

FOR LEASE

FORMER AARON'S BUILDING

2620 Georgetown Dr, Augusta, GA 30906

**SHERMAN &
HEMSTREET**
Real Estate Company

ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

CLICK TO
VIEW VIDEO



Property Summary



PROPERTY DESCRIPTION

Excellent 8200 sq ft building formerly occupied by Aaron's. Site is located right across from super Walmart and is less than 1/2 mile from I-520.

PROPERTY HIGHLIGHTS

- Close proximity to Ft Gordon
- 1/2 mile from I-520
- 350 ft of frontage on Georgetown Dr
- Existing Pylon Sign
- 44 Parking spaces
- 3 Phase Power

OFFERING SUMMARY

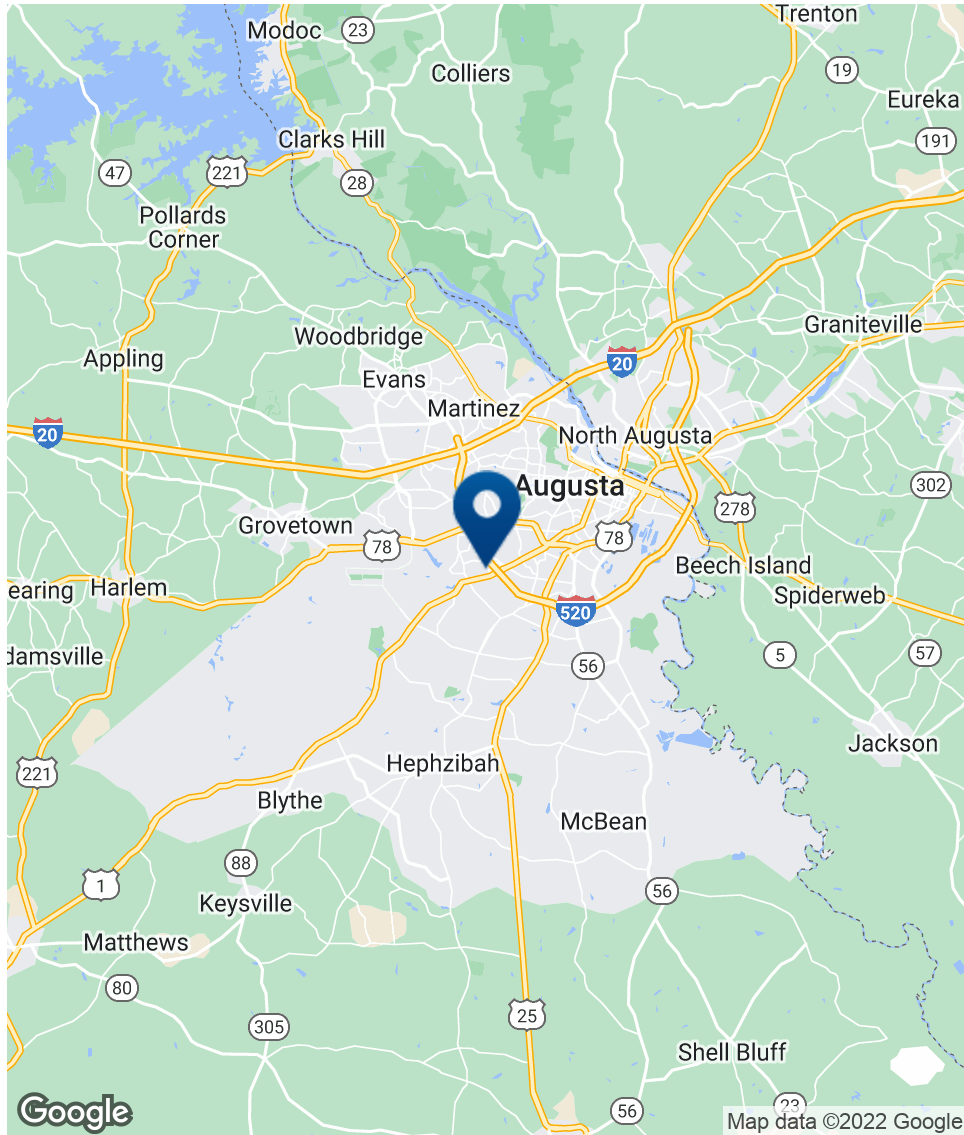
Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	8,200 SF
Lot Size:	1.1 Acres
Building Size:	8,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,546	19,926	48,875
Total Population	8,014	54,031	128,395
Average HH Income	\$46,657	\$42,470	\$49,230



ZACK HARTMAN
 Commercial Sales Associate
 zhartman@shermanandhemstreet.com
 706.922.0395

Location Map



SHERMAN & HEMSTREET
Real Estate Company

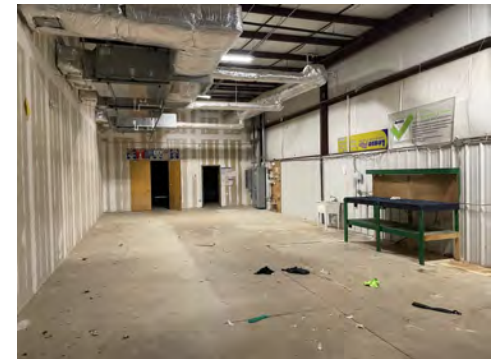
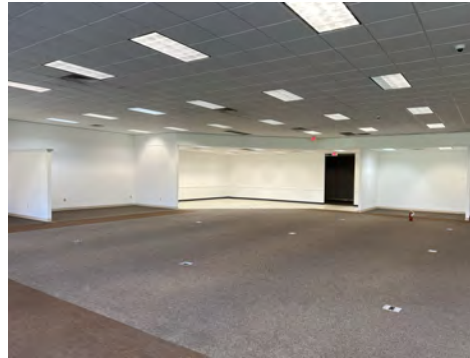
ZACK HARTMAN

Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

Retailer Map



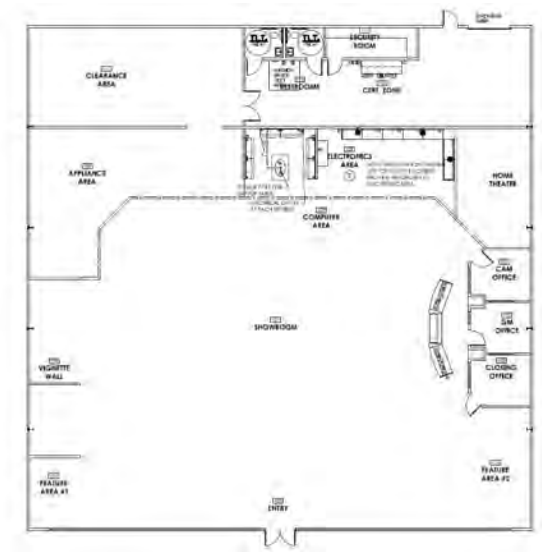
Additional Photos



**SHERMAN &
HEMSTREET**
Real Estate Company

ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

Additional Photos



SHERMAN & HEMSTREET
Real Estate Company

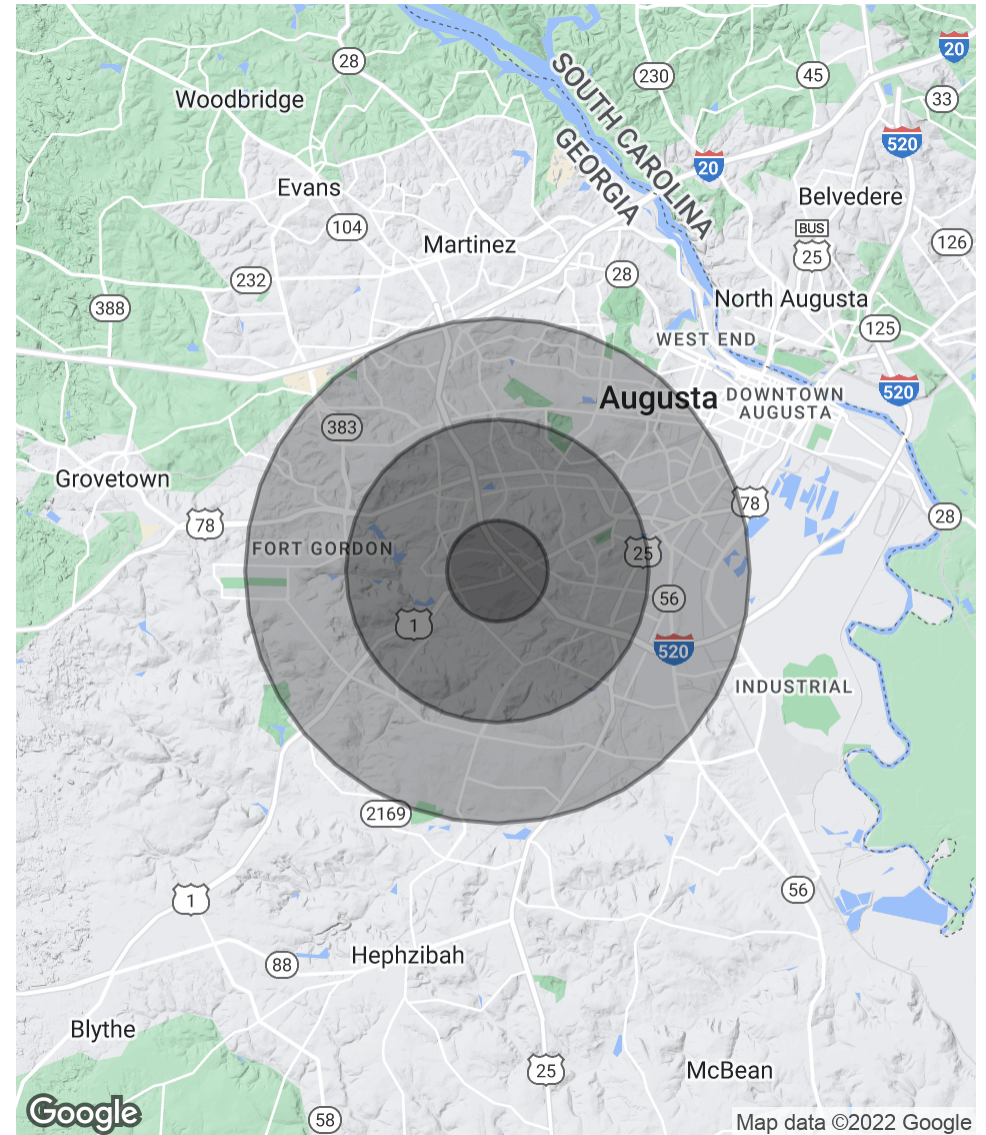
ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,014	54,031	128,395
Average Age	31.4	32.1	34.0
Average Age (Male)	28.8	29.4	31.9
Average Age (Female)	32.4	34.1	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,546	19,926	48,875
# of Persons per HH	3.1	2.7	2.6
Average HH Income	\$46,657	\$42,470	\$49,230
Average House Value	\$86,469	\$78,444	\$94,038

* Demographic data derived from 2020 ACS - US Census



Advisor Bio 1



ZACK HARTMAN

Commercial Sales Associate

zhartman@shermanandhemstreet.com

Direct: 706.922.0395 | **Cell:** 706.699.5284

PROFESSIONAL BACKGROUND

Zack is an Augusta, GA native and started his career with Sherman and Hemstreet in 2017. Zack spent the first two and a half years in a property management capacity across the southeast, specializing in identifying and solving problems within low income housing communities to improve the overall value of the property for his clients. This quickly grew into managing all types of income-producing properties because of his passion for real estate and the relationships he developed with his clients. Zack uses his property management experience to help property owners understand the true value of their property and to help them navigate in the current real estate market. When he is not working real estate, Zack enjoys working with his hands to build or fix things and spending time outdoors with friends and family.

Sherman & Hemstreet Real Estate Company

624 Ellis St.
Augusta, GA 30901
706.722.8334



ZACK HARTMAN

Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395