



FOR LEASE

THE CORNERSTONE

4316 Washington Road, Evans, GA 30809

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

The Cornerstone offers a wide variety of executive office spaces to include furnished and unfurnished rooms and both large and small office spaces located on both the first and second floor. Utilities including internet are included with the monthly rent. This building allows for secure 24/7 access for tenants. Amenities also include a break room, conference room, and a work room.

LOCATION DESCRIPTION

This executive office building is located in the heart of bustling Evans. Just a few blocks away from Evans Towne Center, this property has a great location near the intersection of Belair Road and Washington Road and just minutes away from major shopping centers such as Mullins Crossing and Mullins Colony. The property is ideally located near the Columbia County Government Center and Courthouse as well as local financial institutions in the area which makes this location great for lawyers, accountants, and more.

OFFERING SUMMARY

Lease Rate:	\$400.00 per month (Full Service)
Number of Units:	29
Available SF:	93 SF
Building Size:	5,952 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,384	19,420	45,931
Total Population	6,618	50,687	112,223
Average HH Income	\$93,124	\$90,407	\$87,064



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Additional Photos



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Lease Spaces

LEASE INFORMATION

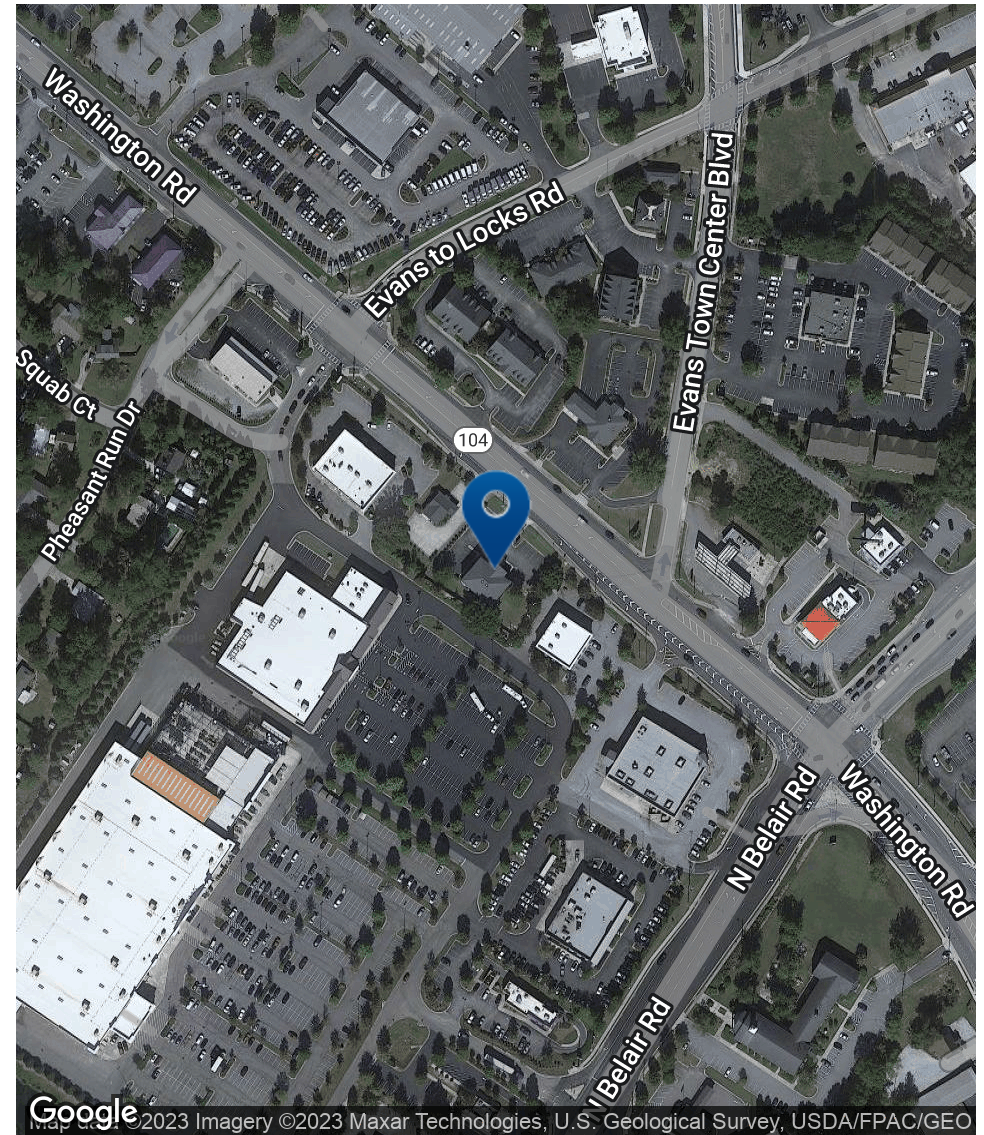
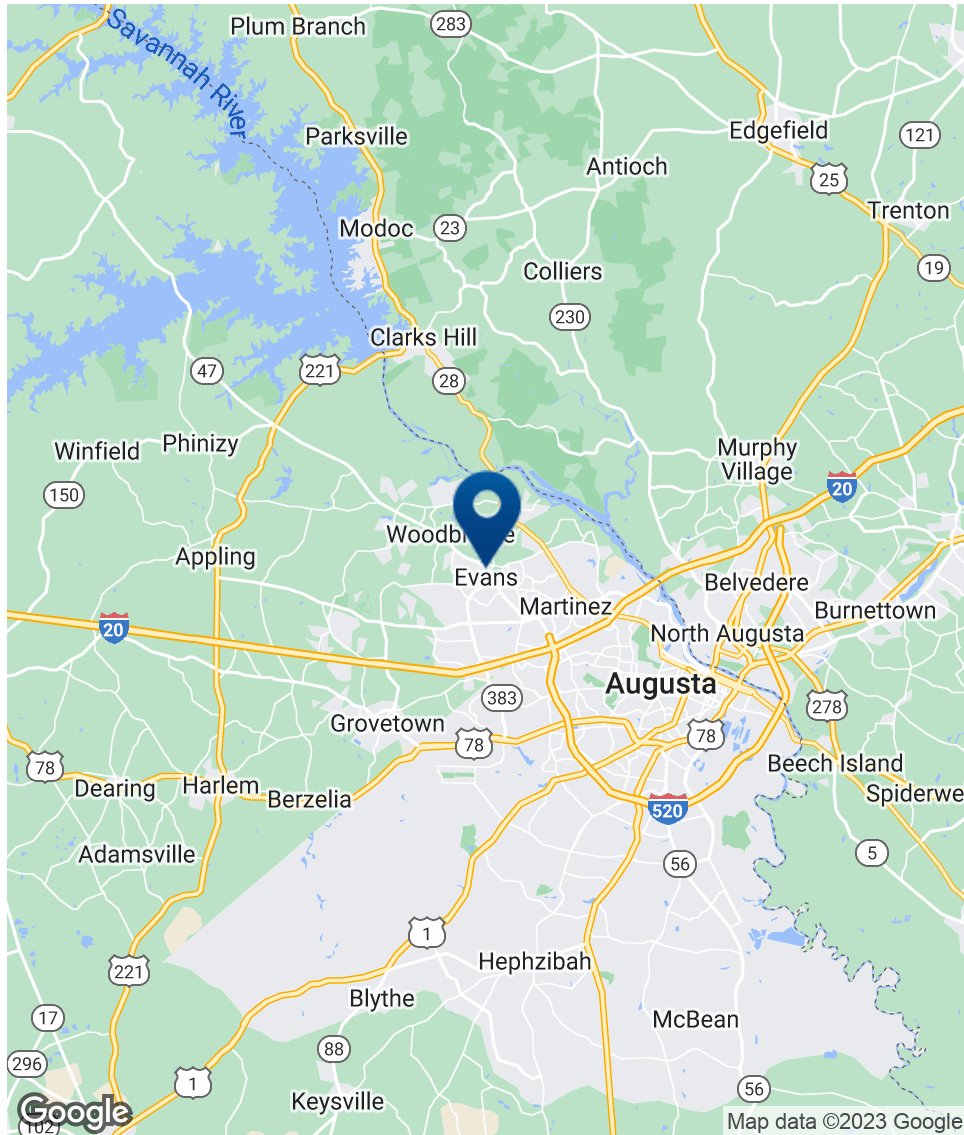
Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	93 SF	Lease Rate:	\$400 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Floor Back	Available	93 SF	Full Service	\$400 per month
2nd Floor Side	Available	93 SF	Full Service	\$400 per month



Location Map



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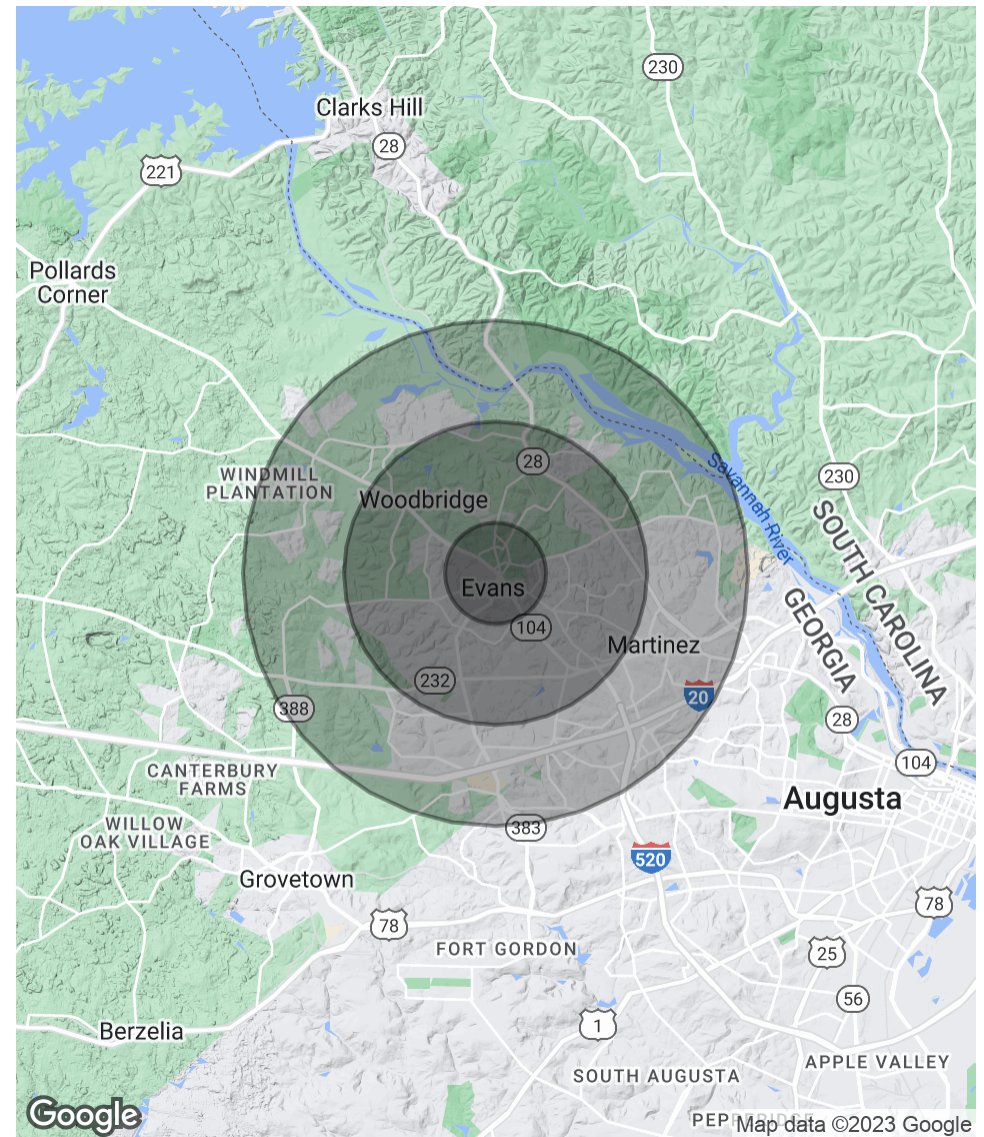
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,618	50,687	112,223
Average Age	41.8	41.2	39.6
Average Age (Male)	37.6	39.3	38.7
Average Age (Female)	44.3	42.5	41.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,384	19,420	45,931
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$93,124	\$90,407	\$87,064
Average House Value	\$227,130	\$212,277	\$223,951

* Demographic data derived from 2020 ACS - US Census



Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 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, Alabama, South Carolina, and North Carolina.

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

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

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