



FOR SALE

**REGENCY BOULEVARD
LAND**

2809 Regency Boulevard, 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 2.44 acre lot is a spot for a future office/retail development just off of Gordon Highway. The lot is just a 10 minute drive from Fort Gordon and is located in a prime spot with a central hub of traffic connections with easy access to I-520 and I-20 nearby that can connect to Downtown Augusta or Columbia County.

LOCATION DESCRIPTION

Just located off of Gordon Highway, this commercial lot on Regency Boulevard is a prime spot for a medical office or general office building in the South Augusta area. New developments including the Augusta Public Transit Operations Center have been located in the area in the last few years.

OFFERING SUMMARY

Sale Price:	\$90,000
Lot Size:	2.44 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,055	25,565	56,197
Total Population	7,538	61,913	141,668
Average HH Income	\$35,076	\$43,001	\$48,053



JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

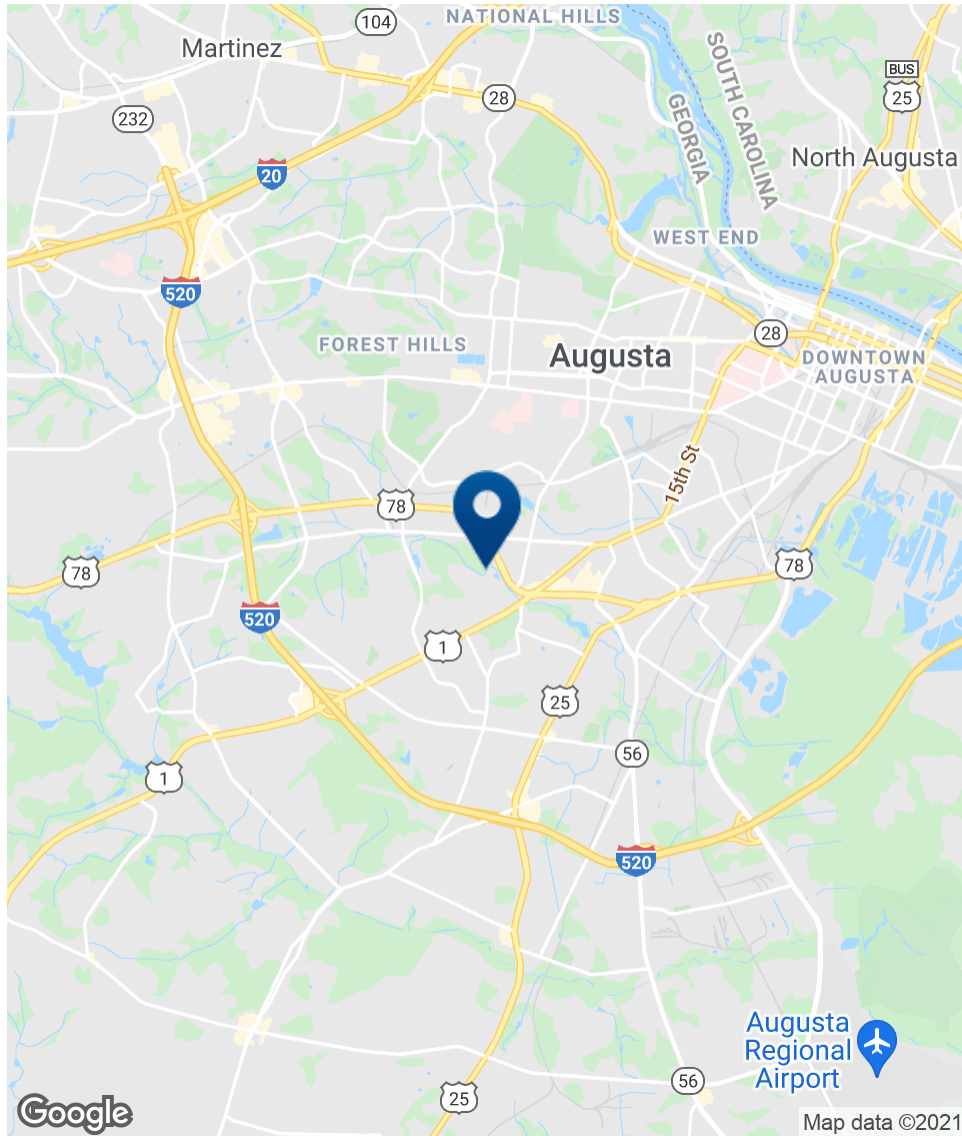
Additional Photos



**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Location Map



SHERMAN & HEMSTREET
Real Estate Company

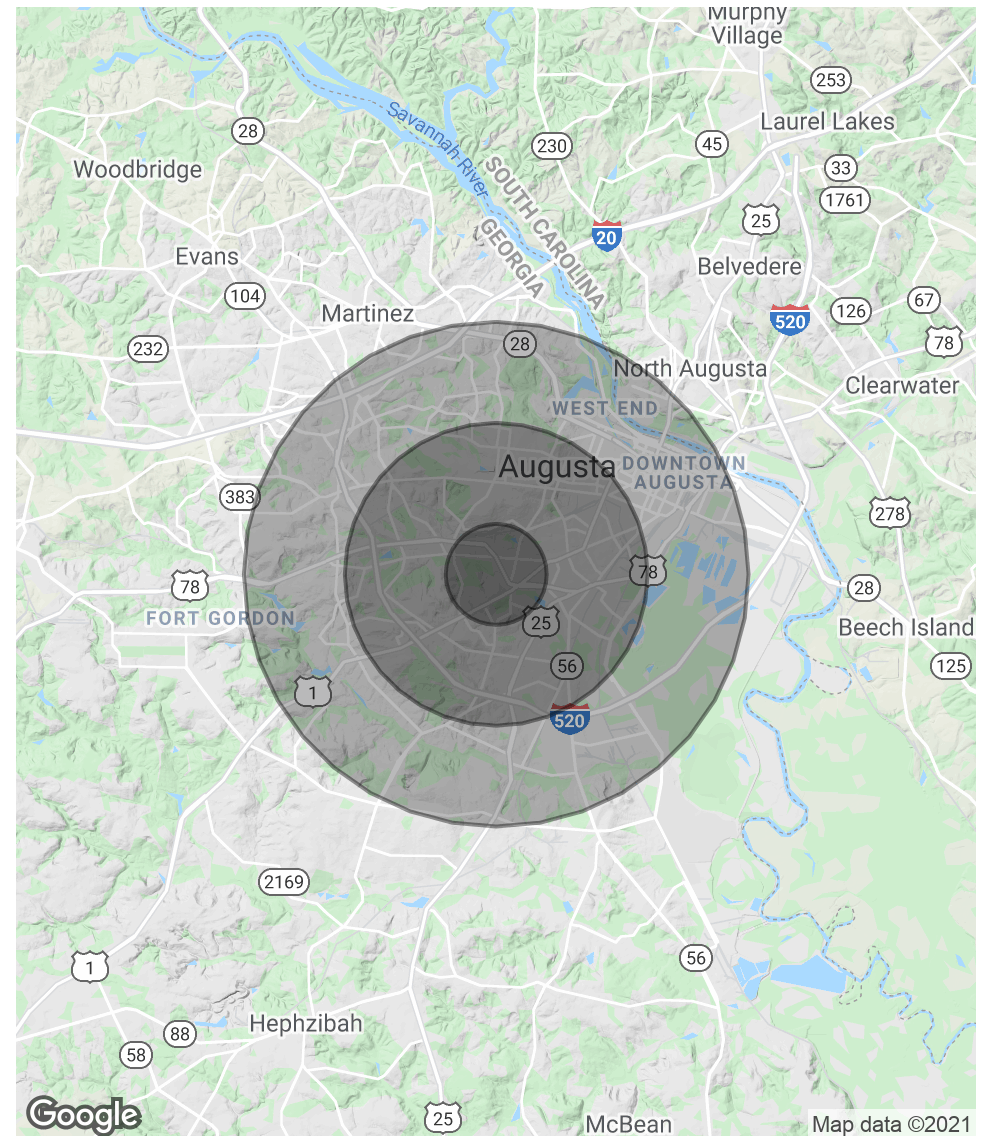
JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,538	61,913	141,668
Average age	33.3	34.7	34.6
Average age (Male)	32.6	33.2	32.7
Average age (Female)	33.9	35.8	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,055	25,565	56,197
# of persons per HH	2.5	2.4	2.5
Average HH income	\$35,076	\$43,001	\$48,053
Average house value	\$65,350	\$73,490	\$92,506

* Demographic data derived from 2010 US Census



Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

Direct: 706.288.1077 | **Cell:** 706.627.2789

PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for fourteen years. After four years of serving in the Marine Corps, Joe started his career in real estate. He acquired the 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Florida, Alabama, South Carolina, North Carolina, and Virginia.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to www.ccim.com or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)
Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

624 Ellis St.
Augusta, GA 30901
706.722.8334



JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077