



FOR LEASE

LE PAVILION SHOPPING
CENTER

3328 Washington Road, Augusta, GA 30907

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
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Property Summary



PROPERTY DESCRIPTION

One space currently available in back building located between HR Block and Steakout. 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.

LOCATION DESCRIPTION

Le Pavilion is located on Busy Washington Road in the heart of the Augusta retail district. This retail center is on a hard corner at the intersection of Washington Road and Pleasant Home road that provides excellent access and visibility.

PROPERTY HIGHLIGHTS

- 26,500 cars per day
- Signalized intersection
- Multiple points of ingress/egress
- Tall lighted monument sign for tenant panels

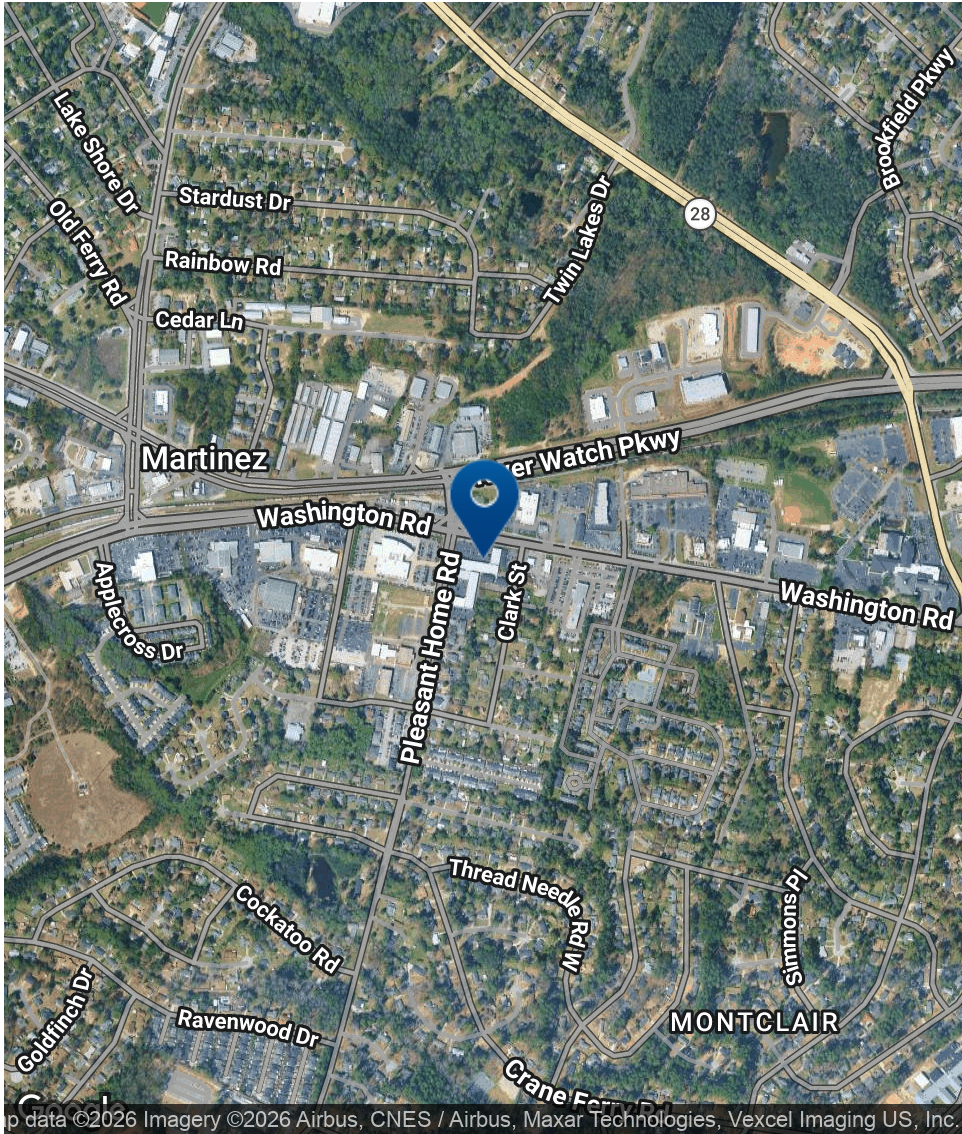
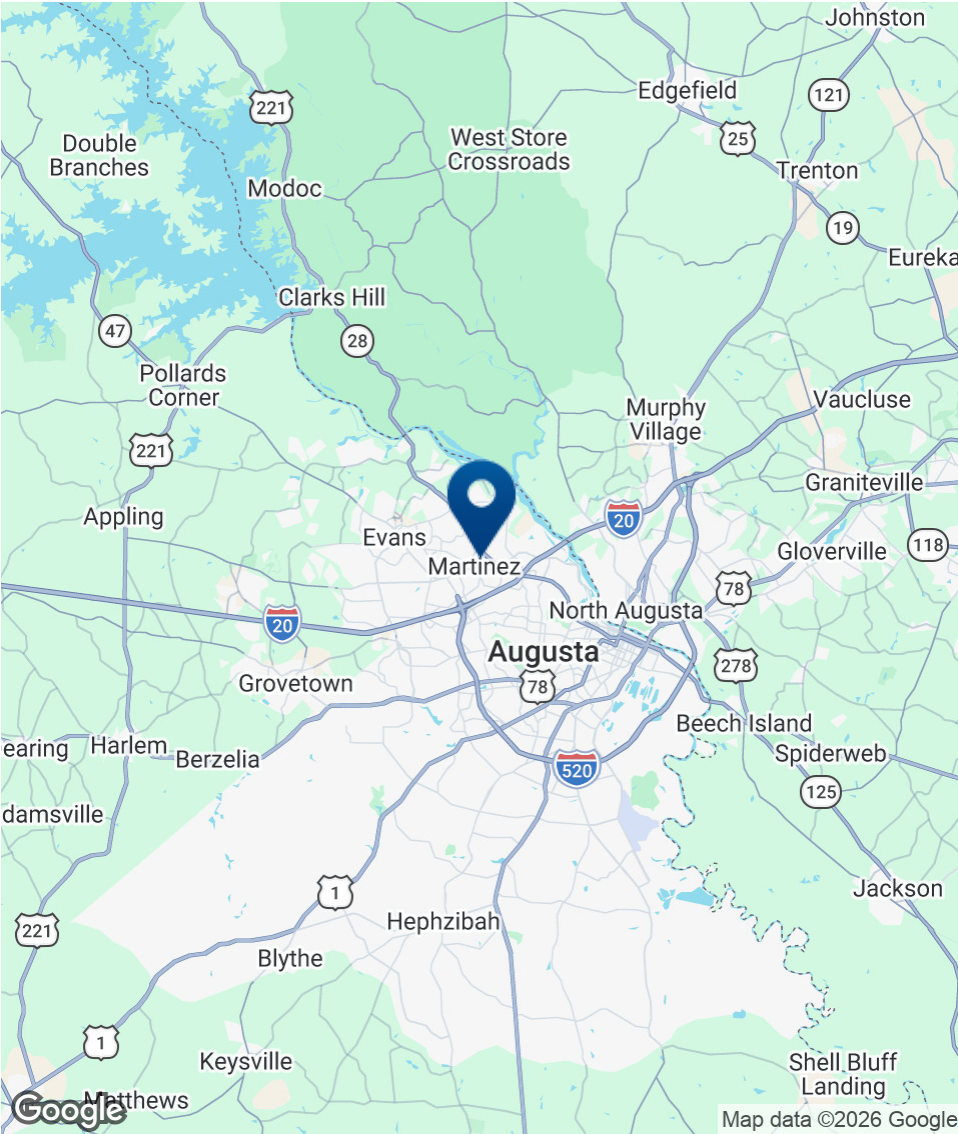
OFFERING SUMMARY

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



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Location Map



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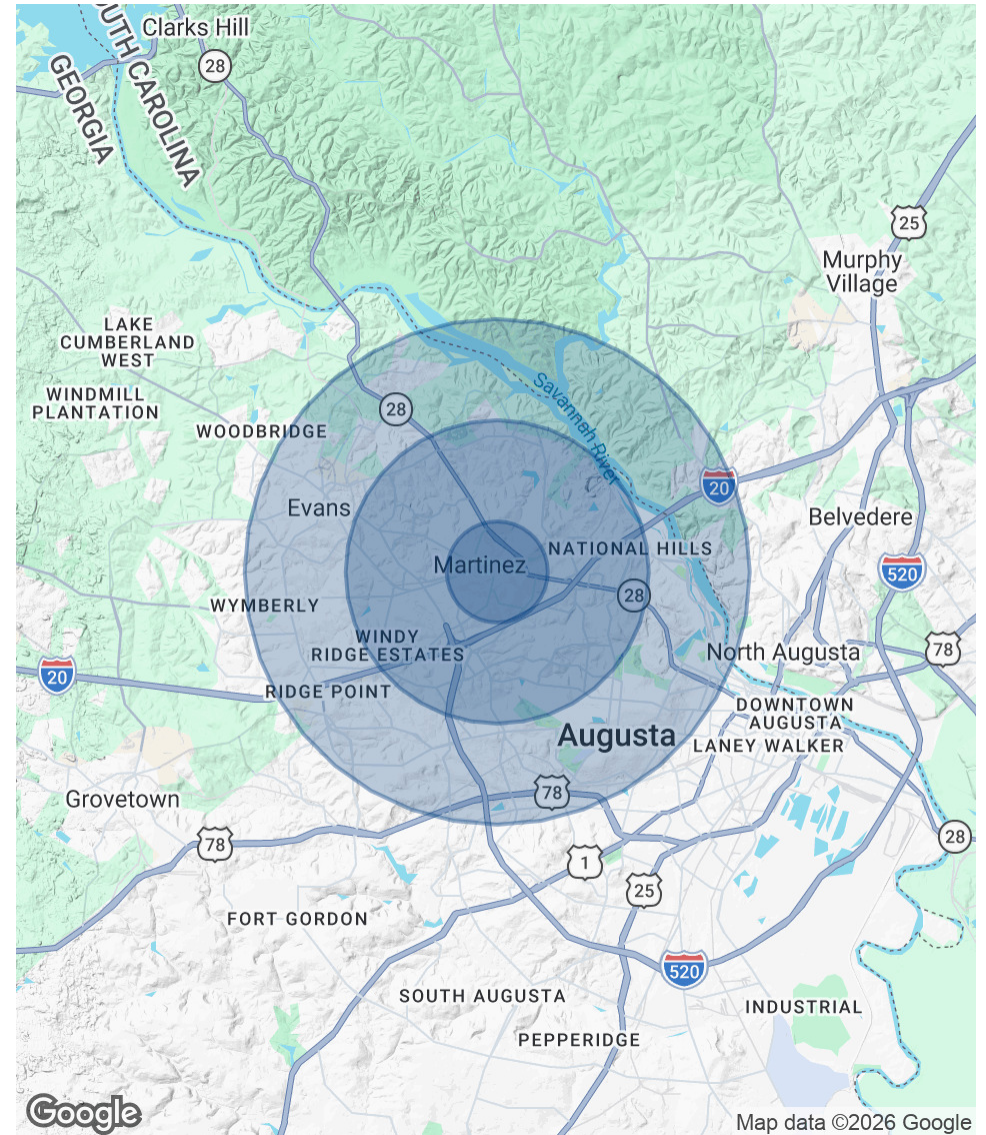
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,649	52,553	126,276
Average Age	42.3	41.8	40.9
Average Age (Male)	37.2	39.5	38.5
Average Age (Female)	47.4	42.8	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,467	22,116	49,818
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$100,861	\$105,266	\$101,202
Average House Value	\$230,015	\$277,820	\$263,603

2023 American Community Survey (ACS)



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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)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
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