

FOR LEASE

WOODSIDE SQUARE COMPLEX

3452 Peach Orchard Road, Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

JODI LYLES
Sales Administrator
creads@shermanandhemstreet.com
706.288.1067

Property Summary



PROPERTY DESCRIPTION

Woodside Square Complex currently has two vacancies. One space is 1,200 square feet and is suitable for a variety of uses. The second space is 990 square feet and built out as a salon. This is a great location for someone looking for small commercial space in South Augusta at an affordable rate.

LOCATION DESCRIPTION

Excellent location with over 500 feet of frontage on US Highway 25-Peach Orchard Road. This complex consists of 3452 and 3458 Peach Orchard Road and sits on over 2 acres in the heart of Augusta. 30,000+ traffic count daily. Close to the intersection of Rosier Road and Phinizy Road.

OFFERING SUMMARY

Lease Rate:	\$14 - 15 SF/yr (MG)
Available SF:	990 - 1,200 SF
Lot Size:	2.04 Acres
Building Size:	17,162 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,177	15,172	35,544
Total Population	5,996	40,447	92,401
Average HH Income	\$60,609	\$61,293	\$64,091

Lease Spaces



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	990 - 1,200 SF	Lease Rate:	\$14 - \$15 SF/yr

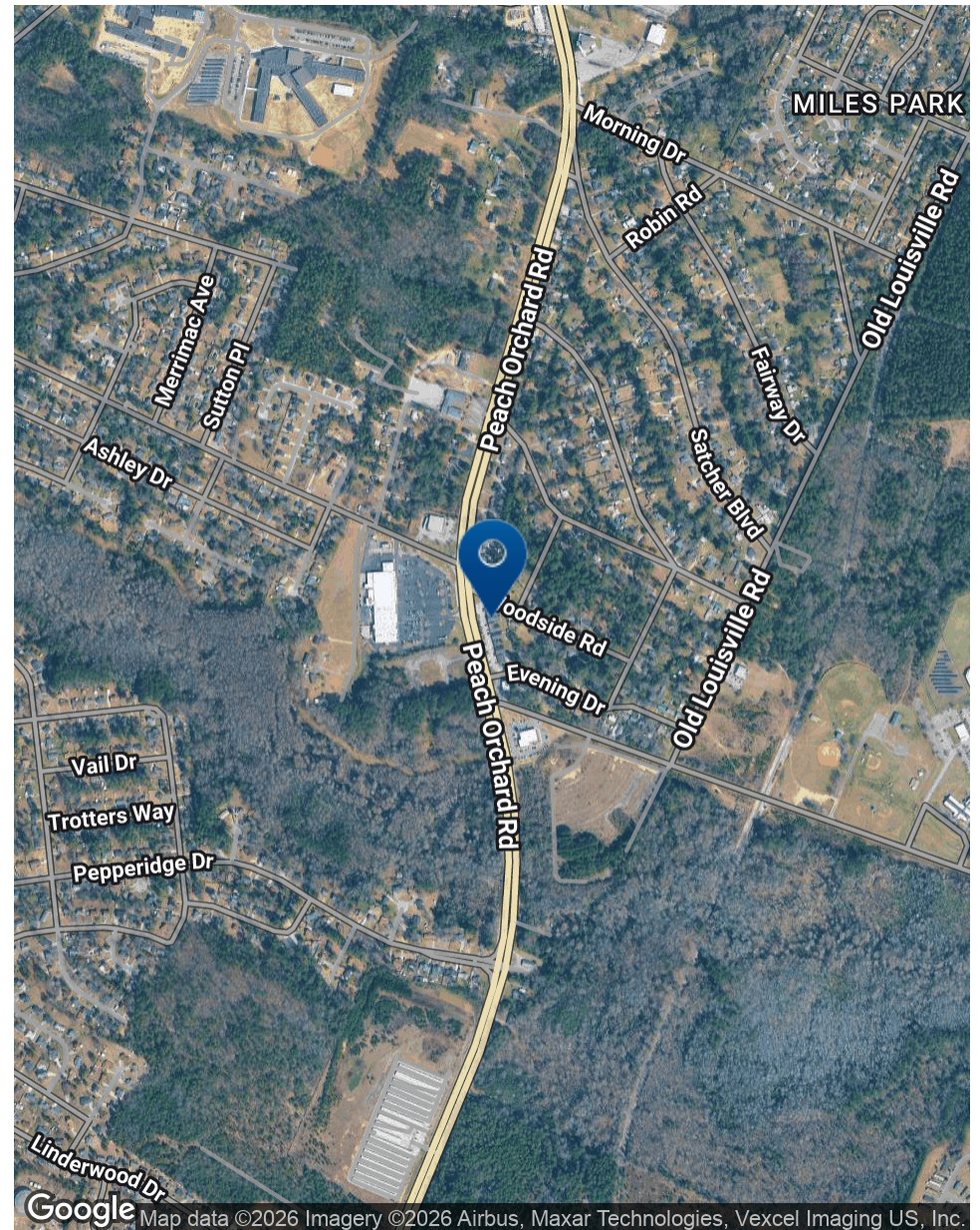
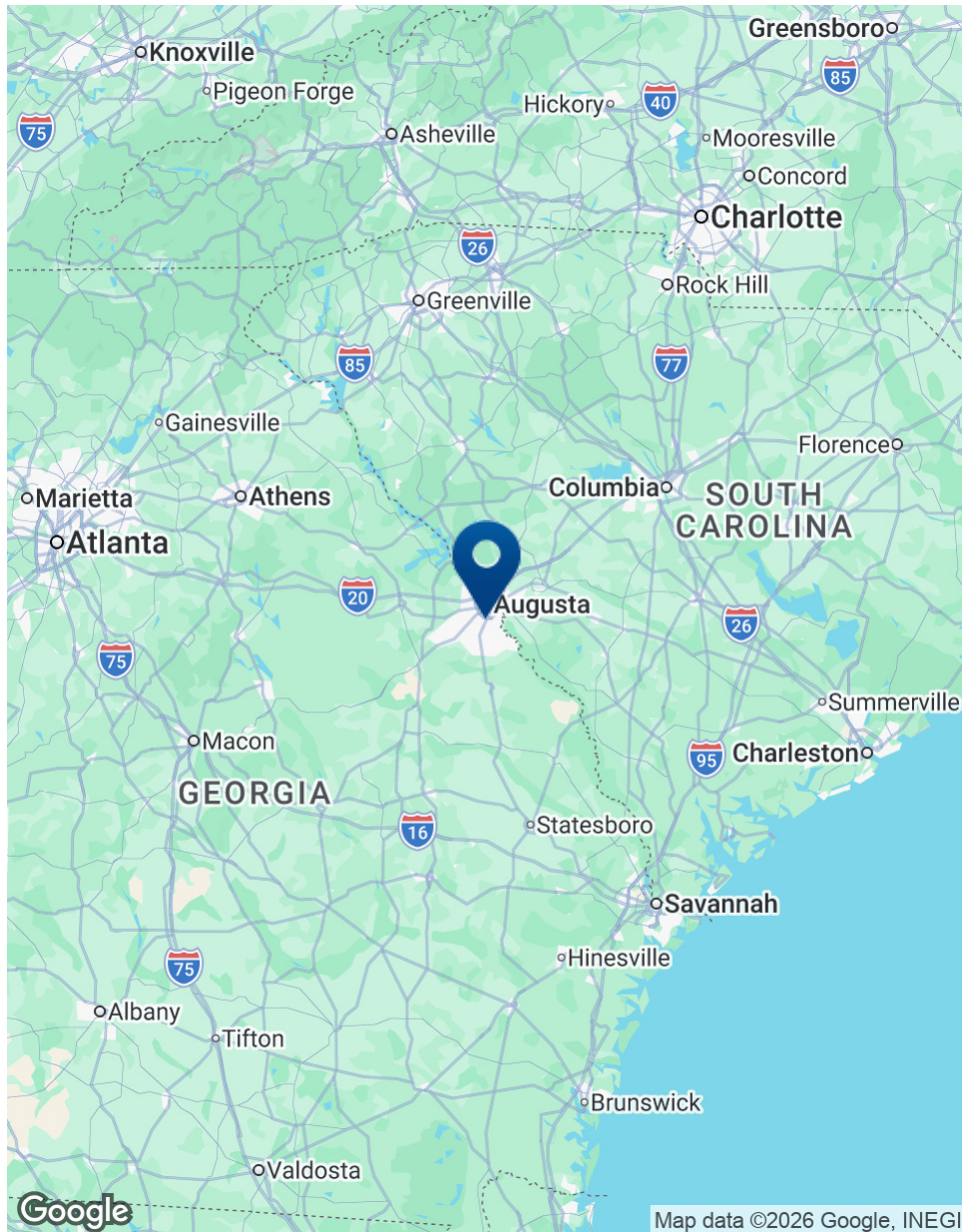
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3452 - D	Available	1,200 SF	Modified Gross	\$14.00 SF/yr	Space is laid out as office-retail. This space is flexible and can have a variety of uses. Tenant shall pay \$75 per month for water/CAM.
3454 - A	Available	990 SF	Modified Gross	\$15.00 SF/yr	Space is built out as a hair salon and suited for that type of use. Tenant shall pay \$75 per month for water/CAM.

Additional Photos



Aerial Map

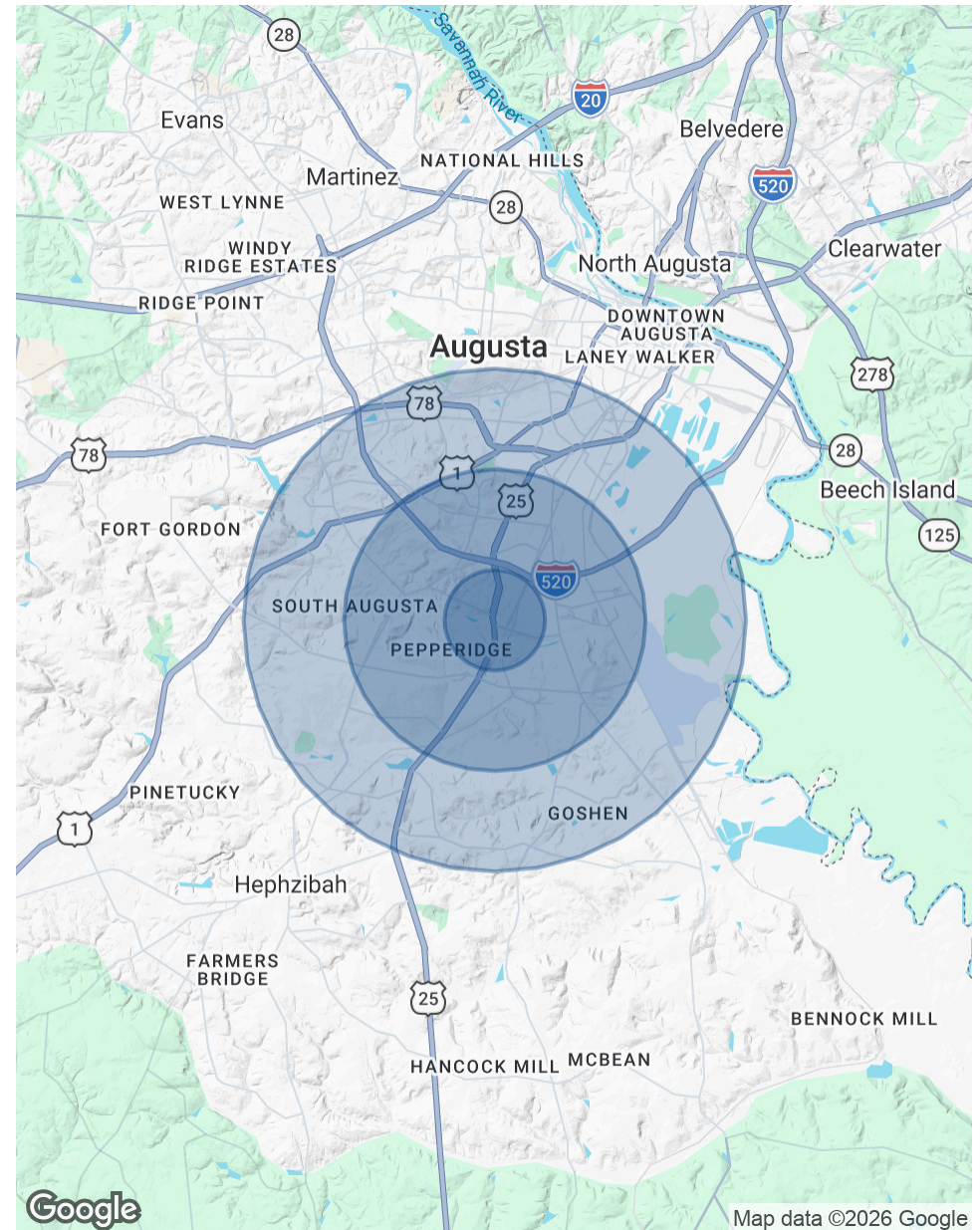


Demographics Map & Report

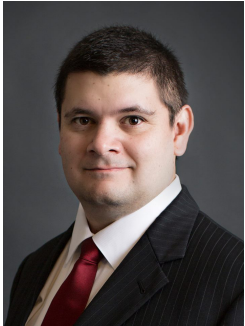
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,996	40,447	92,401
Average Age	40	39	39
Average Age (Male)	38	37	37
Average Age (Female)	42	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,177	15,172	35,544
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$60,609	\$61,293	\$64,091
Average House Value	\$148,766	\$137,784	\$163,562

* Demographic data derived from 2020 ACS - US Census



Advisor Bio



JOE EDGE, SIOR, CCIM

President & Broker

judge@shermanandhemstreet.com

Direct: 706.288.1077 | **Cell:** 706.627.2789

PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
706.722.8334