



FOR SALE

SOUTH AUGUSTA DENTAL OFFICE

2755 Barton Chapel Road, Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
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Property Summary



PROPERTY DESCRIPTION

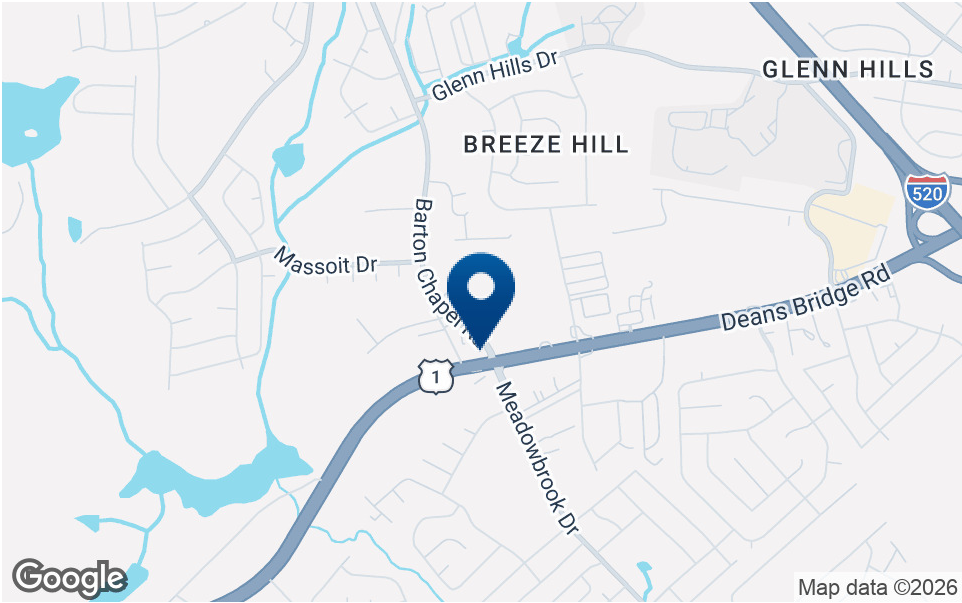
Price Reduced! Owner Financing Available!

This two-story office building is currently fully built out as a dental office but offers excellent flexibility for conversion to general office or other medical uses.

The property features a new roof, and installation of a new HVAC system is currently underway. The interior includes four dental treatment rooms, each equipped with plumbing and sinks, providing a turnkey setup for a dental or other medical practice.

The building is currently leased through August 2027, but the existing tenant is willing to provide early possession for an owner-occupant purchaser.

This property offers flexibility for both investors and owner-users—purchase it as an investment with a tenant already in place or take possession early and occupy the building yourself. Owner financing is also available.



OFFERING SUMMARY

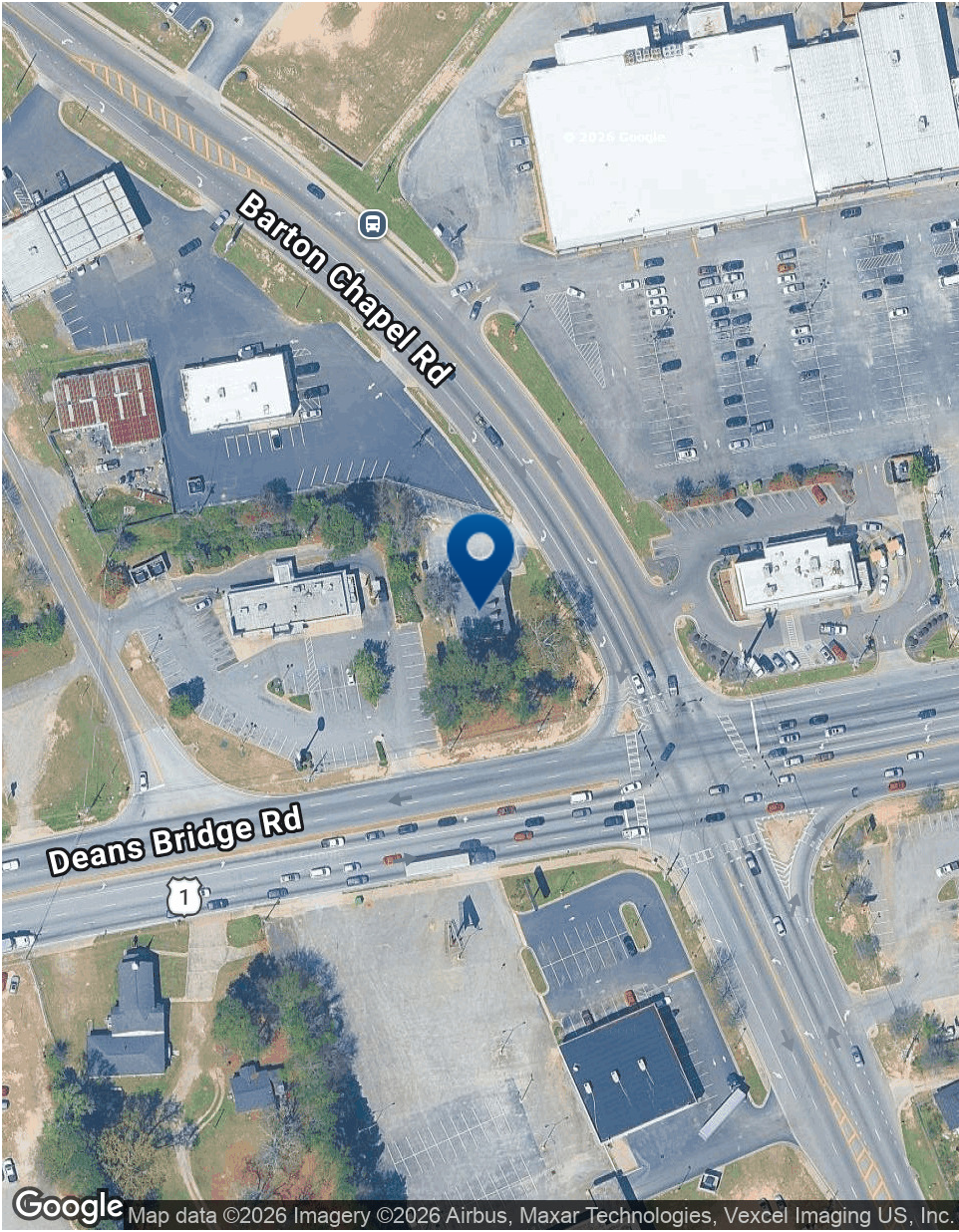
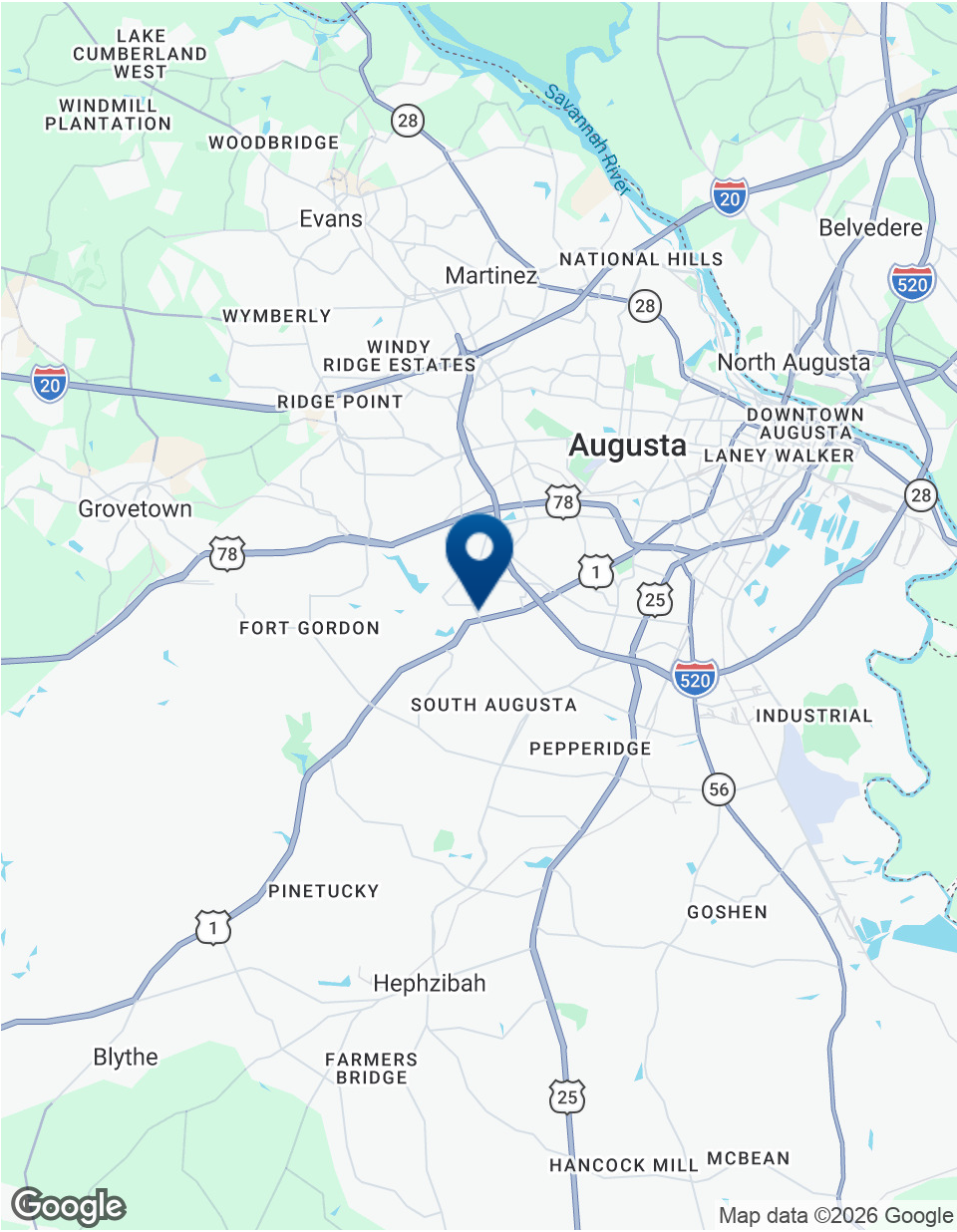
Sale Price:	\$399,000
Lot Size:	0.27 Acres
Building Size:	2,931 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,544	16,700	44,252
Total Population	6,897	48,383	123,251
Average HH Income	\$60,996	\$63,902	\$71,034

Additional Photos



Location Map



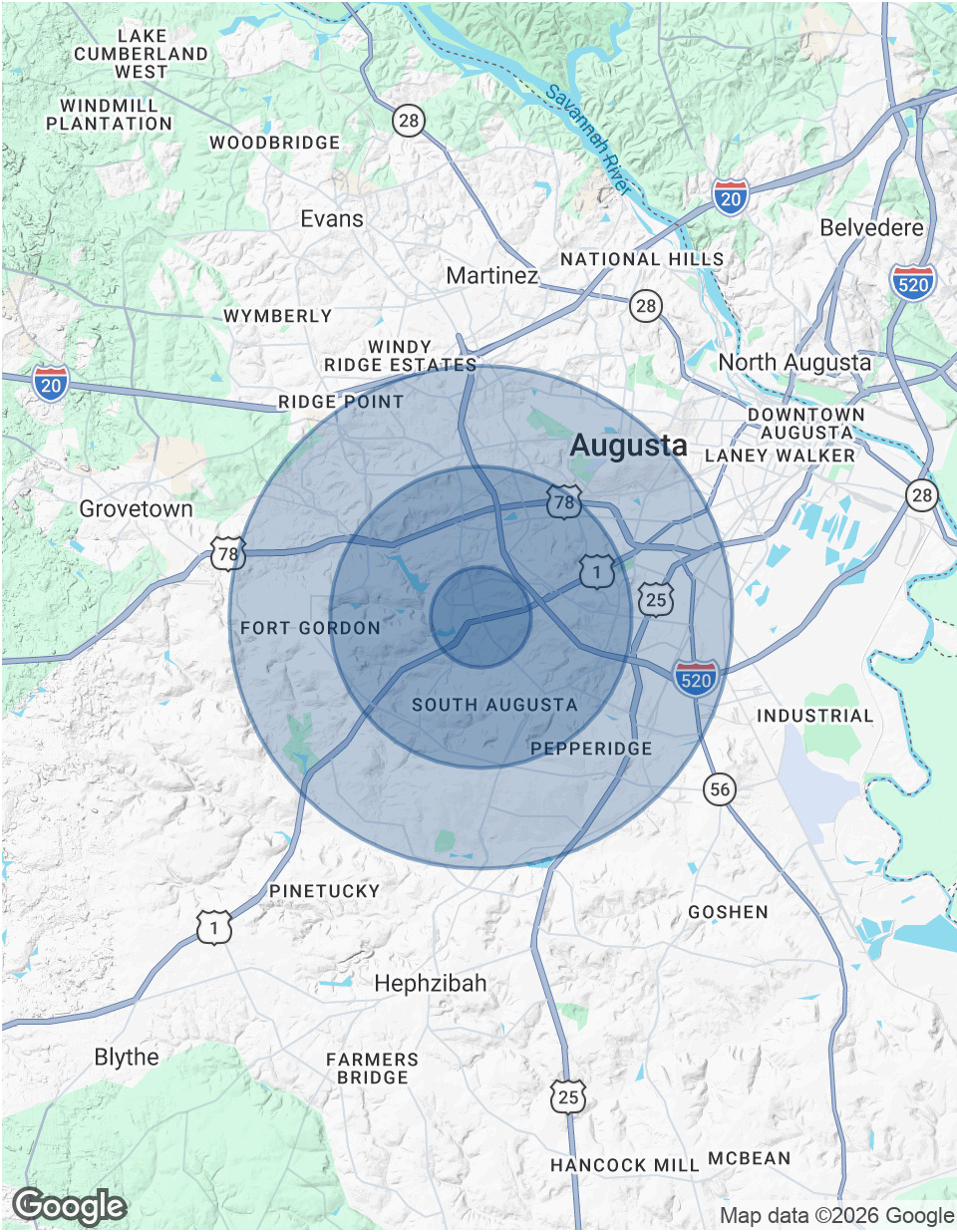
Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,897	48,383	123,251
Average Age	37.2	34.5	36.0
Average Age (Male)	36.9	31.5	33.8
Average Age (Female)	37.8	36.7	37.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,544	16,700	44,252
# of Persons per HH	2.7	2.9	2.8
Average HH Income	\$60,996	\$63,902	\$71,034
Average House Value	\$118,502	\$144,614	\$176,834

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	3.4%	5.7%	5.7%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	579	9,540	30,124
Total Population - Black	5,620	33,552	79,885
Total Population - Asian	63	674	1,822
Total Population - Hawaiian	0	113	338
Total Population - American Indian	0	33	121
Total Population - Other	288	1,702	3,910



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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706.722.8334