

# Belair Square Professional Suites

601 N Belair Square, Evans, GA 30809



## OFFERING SUMMARY

Available SF: 1,600

Lease Rate: \$1,750.00 per month

Year Built: 2007

Zoning: PUD

Market: Augusta

Submarket: Evans

## PROPERTY OVERVIEW

This 2 story office suite is located in the heart of Evans near the busy intersection of Washington Road and Belair road directly behind T-Bonz Steakhouse. The complex is surrounded by all of the new development in the Evans Town Center district such as the new performing arts theater and Lady A Amphitheater. We are the home to many attorneys, therapist, insurance agencies, and other professional users. Your clients will have no issues locating you in this quiet and private place to do business.

## PROPERTY HIGHLIGHTS

- Convenient location near intersection of Washington Road and Belair Road.
- Close to performing arts theater, Lady A Amphitheater, professional offices, and government buildings.
- Private offices with natural light
- ADA restroom.
- Modern and well kept
- Reception area with waiting room.

### SHERMAN & HEMSTREET REAL ESTATE COMPANY

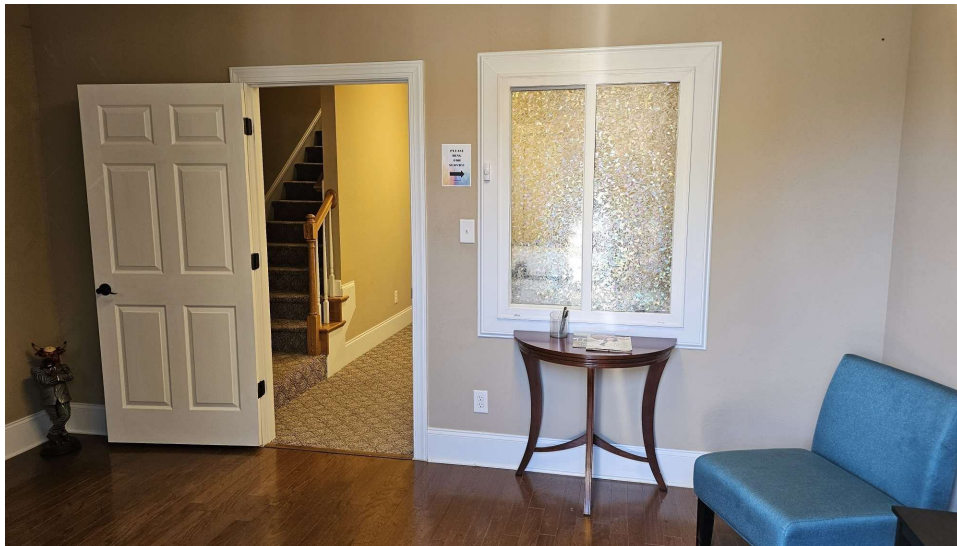
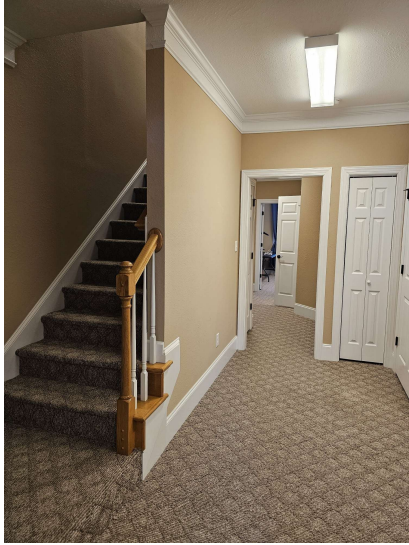
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## LEASE INFORMATION

Lease Type: Tenant pays power and \$120 POA fee to cover water and garbage      Lease Term: 3 - 5 years  
Total Space: 1,600 SF      Lease Rate: \$1,750.00 per month

## AVAILABLE SPACES

| SUITE   | TENANT    | SIZE (SF) | LEASE TYPE     | LEASE RATE        | DESCRIPTION |
|---------|-----------|-----------|----------------|-------------------|-------------|
| Unit 5  | Available | 1,600 SF  | Modified Gross | \$1,750 per month | -           |
| Suite 6 | Available | 1,600 SF  | Modified Gross | \$1,750 per month | -           |

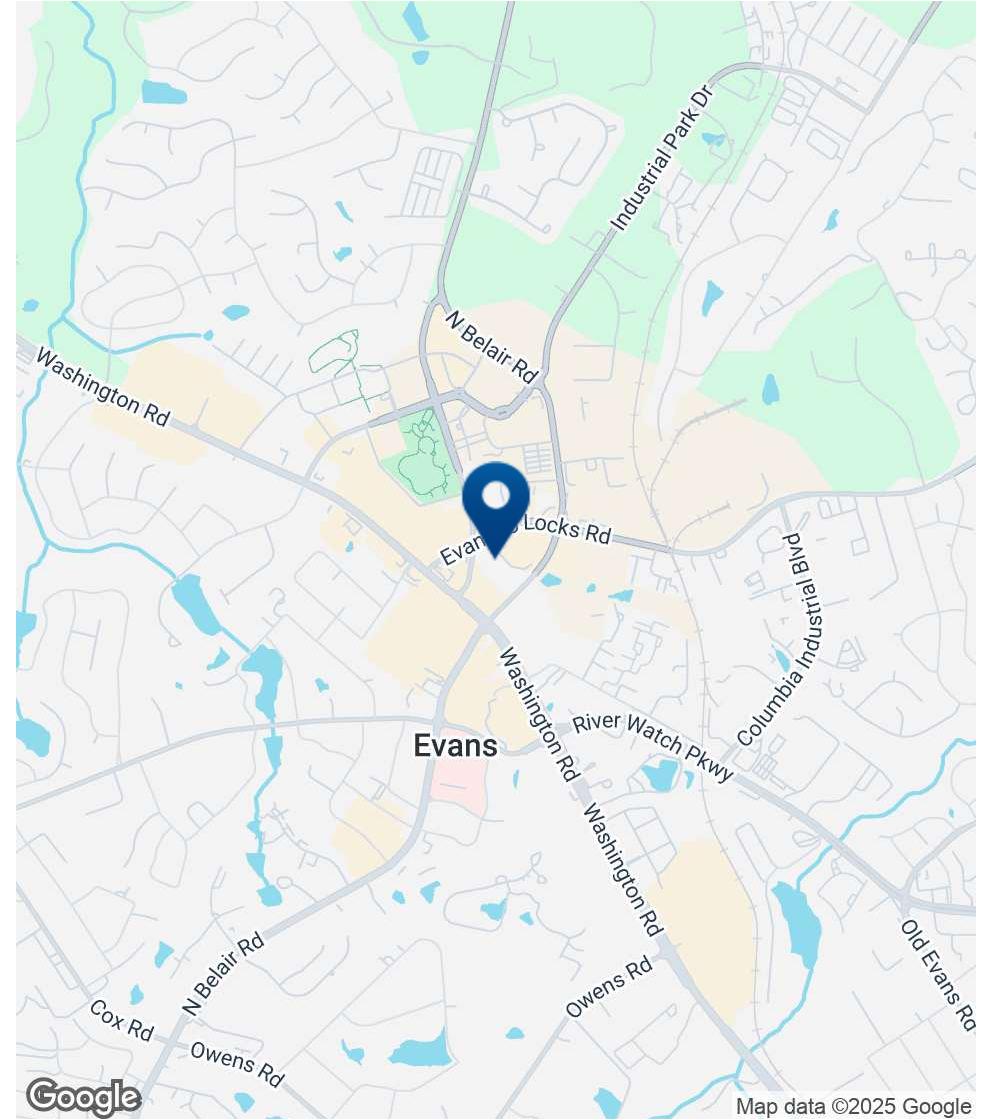
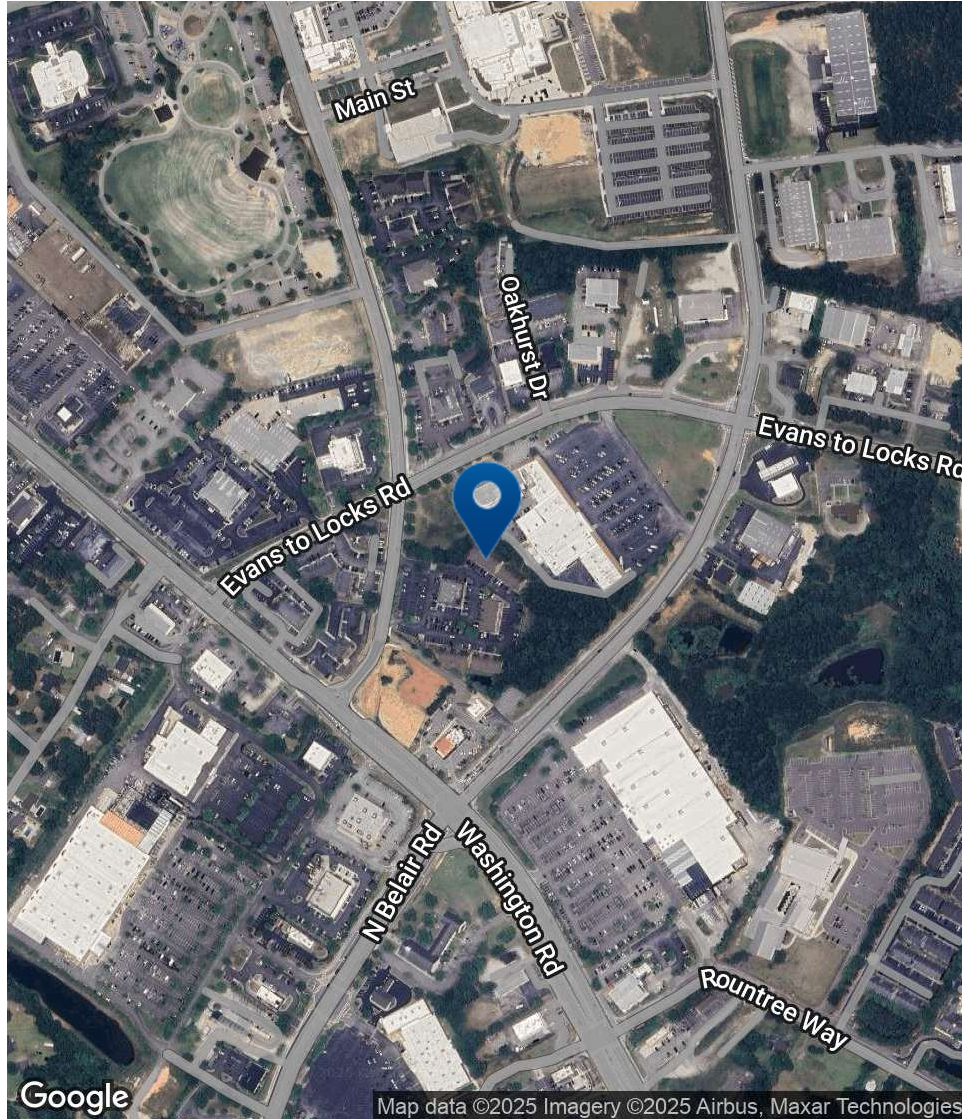
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## POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 6,386  | 111,777 | 273,531  |
| Average age          | 42.0   | 39.6    | 37.4     |
| Average age (Male)   | 37.7   | 38.7    | 36.4     |
| Average age (Female) | 44.6   | 41.1    | 39.3     |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total households    | 2,356     | 45,842    | 118,097   |
| # of persons per HH | 2.7       | 2.4       | 2.3       |
| Average HH income   | \$92,917  | \$86,879  | \$68,839  |
| Average house value | \$222,716 | \$223,725 | \$178,350 |

\* Demographic data derived from 2020 ACS - US Census

