

5715 HWY 21 S

Rincon, GA 31326



OFFERING SUMMARY

Available SF:	736 - 896 SF
Lease Rate:	\$675 - 1,200 per month (MG)
Lot Size:	0.18 Acres
Year Built:	1994
Building Size:	9,600
Zoning:	B-2

PROPERTY OVERVIEW

Building has multiple suites which are flexible. Two spaces are left today. One space is 896 SF and has 4-5 offices with reception, and is on the ground floor. Second space is on the second floor and is extremely nice and consists of 736 SF with three offices a bathroom. All spaces are in great condition and are move in ready. These suites will not last long at these asking rates.

LOCATION OVERVIEW

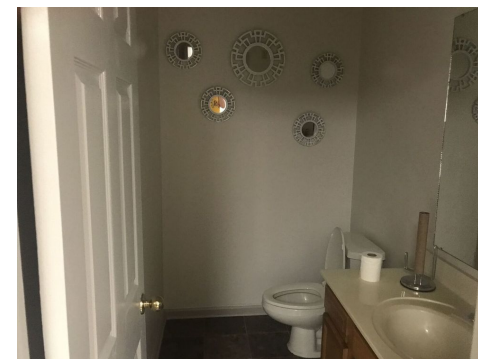
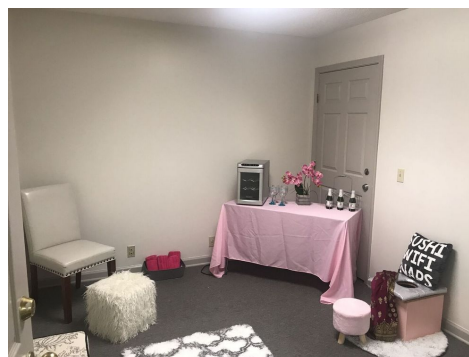
Located on Highway 21 S in Rincon. Headed South the building is past Walmart and the new Kroger/Chickfila development. Great high traffic location with excellent road frontage.

SHERMAN & HEMSTREET REAL ESTATE COMPANY

624 Ellis St. , Augusta, GA 30901
shermanandhemstreet.com
706.722.8334

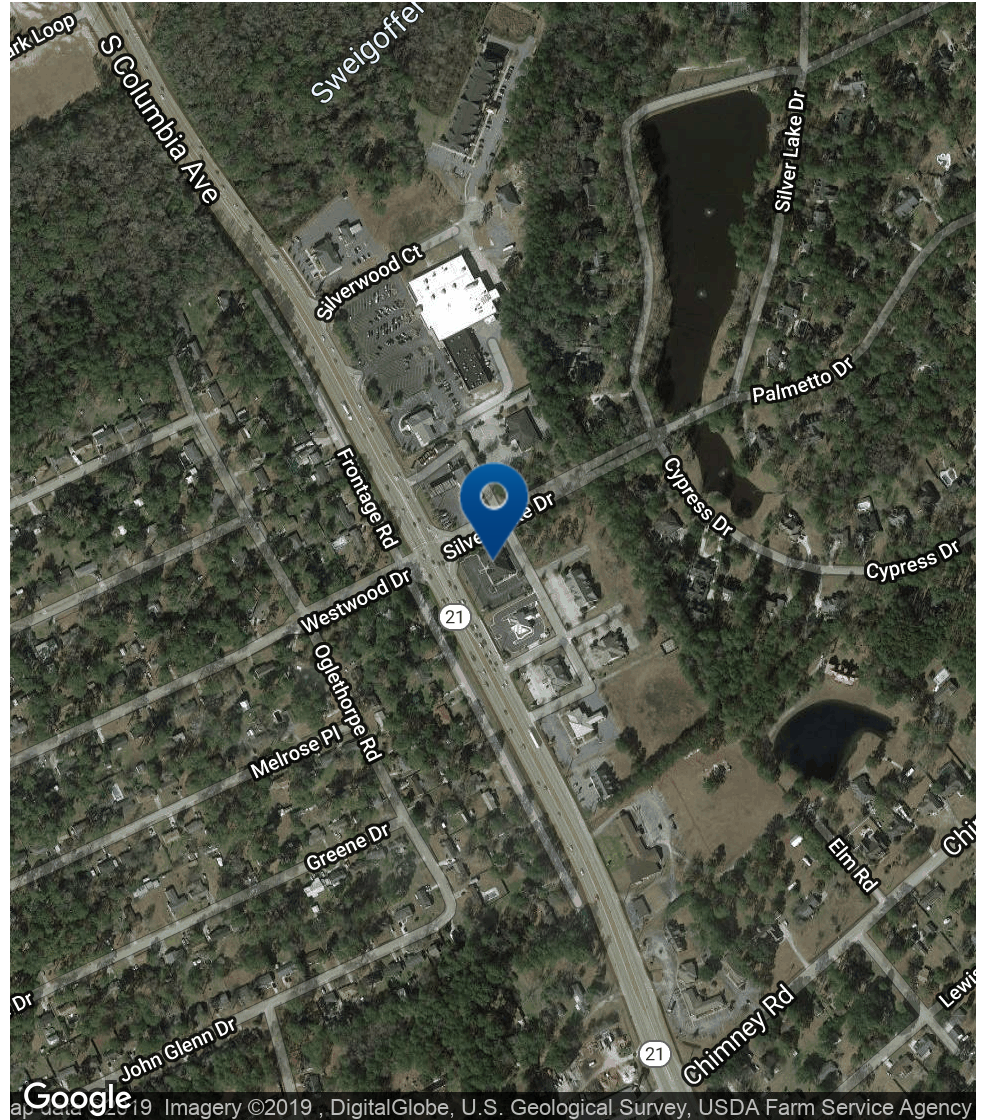
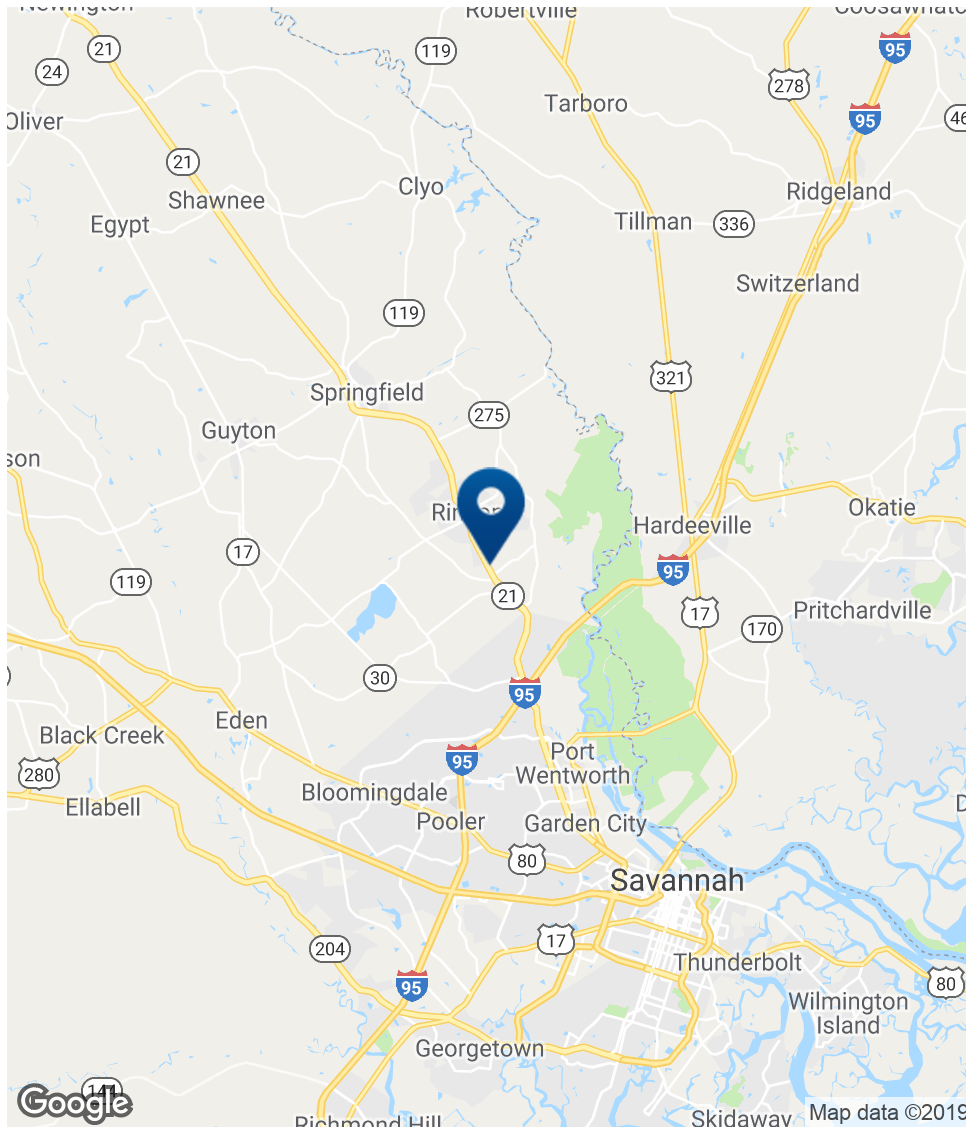
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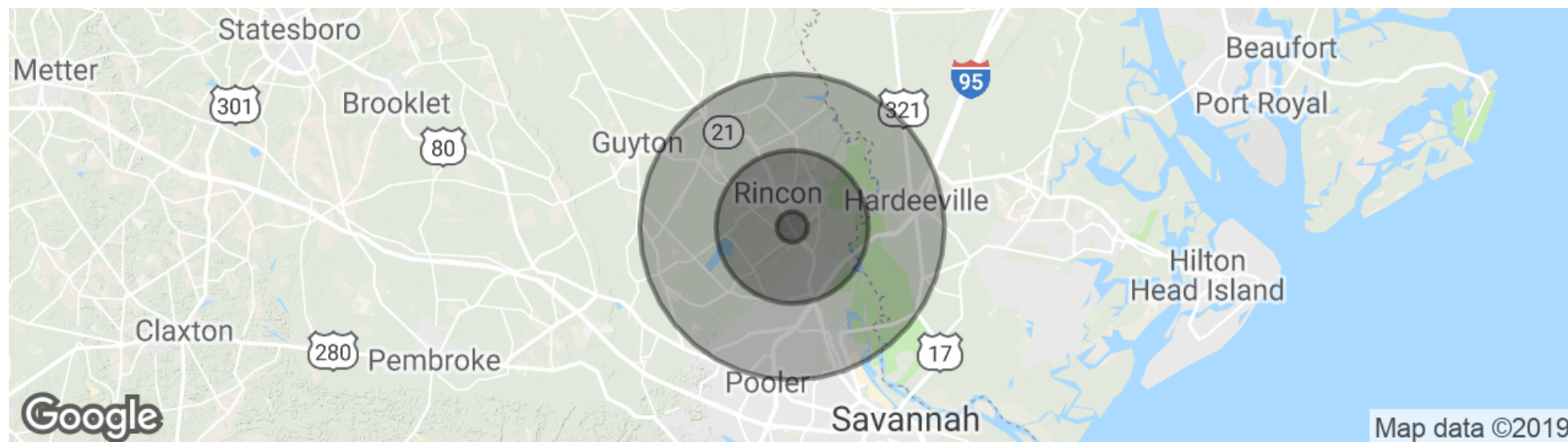
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	705	20,647	53,893
Median age	31.0	33.4	34.0
Median age (Male)	31.4	32.9	33.9
Median age (Female)	30.3	33.2	33.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	235	7,067	18,500
# of persons per HH	3.0	2.9	2.9
Average HH income	\$77,498	\$72,414	\$70,228
Average house value		\$207,268	\$196,124

* Demographic data derived from 2010 US Census

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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for fourteen years. After four years serving in the Marine Corps, Joe started his career in real estate. He acquired the 90-year-old firm Sherman & Hemstreet, August 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 foot 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)