

Riverwatch Lane Center

3004 Riverwatch Lane, Augusta, GA 30907



OFFERING SUMMARY

Available SF:	2,700 SF
Lease Rate:	\$2,500 per month (MG)
Lot Size:	0.06 Acres
Year Built:	2004
Building Size:	2,700
Zoning:	LI
Submarket:	North Richmond County

PROPERTY OVERVIEW

Space is in excellent condition. Great for showroom or office warehouse. 1 Roll up drive in door. Landlord pays taxes, insurance, roof and HVAC. Great signage opportunity on busy part of Riverwatch Parkway near I:20.

LOCATION OVERVIEW

Extremely high traffic area. Frontage on Riverwatch Parkway. Excellent spot on River Watch Parkway just past I:20 before you get to Fury's Ferry Road.

PROPERTY HIGHLIGHTS

- Great signage location
- High traffic area
- Rent one or two buildings
- Buildings in excellent condition
- Modified Gross Lease

SHERMAN & HEMSTREET REAL ESTATE COMPANY

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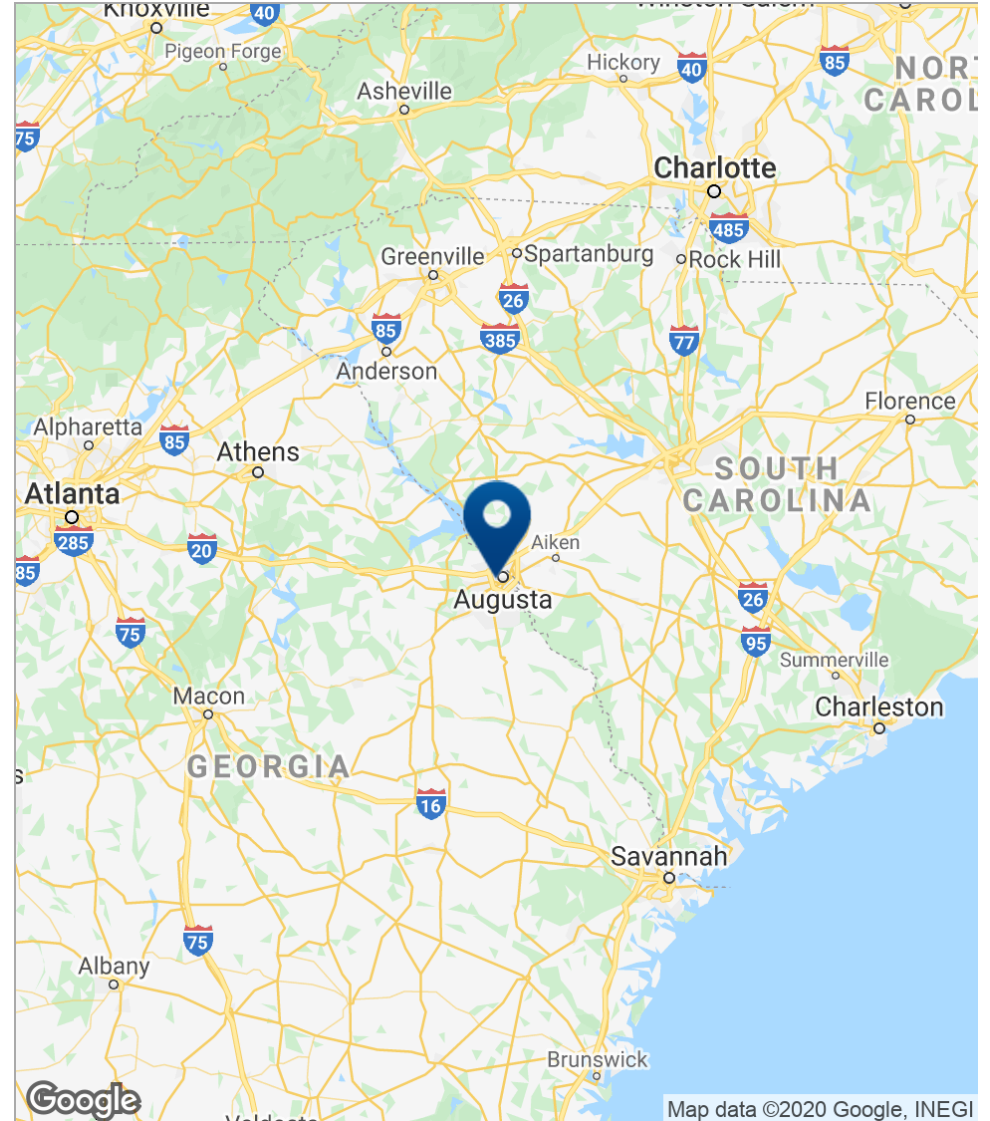
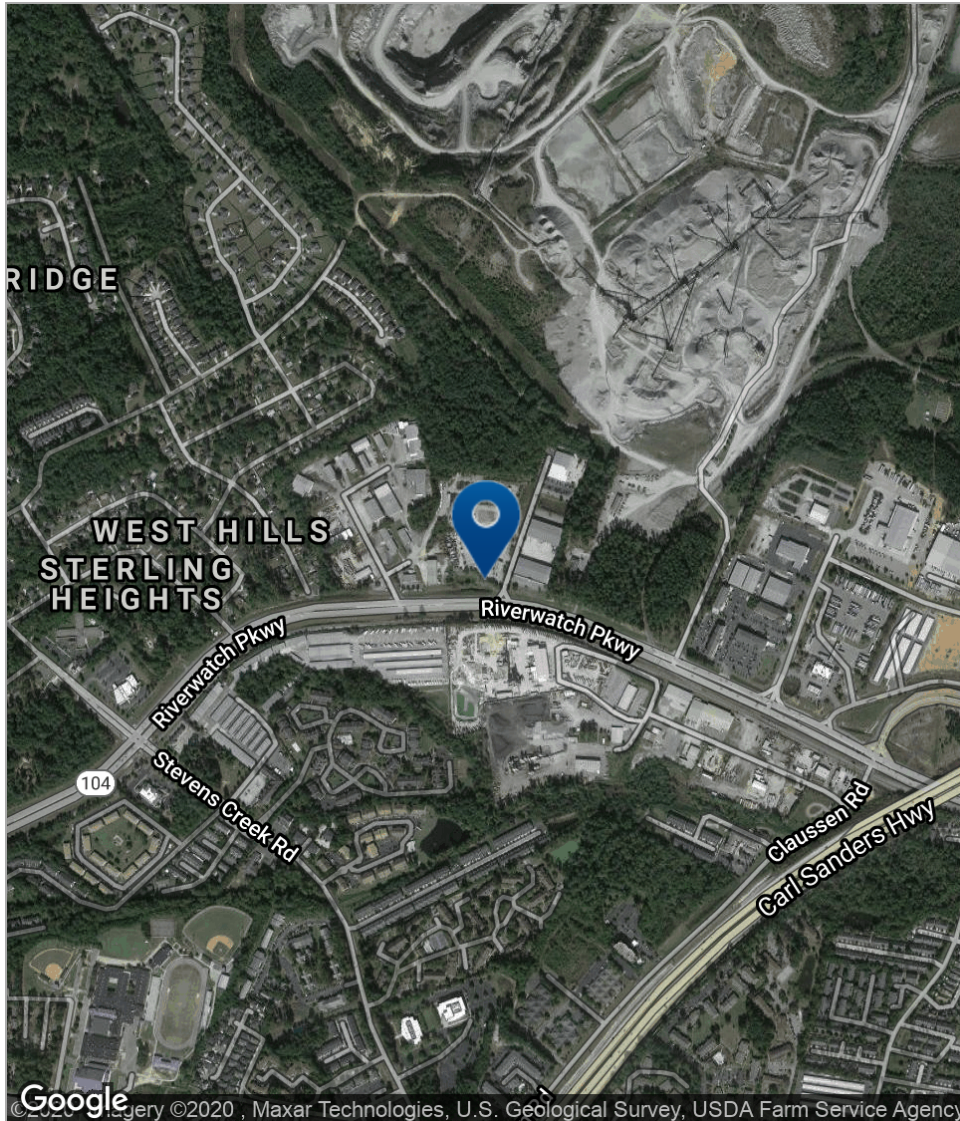
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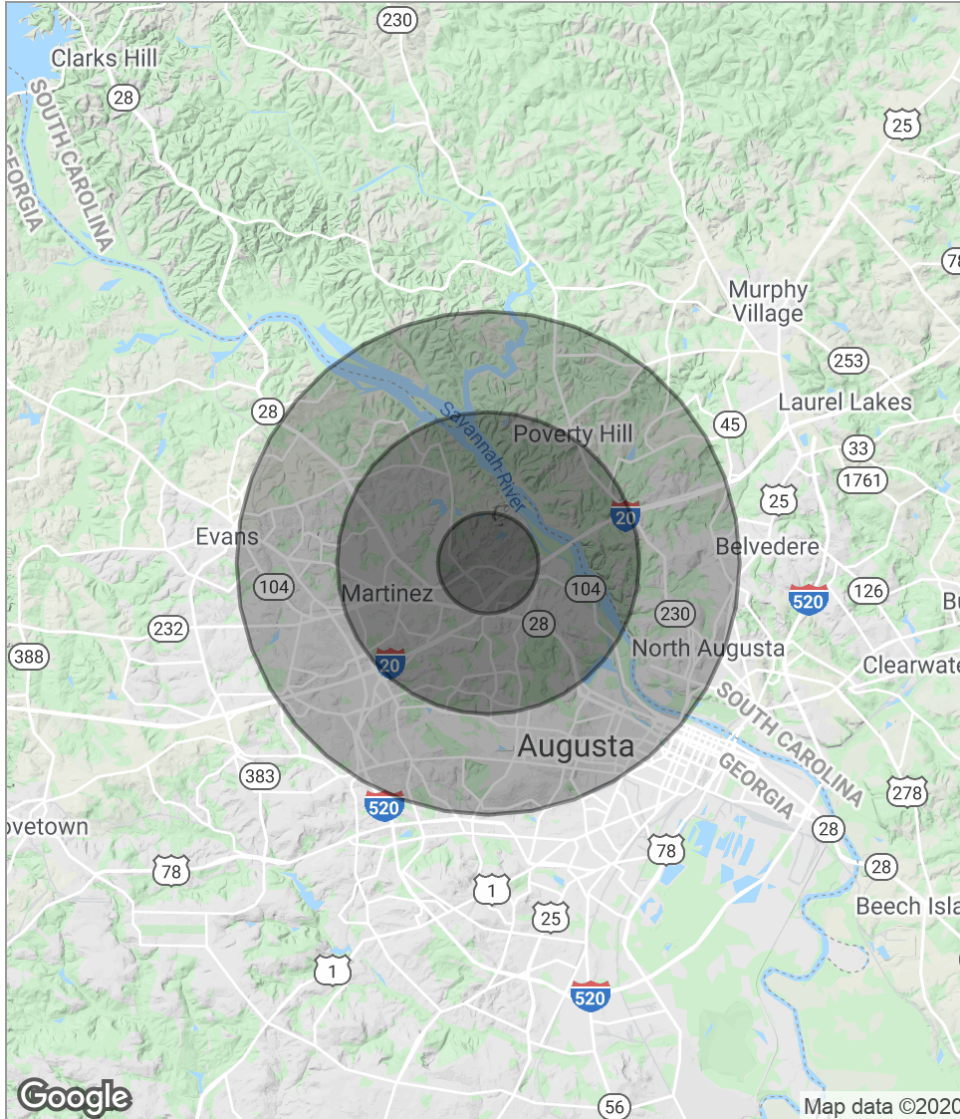
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,149	38,726	109,111
Median age	33.7	39.0	37.7
Median age (Male)	32.8	37.7	36.8
Median age (Female)	36.5	40.6	38.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,045	16,857	45,846
# of persons per HH	2.0	2.3	2.4
Average HH income	\$60,301	\$76,804	\$69,244
Average house value	\$178,226	\$265,980	\$235,094

* Demographic data derived from 2010 US Census

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JOE EDGE, SIOR, CCIM

President & Broker



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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 & AFFILIATIONS

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

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