3%	6.4%	6.1%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	4,154	28,918	73,753
Total Population - Black	1,444	17,043	51,239
Total Population - Asian	222	1,857	5,995
Total Population - Hawaiian	24	233	239
Total Population - American Indian	0	63	158
Total Population - Other	165	1,382	2,951



# 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)

**Sherman & Hemstreet Real Estate Company**

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Evans, GA 30809

706.722.8334