



FOR LEASE

LE PAVILION SHOPPING
CENTER

3328 Washington Road, Augusta, GA 30907

**SHERMAN &
HEMSTREET**
Real Estate Company

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

Property Summary



PROPERTY DESCRIPTION

One space currently available in front building. Space currently used as an ice cream shop. This 38,520 square foot shopping center is located on the major artery of Washington Road in heart of the Augusta retail district. Le Pavilion provides excellent visibility and exposure on Washington Road and Pleasant Home Road. Our 3 points of ingress/egress provide ease of access and accessibility for your customers. Le pavilion is a well known landmark for Augusta locals so you will have no problems communicating your new location to your customer base. We provide clean and comfortable retail space for you to effectively operate your business and our strong national and local tenants provide ample foot traffic.

PROPERTY HIGHLIGHTS

- 26,500 cars per day
- On hard corner
- Signalized intersection



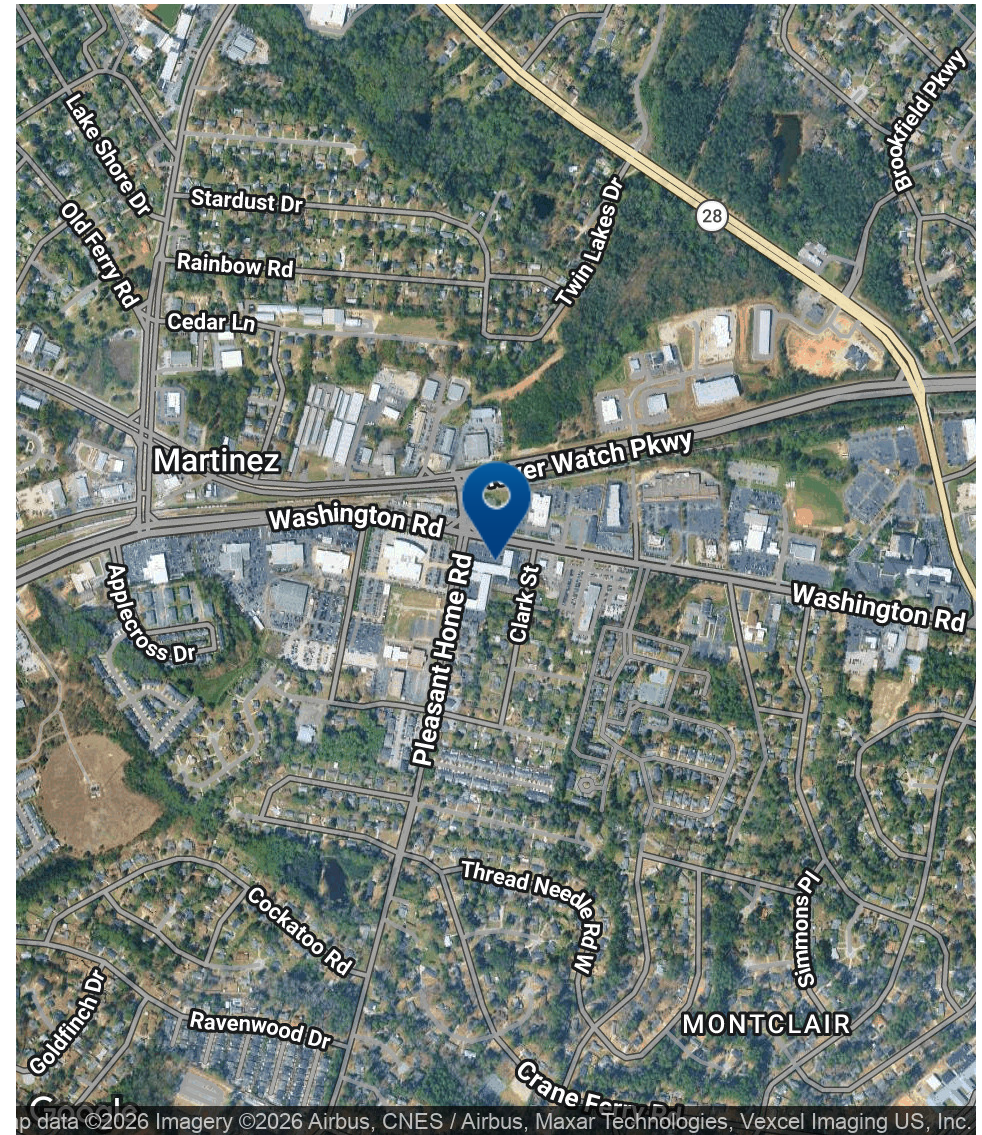
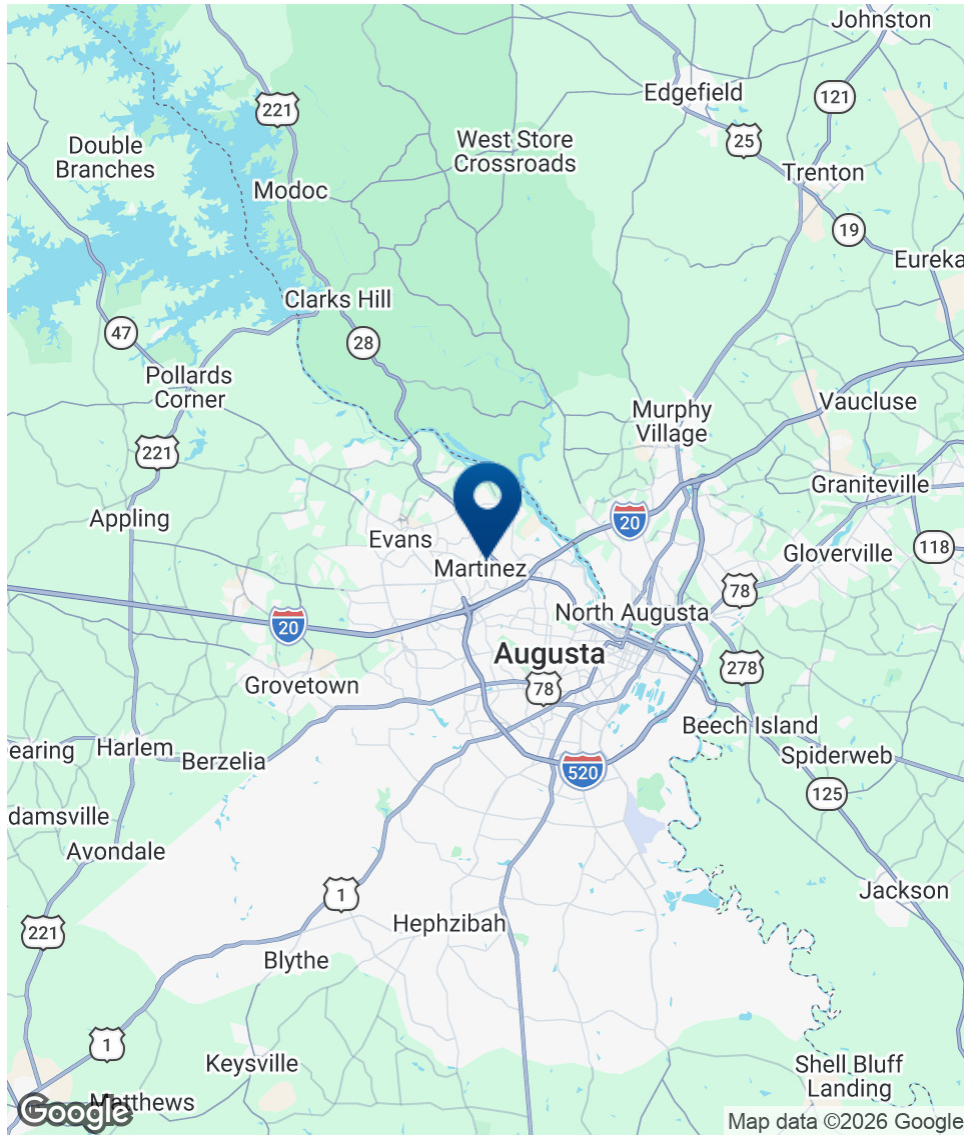
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OFFERING SUMMARY

Lease Rate:	\$15.00 SF / year (NNN)
Available SF:	1,000 SF
Lot Size:	2.74 Acres
Building Size:	38,520 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,275	28,998	62,290
Total Population	5,643	55,603	129,678
Average HH Income	\$57,795	\$72,354	\$69,266

Location Map



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Lease Spaces

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 SF	Lease Rate:	\$15 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3328 Washington Road Unit 1-J	-	1,500 SF	NNN	\$19.00 SF/yr	1,500 square foot space currently occupied by Dippin Dots.
3328 Washington Road Unit 2-S	Available	1,000 SF	NNN	\$15.00 SF/yr	-



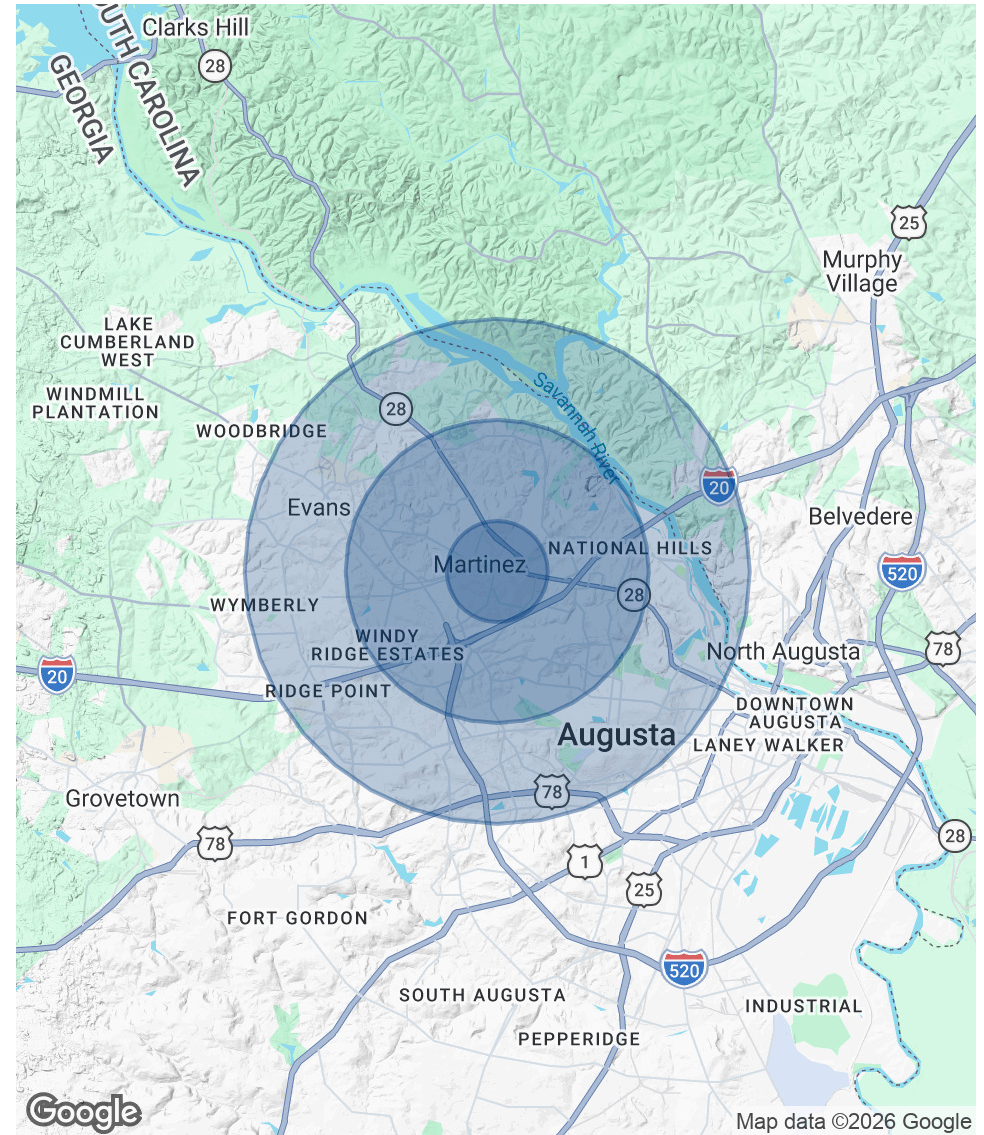
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,643	55,603	129,678
Average Age	44.1	39.9	39.5
Average Age (Male)	46.1	39.4	38.2
Average Age (Female)	46.6	42.3	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,275	28,998	62,290
# of Persons per HH	1.7	1.9	2.1
Average HH Income	\$57,795	\$72,354	\$69,266
Average House Value	\$147,849	\$177,427	\$173,825

2020 American Community Survey (ACS)



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

Direct: **706.288.1077** | Cell: **706.627.2789**

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

4316 Washington Road
Evans, GA 30809
706.722.8334



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