

Wheeler Executive Center Office Ste 316

3540 Wheeler Road Suite 316, Augusta, GA 30909



PROPERTY OVERVIEW

This office suite is available for lease for \$1,250/mo. It is located on the second floor of the building and offers a great location in West Augusta near retail and financial locations nearby. The unit consists of a waiting room, three offices, a breakroom, and a private bathroom.

LOCATION OVERVIEW

This office suite is located in the Wheeler Executive Center located off Bobby Jones Exp. (I-520) and Wheeler Rd. Interchange. The local area is surrounded by plenty of retail, restaurants, hotels, and local banks.

OFFERING SUMMARY

Lease Rate:	\$1,250 per month (MG)
Building Size:	734 SF
Available SF:	734 SF
Lot Size:	
Number of Units:	1

SHERMAN & HEMSTREET REAL ESTATE COMPANY

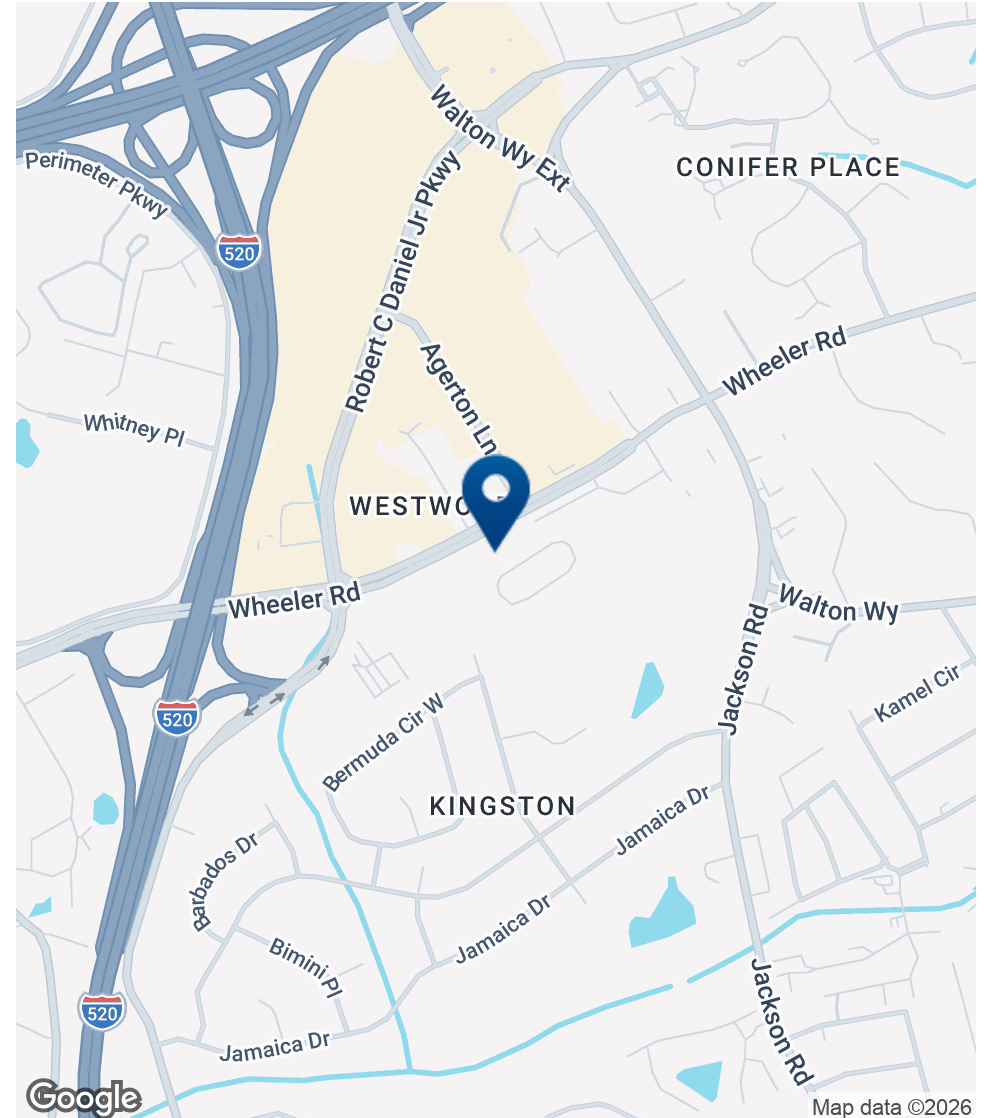
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JOE EDGE, SIOR, CCIM

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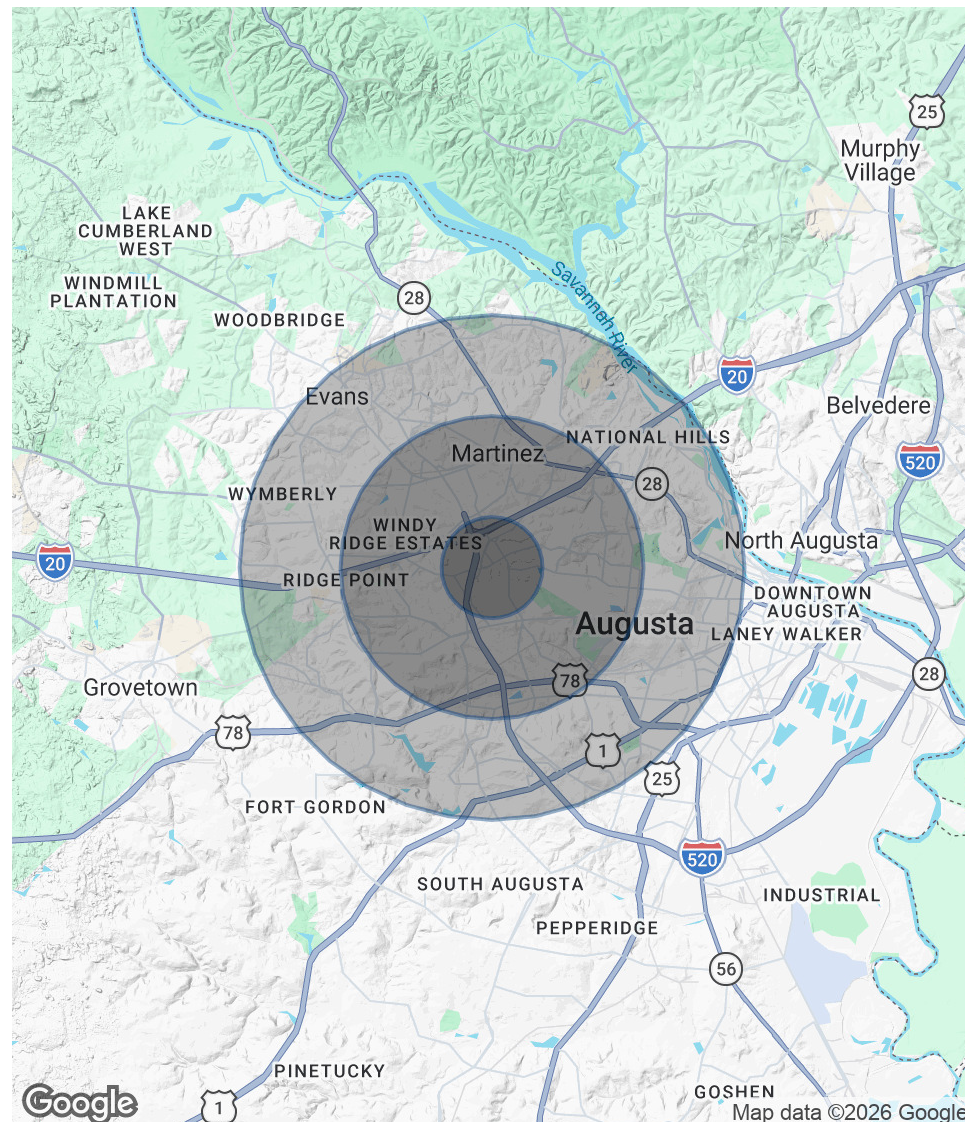
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,114	53,176	144,513
Average Age	42.1	39.9	39.3
Average Age (Male)	43.1	37.5	36.4
Average Age (Female)	41.9	42.1	41.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,081	22,819	56,185
# of Persons per HH	2.0	2.3	2.6
Average HH Income	\$96,405	\$91,791	\$88,982
Average House Value	\$306,459	\$244,539	\$233,628

* Demographic data derived from 2020 ACS - US Census



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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)

Sherman & Hemstreet Real Estate Company

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