

Riverwatch Lane Center

3004 Riverwatch Lane, Augusta, GA 30907



OFFERING SUMMARY

Available SF: 2,700 - 5,400 SF

Lease Rate: \$14.00 SF/yr (MG)

Lot Size: 0.06 Acres

Year Built: 2004

Building Size: 5,400

Zoning: LI

Submarket: North Richmond
County

PROPERTY OVERVIEW

Two buildings in great location. Space is in excellent condition and was formerly occupied by a church. Great for showroom or office warehouse. Landlord pays taxes, insurance, grounds, and some maintenance. 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

624 Ellis St. , Augusta, GA 30901
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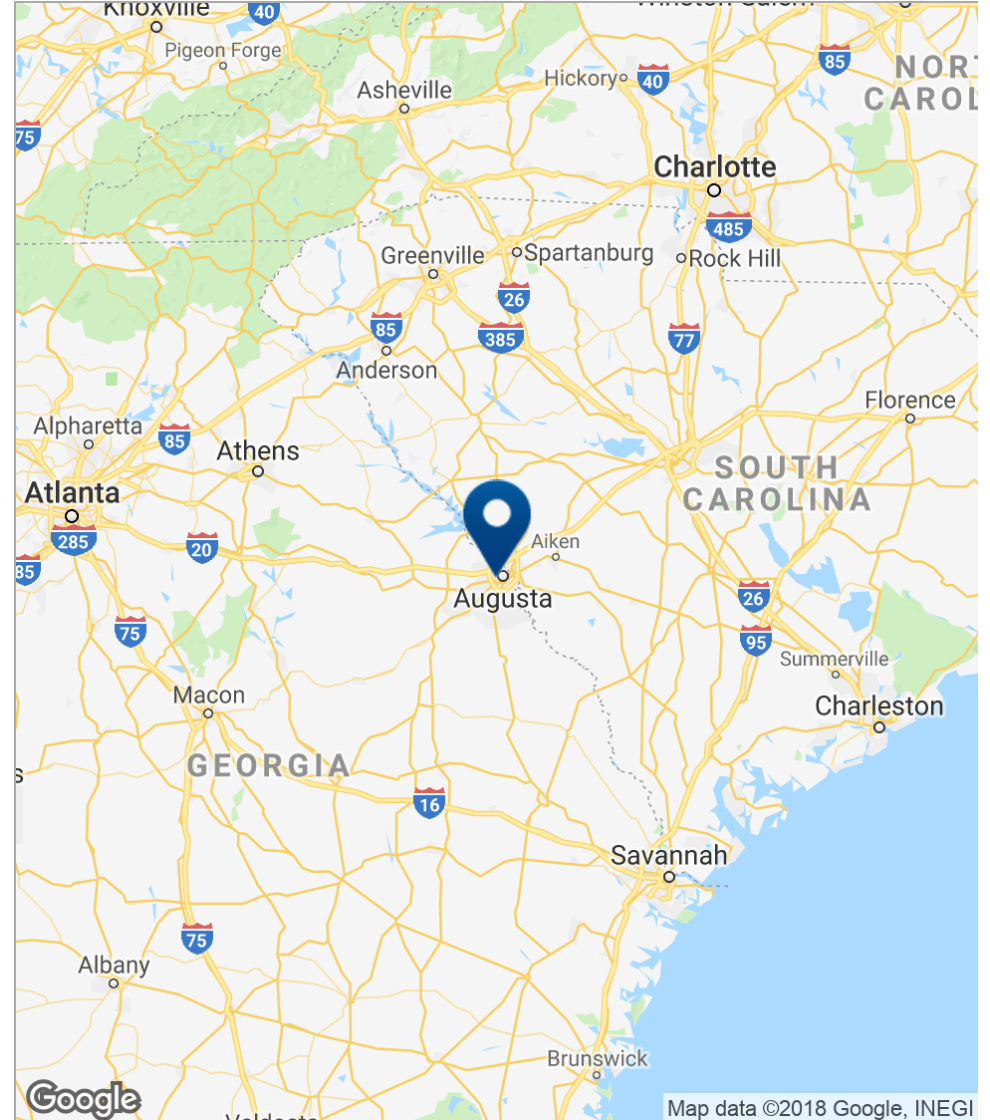
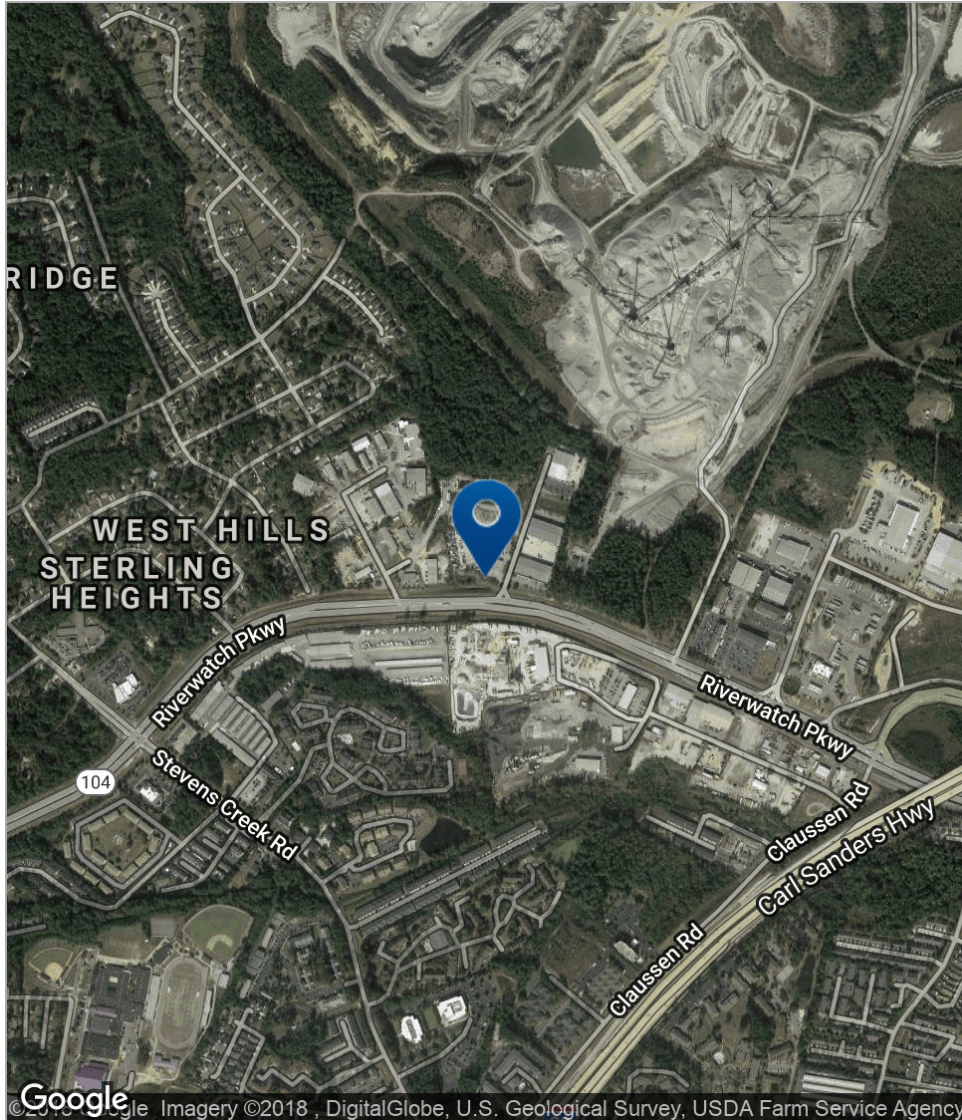
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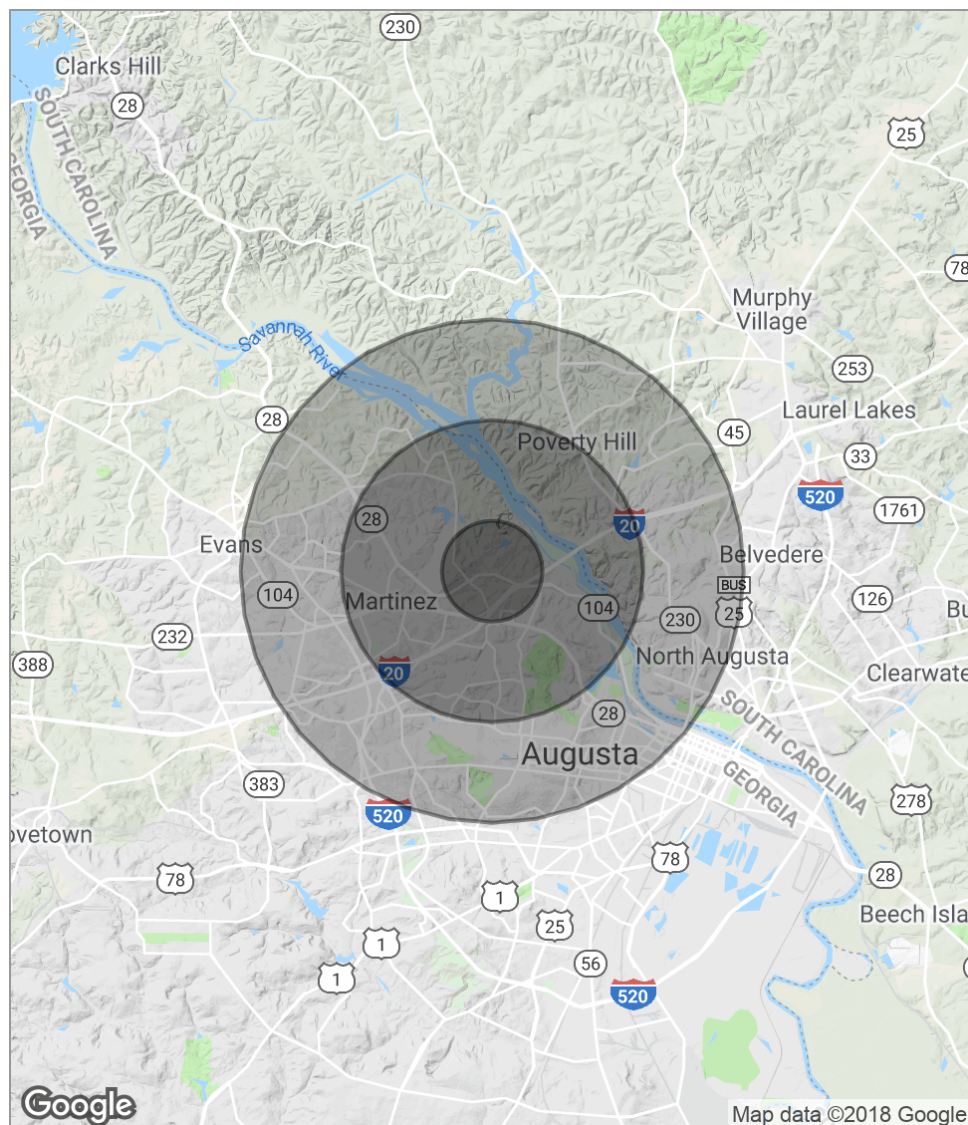
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POPULATION

	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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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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