

FOR LEASE

2326 WALDEN DR

Augusta, GA 30904



ZACK HARTMAN

Commercial Sales Associate

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JODI LYLES

Sales Administrator

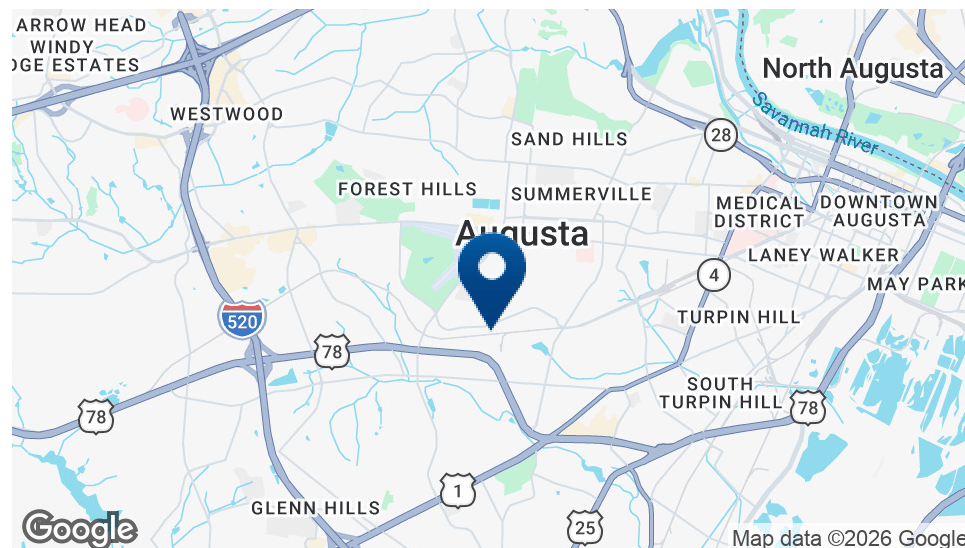
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**SHERMAN &
HEMSTREET**
Real Estate Company

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PROPERTY OVERVIEW

This Industrial zoned flex building has a 3714 sq ft space available for lease. This is 2 combined units of a 4 unit building. It has 2 bathrooms, small office at entrance, conference area that could be another office, large storage area and a large garage/warehouse area with two ground level 12' roll up doors and a 12'6" ceiling in the garage area.

PROPERTY HIGHLIGHTS

- Two 12' x 12' roll up bay doors
- Heavy Industrial Zoning
- 2.5 miles from I-520

OFFERING SUMMARY

Lease Rate:	\$1,700 per month (MG)
Available SF:	3,714 SF
Lot Size:	1.02 Acres
Year Built:	1951
Zoning:	Heavy Industrial

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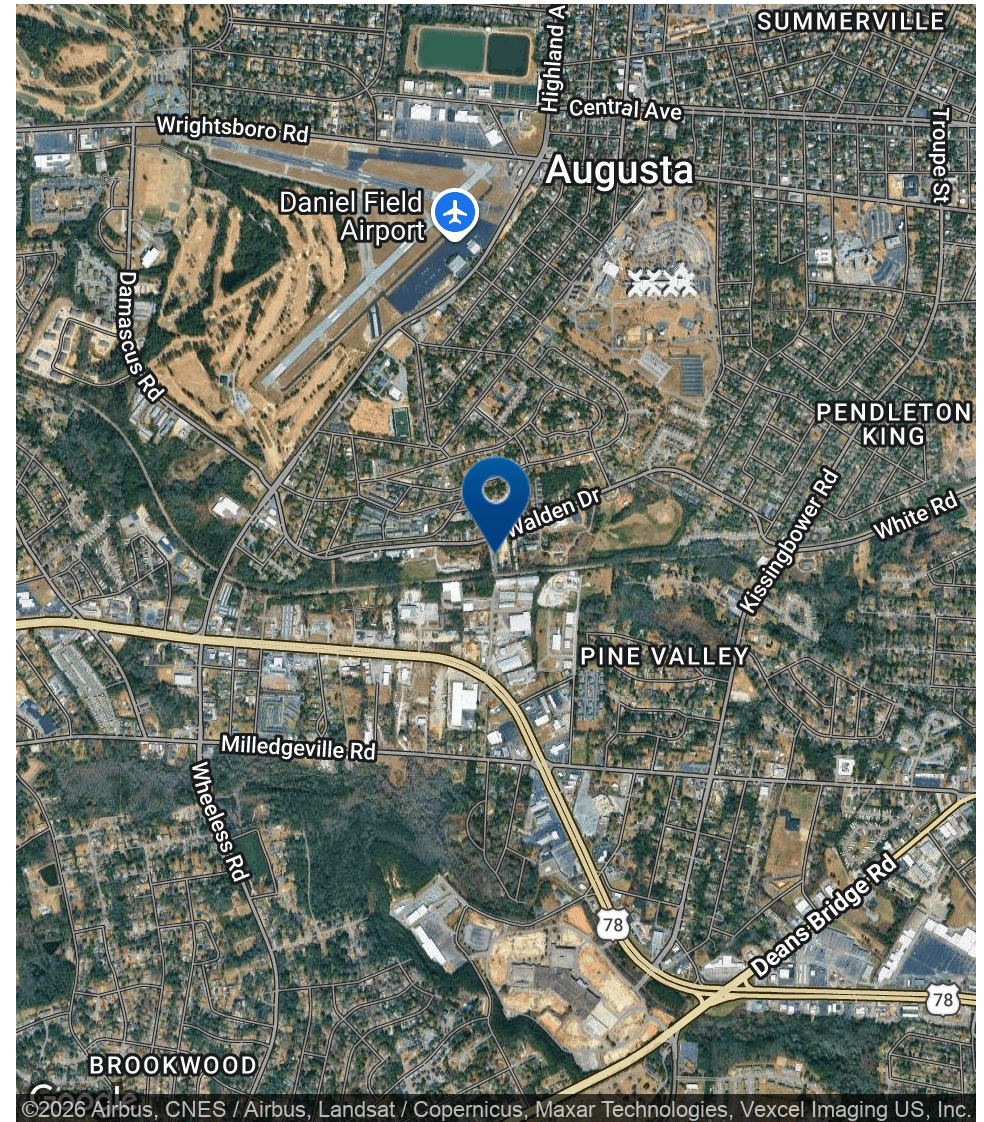
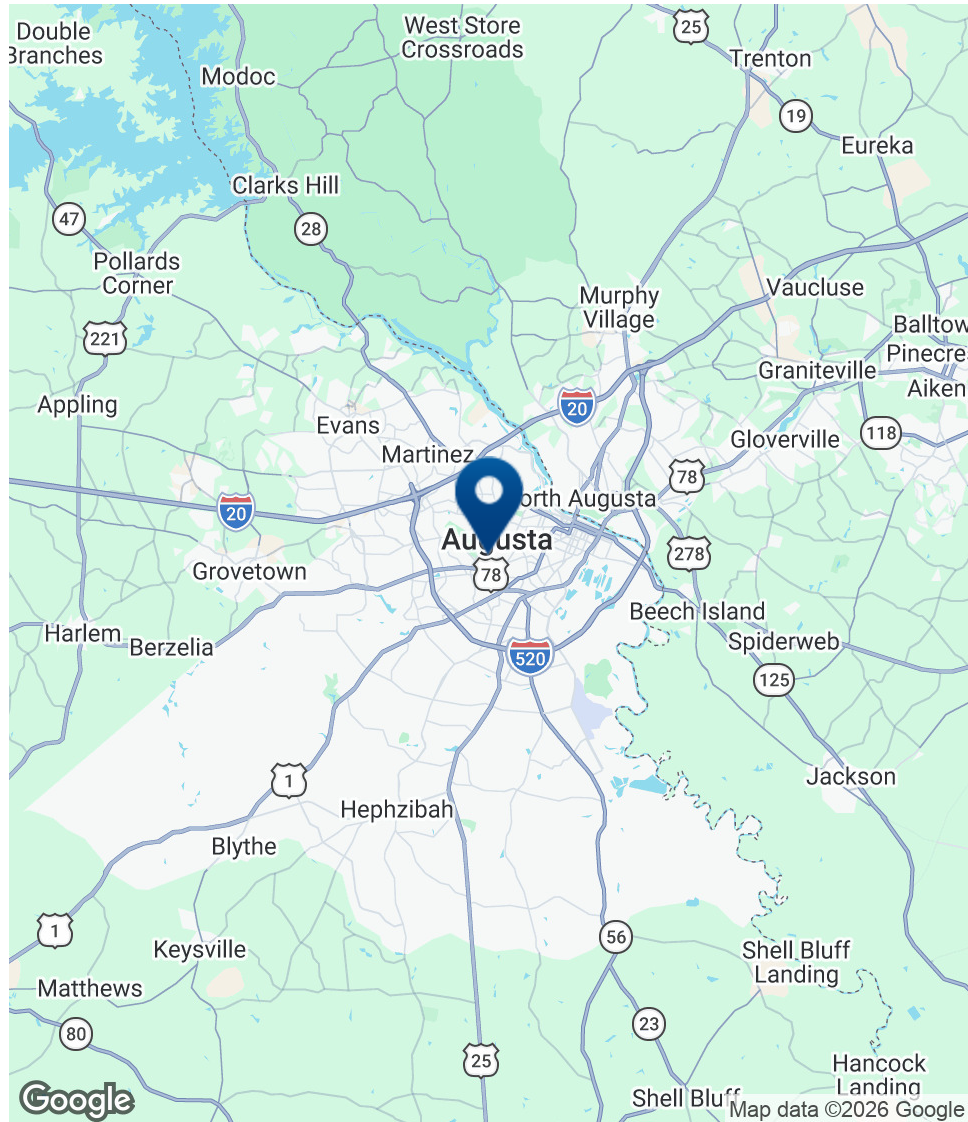
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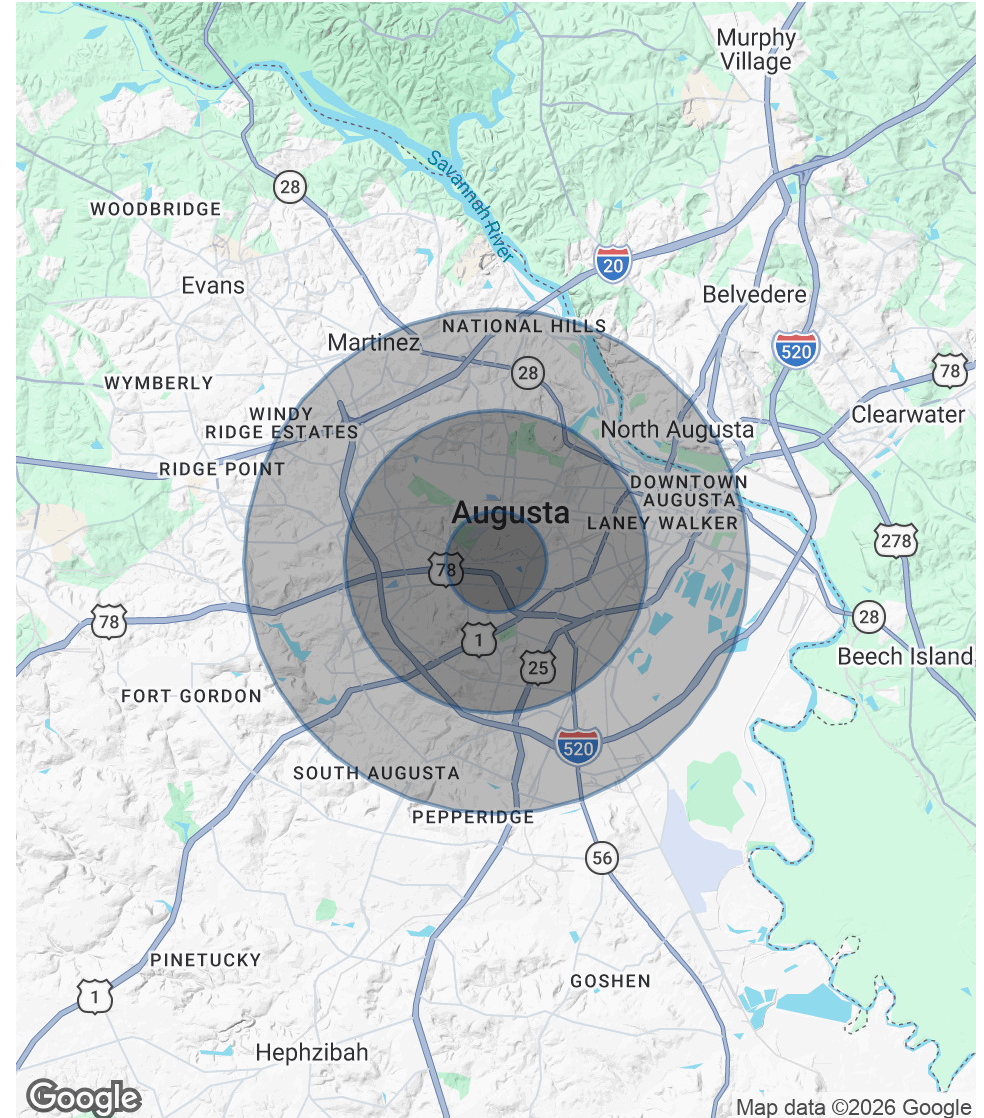
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,709	65,148	146,541
Average Age	36.2	35.4	35.0
Average Age (Male)	35.0	34.2	33.4
Average Age (Female)	37.7	36.6	36.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,450	27,736	59,747
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$37,472	\$47,201	\$48,880
Average House Value	\$61,230	\$68,739	\$99,308

* Demographic data derived from 2020 ACS - US Census



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PROFESSIONAL BACKGROUND

Zack, a proud native of Augusta, GA, launched his career with Sherman and Hemstreet in 2017. Initially focusing on property management across the Southeast, he dedicated two and a half years to enhancing low-income housing communities, adeptly identifying and resolving challenges to elevate property value for his clients. His enthusiasm for real estate and strong client relationships enabled him to expand his expertise to managing a diverse range of income-producing properties.

Leveraging his background in property management, Zack empowers property owners to recognize the true value of their investments and expertly guides them through the complexities of the current real estate market. Outside of his professional life, Zack is passionate about hands-on projects, whether building or repairing, and cherishes time spent outdoors with friends and family.

Sherman & Hemstreet Real Estate Company

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