



FOR LEASE

4268 BELAIR
FRONTAGE

4268 Belair Frontage Rd, Augusta, GA 30909

**SHERMAN &
HEMSTREET**
Real Estate Company

CONNIE WILSON, CCIM

Sr. VP, Associate Broker

cwilson@shermanandhemstreet.com

706.722.8334 x202

Property Summary



PROPERTY DESCRIPTION

Flexible floor plan with both office & warehouse space. The high ceiling and loading dock provides the ideal infrastructure for efficient operations. This property is designed to optimize productivity and streamline your business processes. Parking and easy access to major transportation routes.

PROPERTY HIGHLIGHTS

- Flexible floor plan
- 1500 sf warehouse space
- High ceilings
- Ample loading dock
- Strategic location
- Easy access to major transportation routes

OFFERING SUMMARY

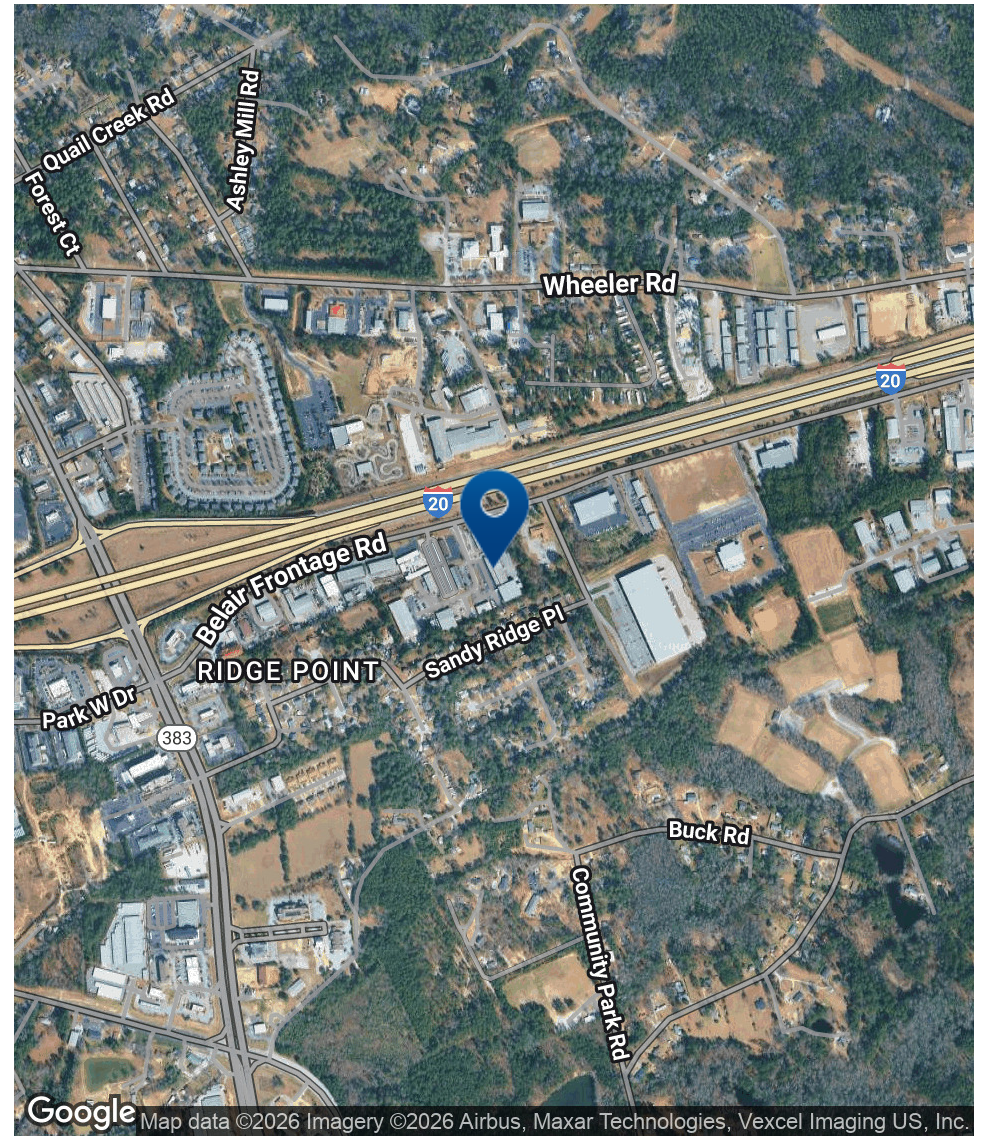
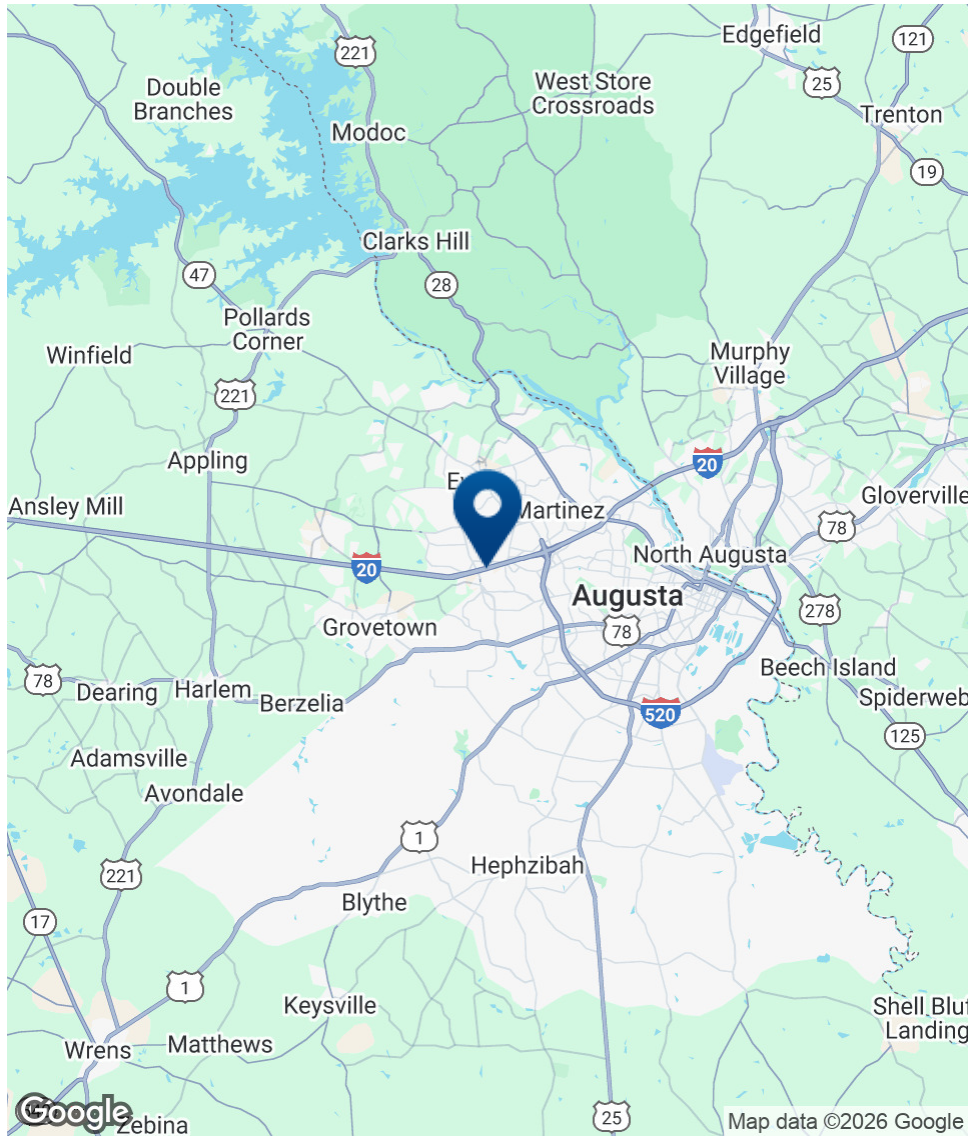
Lease Rate:	\$13.00 SF/yr (MG)
Number of Units:	1
Available SF:	2,000 SF
Lot Size:	63,312 SF
Building Size:	2,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	171	446	1,603
Total Population	397	1,036	3,647
Average HH Income	\$74,478	\$81,214	\$81,052



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Location Map



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Additional Photos



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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	397	1,036	3,647
Average Age	39	39	40
Average Age (Male)	39	39	39
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	171	446	1,603
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$74,478	\$81,214	\$81,052
Average House Value	\$167,152	\$182,179	\$208,352

Demographics data derived from AlphaMap

