

Office Bldg with Warehouse / Laydown Yard

2318 Walden Dr, 30904, GA Augusta



OFFERING SUMMARY

Available SF: 5,700 SF

Lease Rate: \$7.00 SF/yr (MG)

Lot Size: 1.22 Acres

Year Built: 1980

Building Size: 5,700

PROPERTY OVERVIEW

Site consists of 4,500 SF 2 story office building, 1,200 SF warehouse in rear and 1.22 acres. Site is ideal for an office user that needs some warehouse space and a laydown yard or fenced parking area. Building needs new flooring and needs spruced up but otherwise is in great condition.

LOCATION OVERVIEW

Located on Walden Drive between Highland and Kissingbower. Area is largely industrial and has good access to Gordon Highway, Wrightsboro Road and I:520.

PROPERTY HIGHLIGHTS

- Good access to industrial area
- Fenced Lay Down Yard
- Aggressive Rental Rate
- Motivated Landlord

SHERMAN & HEMSTREET REAL ESTATE COMPANY

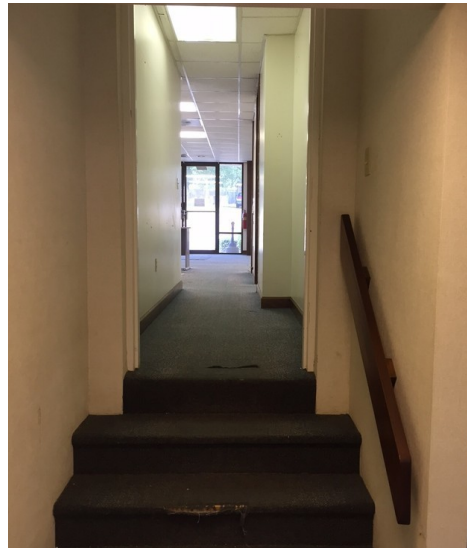
624 Ellis St. , Augusta, GA 30901
shermanandhemstreet.com
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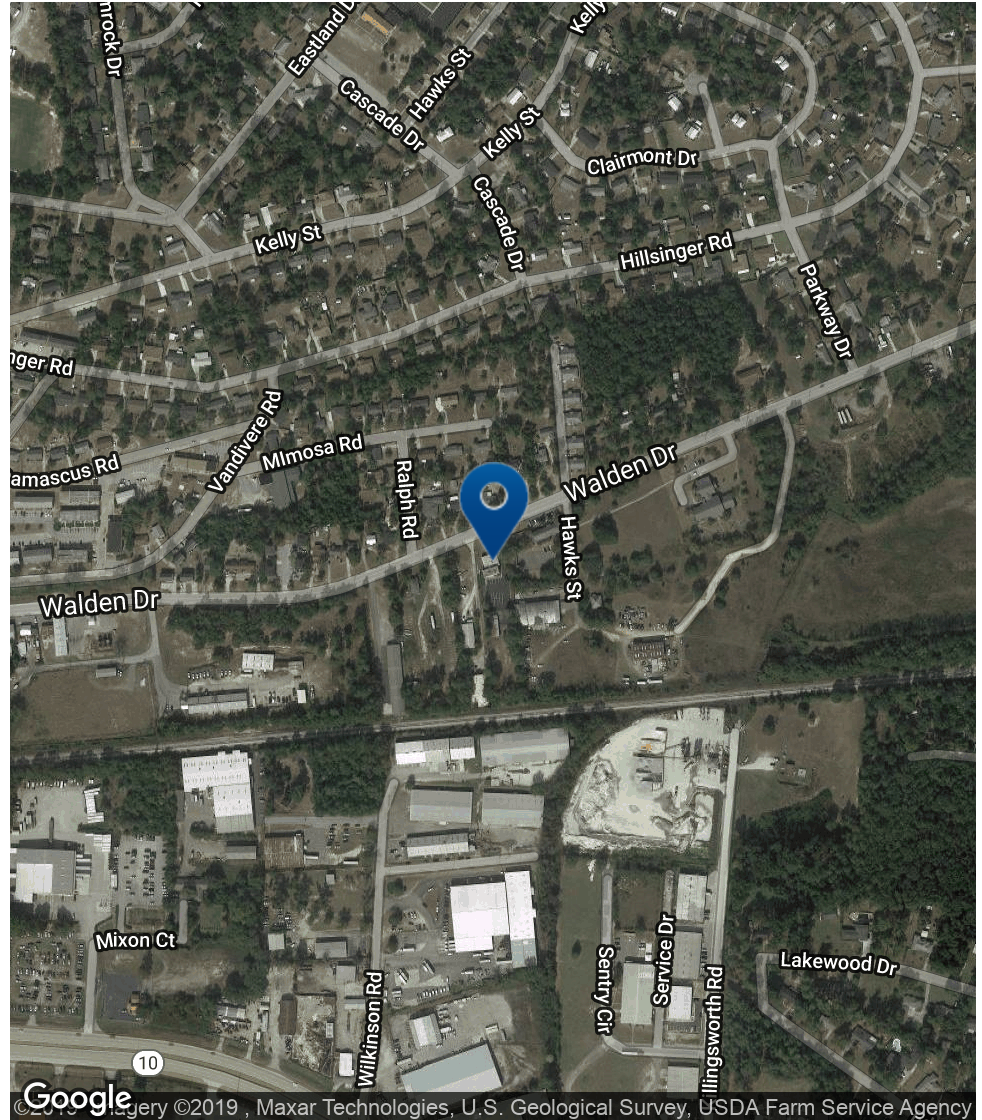
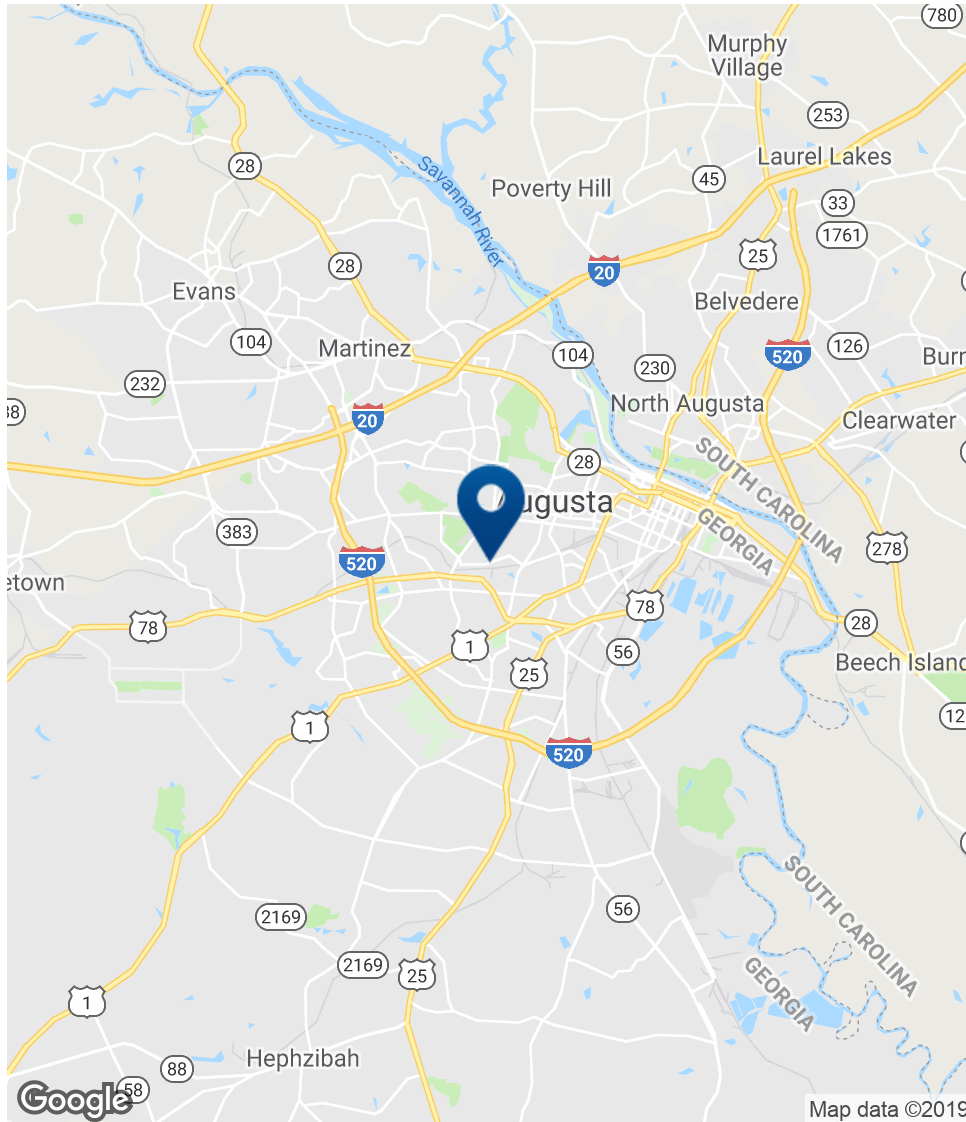
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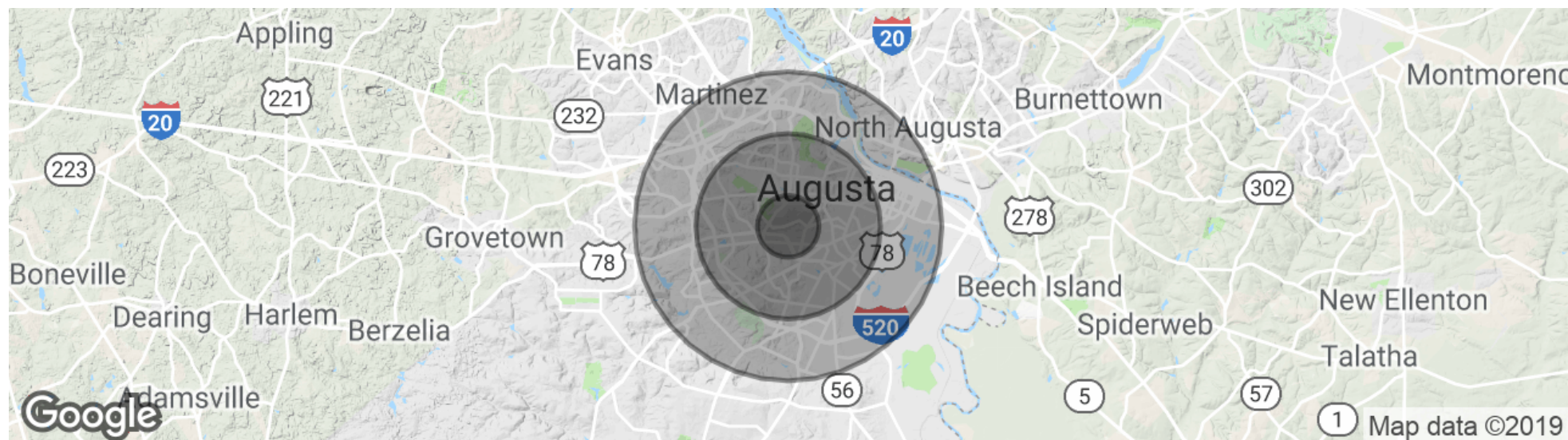
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,801	65,216	146,235
Median age	36.5	35.5	35.1
Median age (Male)	35.0	34.3	33.5
Median age (Female)	38.1	36.7	36.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,521	27,802	59,792
# of persons per HH	2.2	2.3	2.4
Average HH income	\$38,064	\$47,251	\$48,947
Average house value	\$65,453	\$69,585	\$100,561

* 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 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)

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