



FOR LEASE

MILLEDGEVILLE ROAD  
FLEX SPACE

2403 Milledgeville Rd, Augusta, GA 30906

# Property Summary



## PROPERTY DESCRIPTION

Currently one space is available. Space is 5,739 SF. All spaces are 70 foot wide and have 12-14 foot ceiling height and have a drive in door. Site is secure and has vehicle storage space in the rear. Property is zoned B-2 which allows for a wide variety of commercial uses.

## LOCATION DESCRIPTION

Located on Milledgeville Road in South Augusta, this industrial property is nearby many major thoroughfares through Richmond County to include Deans Bridge Road, Gordon Highway, and Wrightsboro Road. The area is mostly industrial and commercial with multiple garages and warehouses in the surrounding area.

## OFFERING SUMMARY

Lease Rate:	\$4.95 SF/yr (MG)
Available SF:	5,739 SF
Lot Size:	1.97 Acres
Building Size:	32,741 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,382	25,367	60,228
Total Population	7,600	54,407	127,147
Average HH Income	\$27,678	\$40,978	\$47,034



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# Lease Spaces

## LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	5,739 SF	Lease Rate:	\$4.95 SF/yr

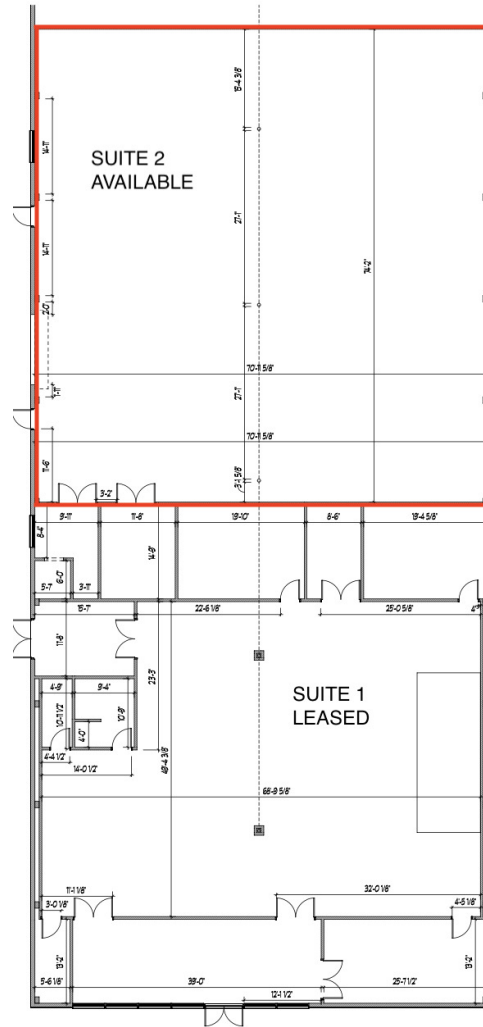
## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
2403 Milledgeville Rd Suite 1	5,364 SF	LEASED	-
2403 Milledgeville Rd Suite 2	5,739 SF	\$4.95 SF/yr	Space directly behind front suite.
2403 Milledgeville Rd Suite 3	6,850 - 19,617 SF	LEASED	Suite 3 is open and combined with Suite 4 but can be subdivided.
2403 Milledgeville Rd Suite 4	7,028 - 19,617 SF	LEASED	Space is 86x70 with 12 foot ceilings. Space has one drive up door.
2403 Milledgeville Rd Suite 5-6	7,684 SF	LEASED	-



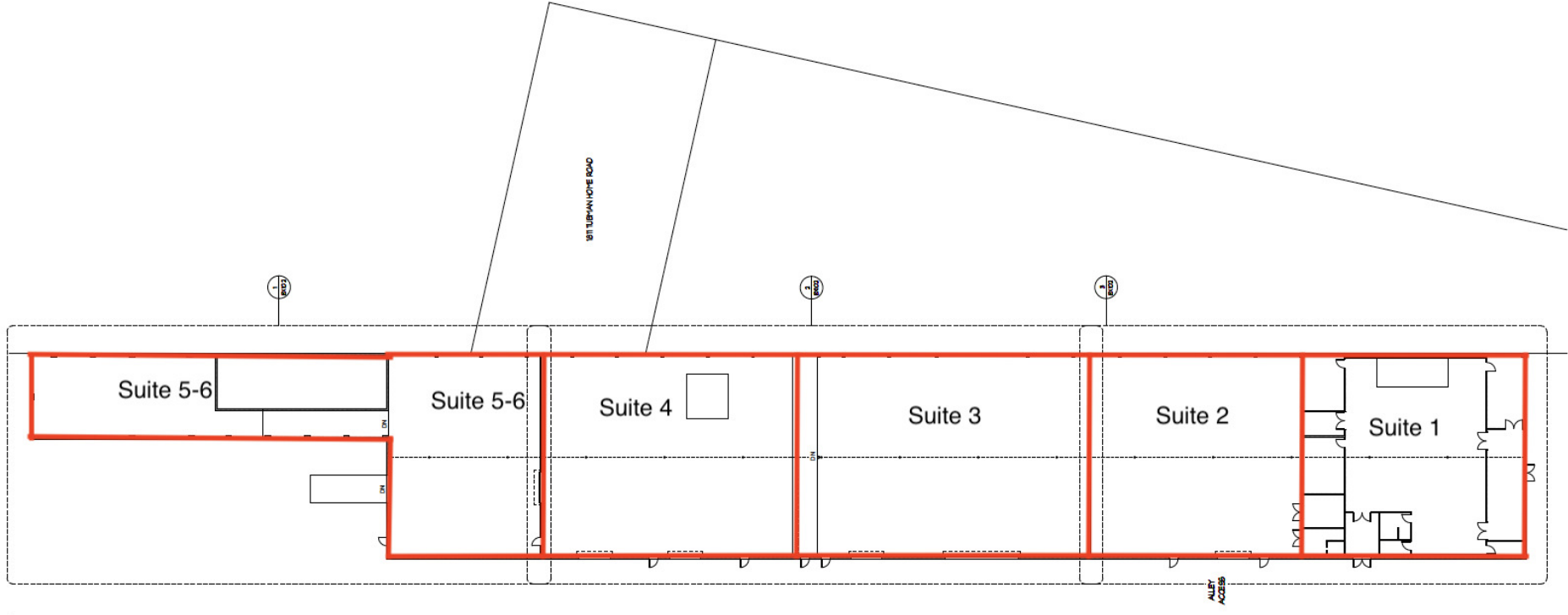
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# FLOORPLANS



3 EXISTING FLOORPLAN - FRONT  
SCALE: 1/8" = 1'-0"

# SITE PLAN



1 EXISTING FLOORPLAN - COMPOSITE  
SCALE: 1/8" = 1'-0"

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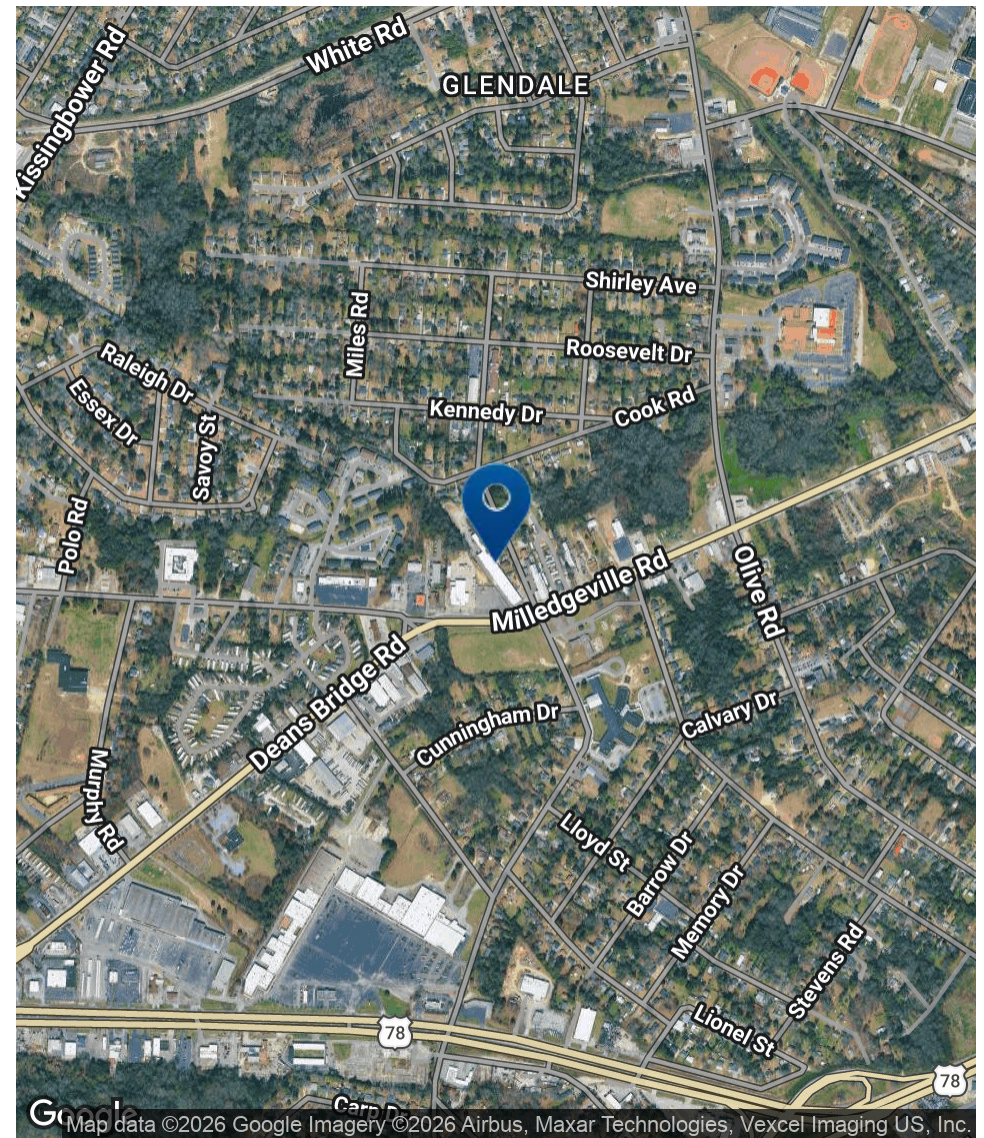
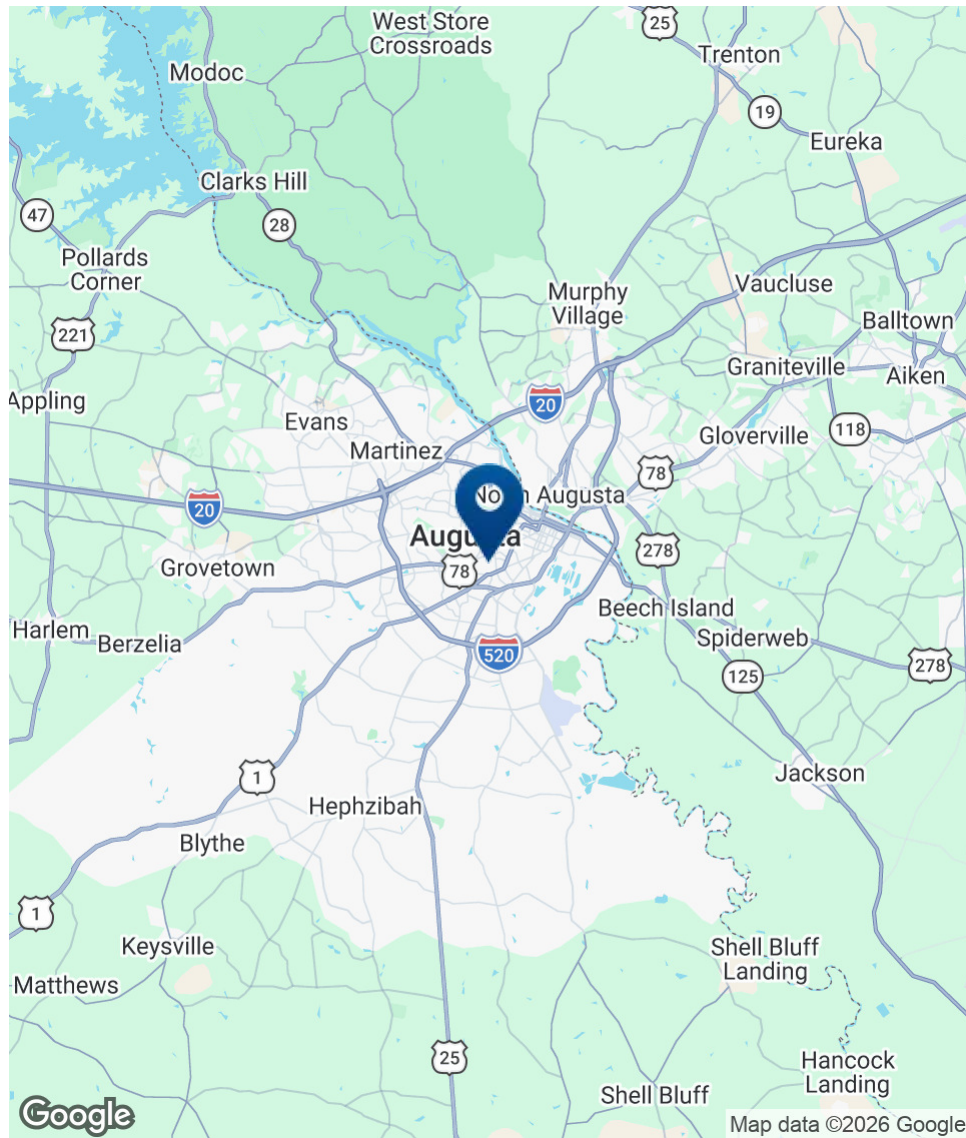
# Additional Photos



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# Location Map



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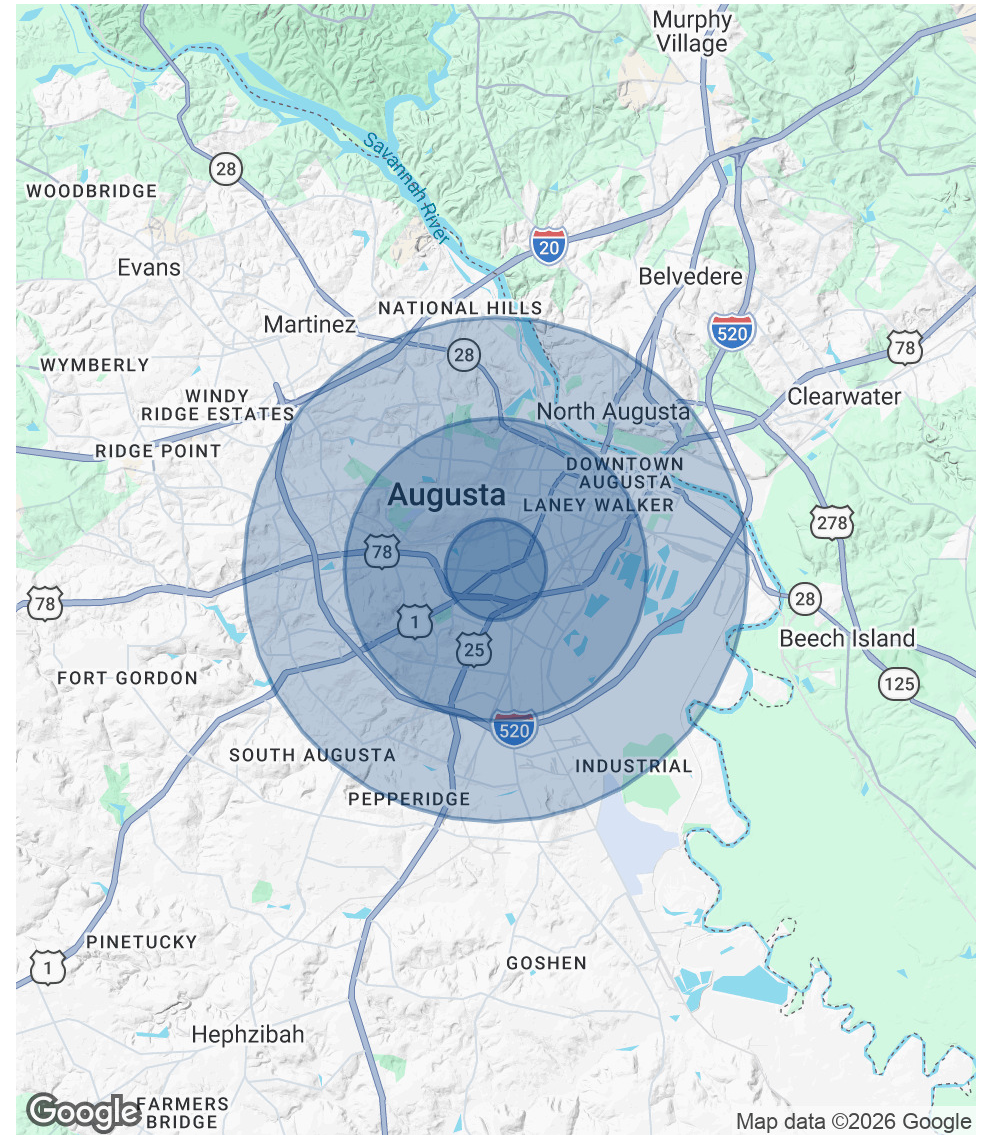
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,600	54,407	127,147
Average Age	33.5	35.3	36.6
Average Age (Male)	30.9	32.3	34.1
Average Age (Female)	37.1	38.6	39.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,382	25,367	60,228
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$27,678	\$40,978	\$47,034
Average House Value	\$44,645	\$98,117	\$120,344

\* Demographic data derived from 2020 ACS - US Census



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# Contact



## JOE EDGE, SIOR, CCIM

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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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