



FOR LEASE

CENTRAL AVENUE SHOPPES

2122 Central Avenue, Augusta, GA 30904

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

This property is on a highly visible Central Avenue and is great for a number of tenant uses. The strip center is located in the heart of the Central Avenue retail district. The immediate area is characterized by well known Augusta hot spots such as Southbound Smokehouse, Buona Cafe, Sheehan's Irish Pub, and Becks Oyster Bar. We are very close to the Medical District which includes Augusta University Medical Center, the Charlie Norwood VA Hospital, and University Hospital. This is a great center in the heart of the Augusta "Hill" District at bargain rates.

PROPERTY HIGHLIGHTS

- High visibility on Central Avenue
- Great for artists, boutiques and barbers

OFFERING SUMMARY

| | |
|---------------|------------------------|
| Lease Rate: | \$1,000 per month (MG) |
| Available SF: | 600 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 3,650 | 26,345 | 57,228 |
| Total Population | 8,521 | 60,935 | 134,197 |
| Average HH Income | \$54,208 | \$46,333 | \$49,948 |



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Lease Spaces



LEASE INFORMATION

| | | | |
|--------------|--------|-------------|-------------------|
| Lease Type: | MG | Lease Term: | Negotiable |
| Total Space: | 600 SF | Lease Rate: | \$1,000 per month |

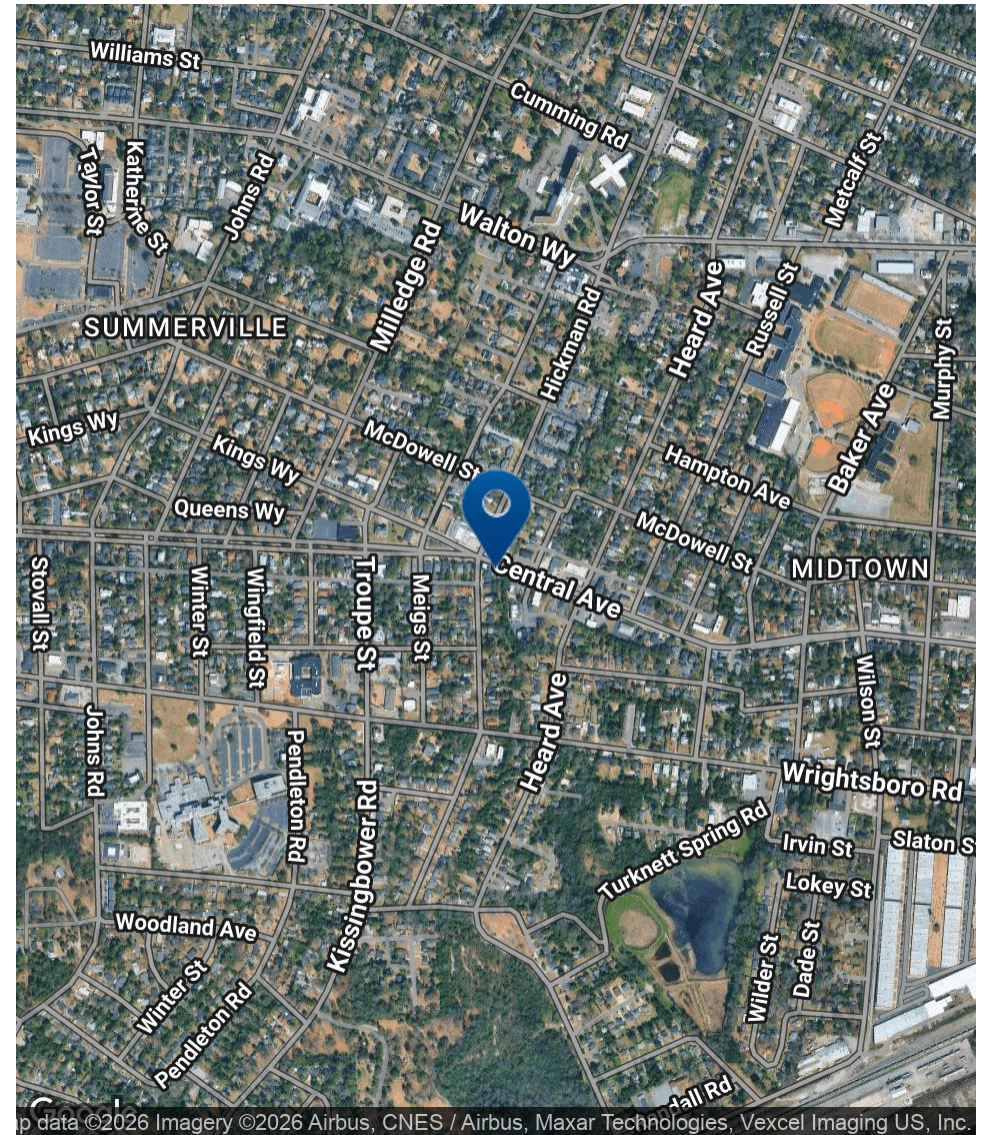
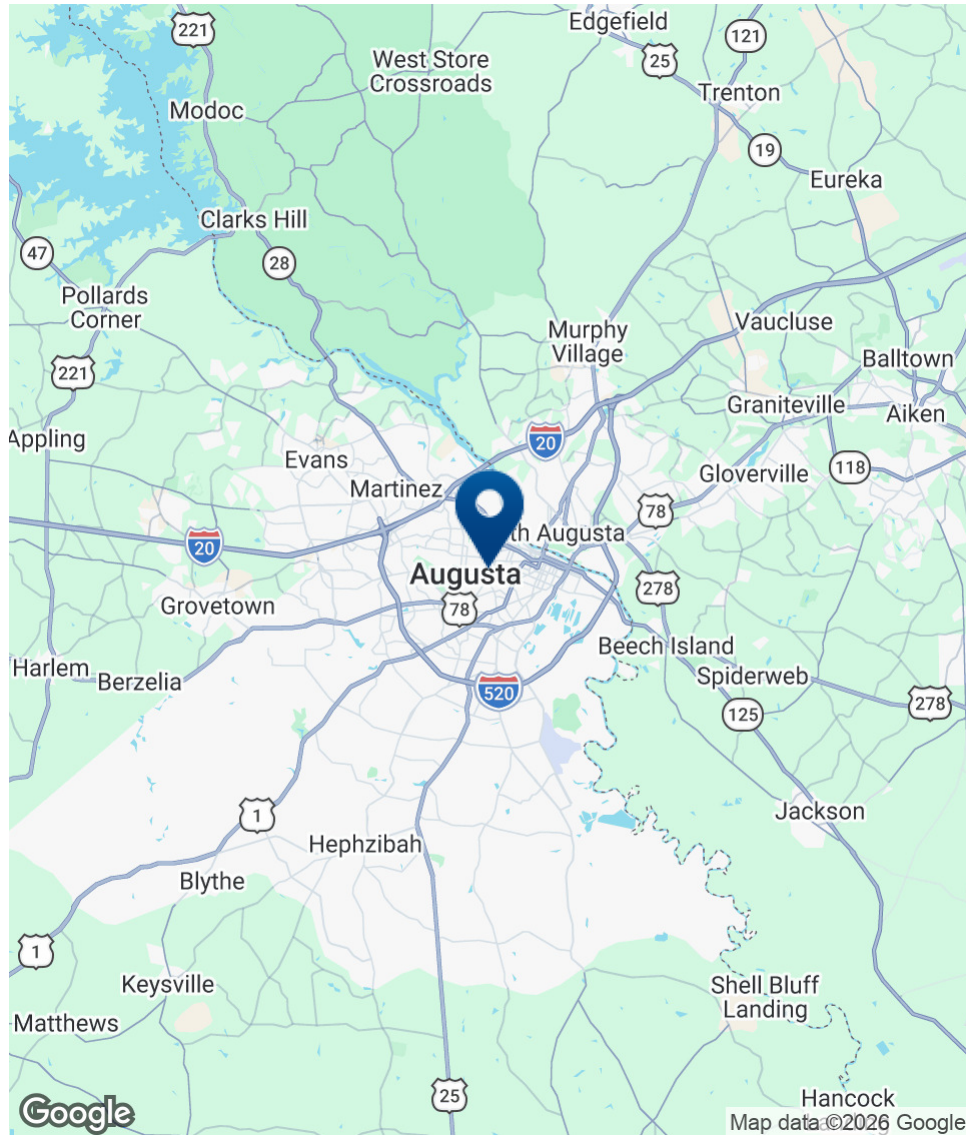
AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|---------------------|-----------|-----------|----------------|-------------------|
| 2126 Central Avenue | Available | 600 SF | Modified Gross | \$1,000 per month |



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Location Map



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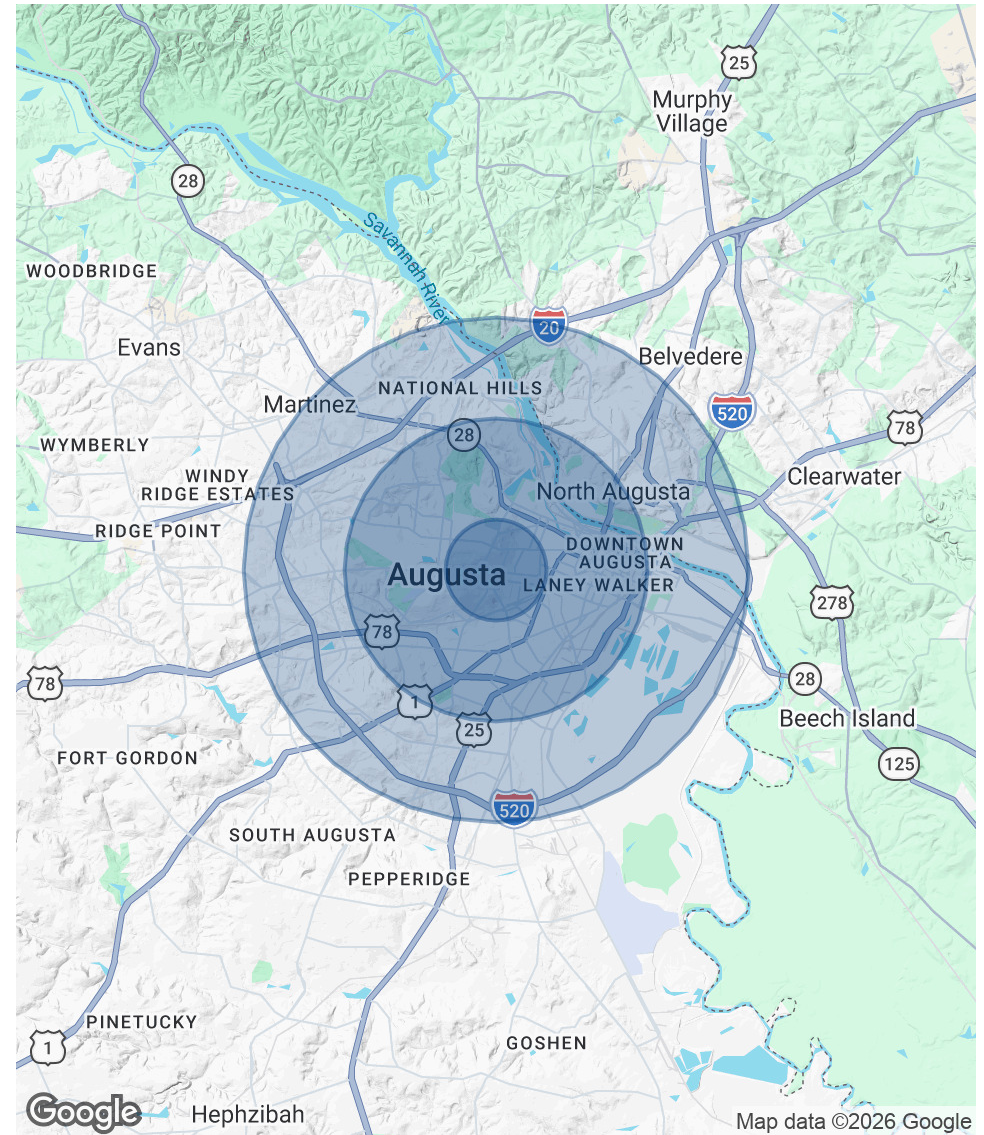
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Demographics Map & Report

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 8,521 | 60,935 | 134,197 |
| Average Age | 35.5 | 36.2 | 36.1 |
| Average Age (Male) | 34.4 | 35.0 | 34.7 |
| Average Age (Female) | 36.1 | 37.4 | 37.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total Households | 3,650 | 26,345 | 57,228 |
| # of Persons per HH | 2.3 | 2.3 | 2.3 |
| Average HH Income | \$54,208 | \$46,333 | \$49,948 |
| Average House Value | | \$120,539 | \$127,555 |

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio 1



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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
Evans, GA 30809
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