



SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

This prime commercial property site offers a strategic location for retail development. Site is zoned C-2 and is fully paved/improved with all utilities. Daily traffic count is over 33,000. Currently the site is used as an auto dealership lot. Site has 184 feet of road frontage and is roughly 200+ feet deep. Current improvements should reduce or negate the need for a new development to have onsite detention, and the signage opportunity is excellent.

LOCATION DESCRIPTION

Site is located between Bobby Jones Expressway (I:520) and Davis Rd. Washington Road is the main thoroughfare in Augusta connecting Columbia County to Richmond County. Property is located in Columbia County but close to county line. Site is across the street from the 226,000 SF West Town Market Square Shopping Center

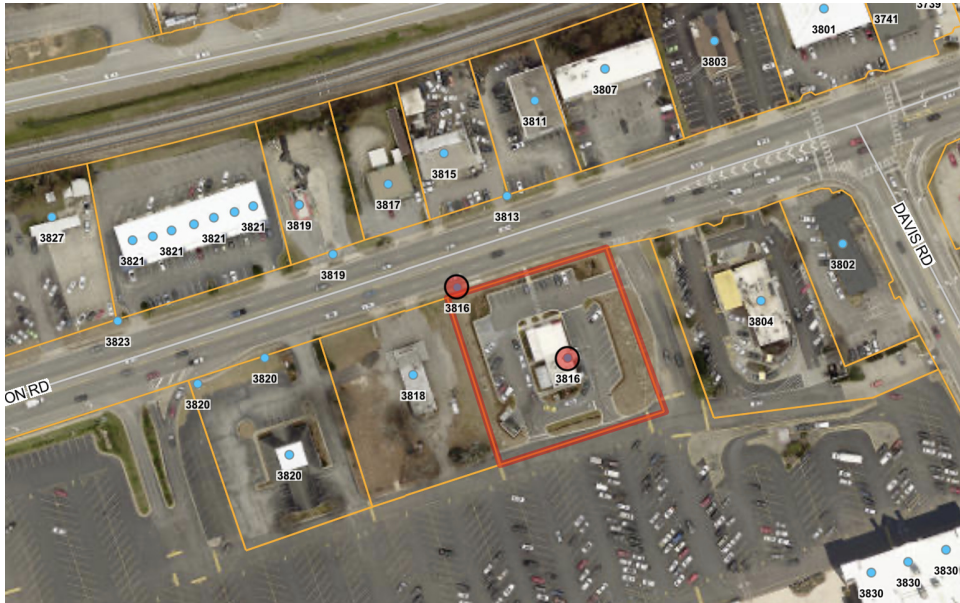
OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	0.9 Acres

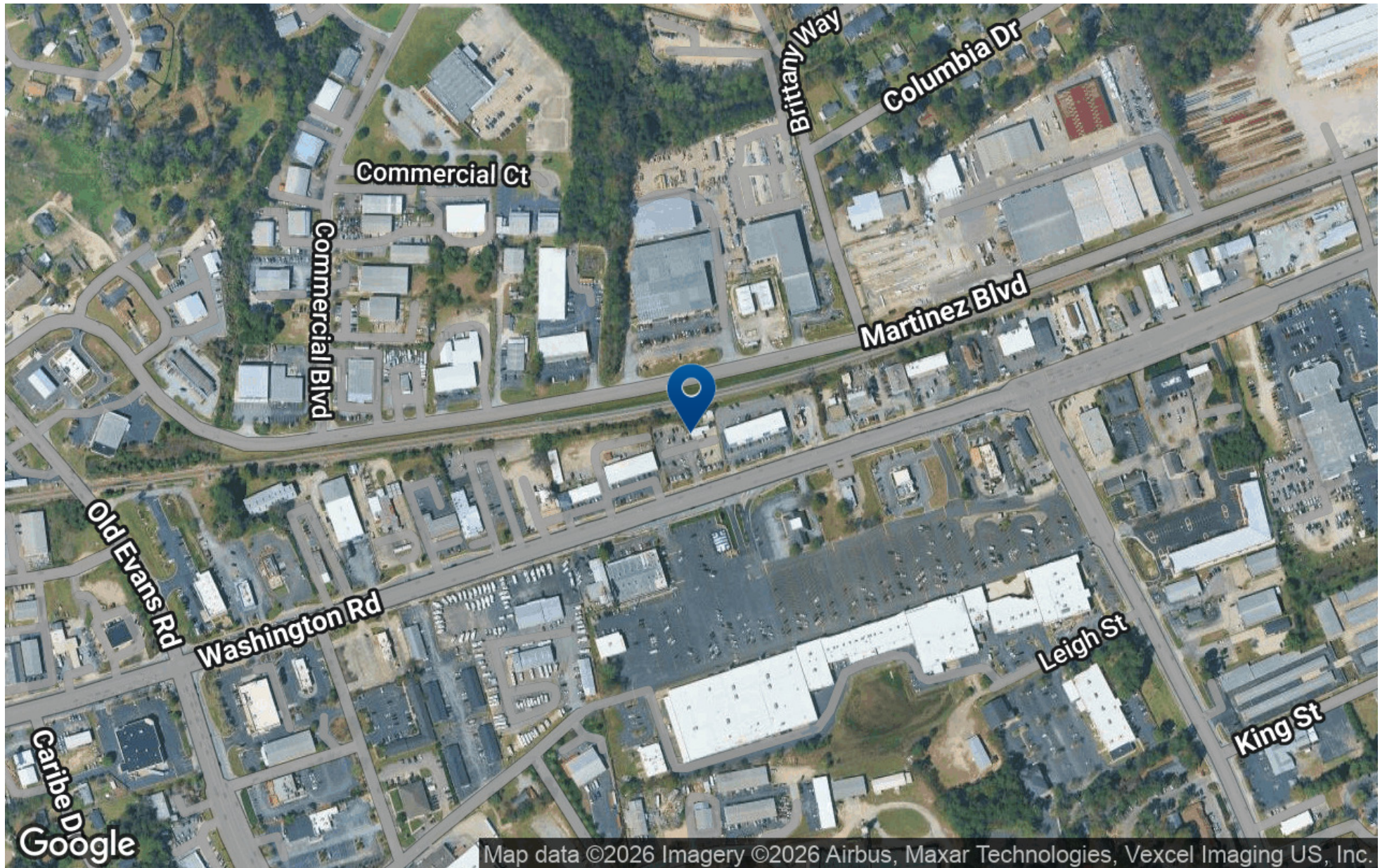
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,822	27,714	57,250
Total Population	6,936	64,482	136,455
Average HH Income	\$84,549	\$111,539	\$111,340

Retailer Map

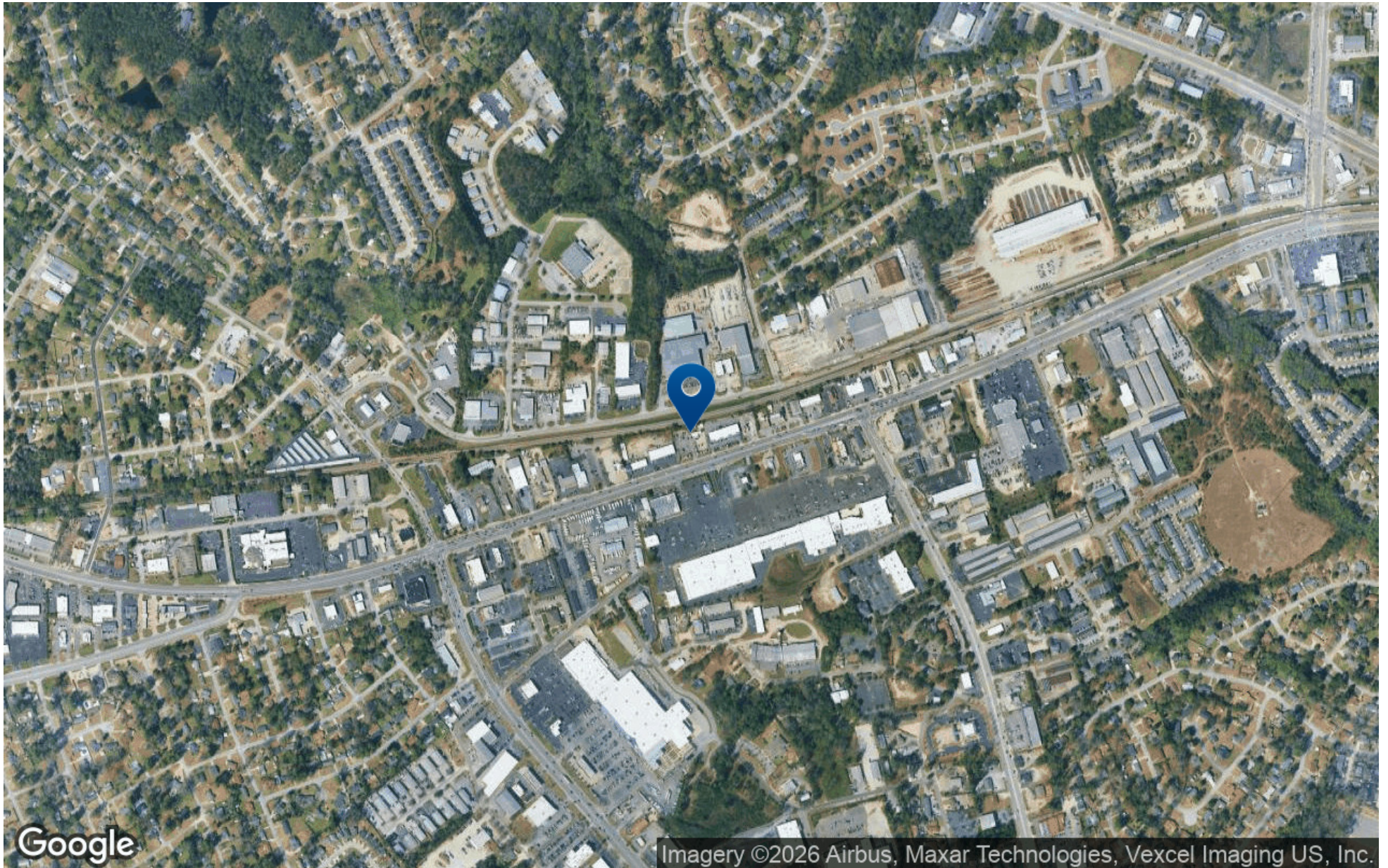




Location Map



Aerial Map



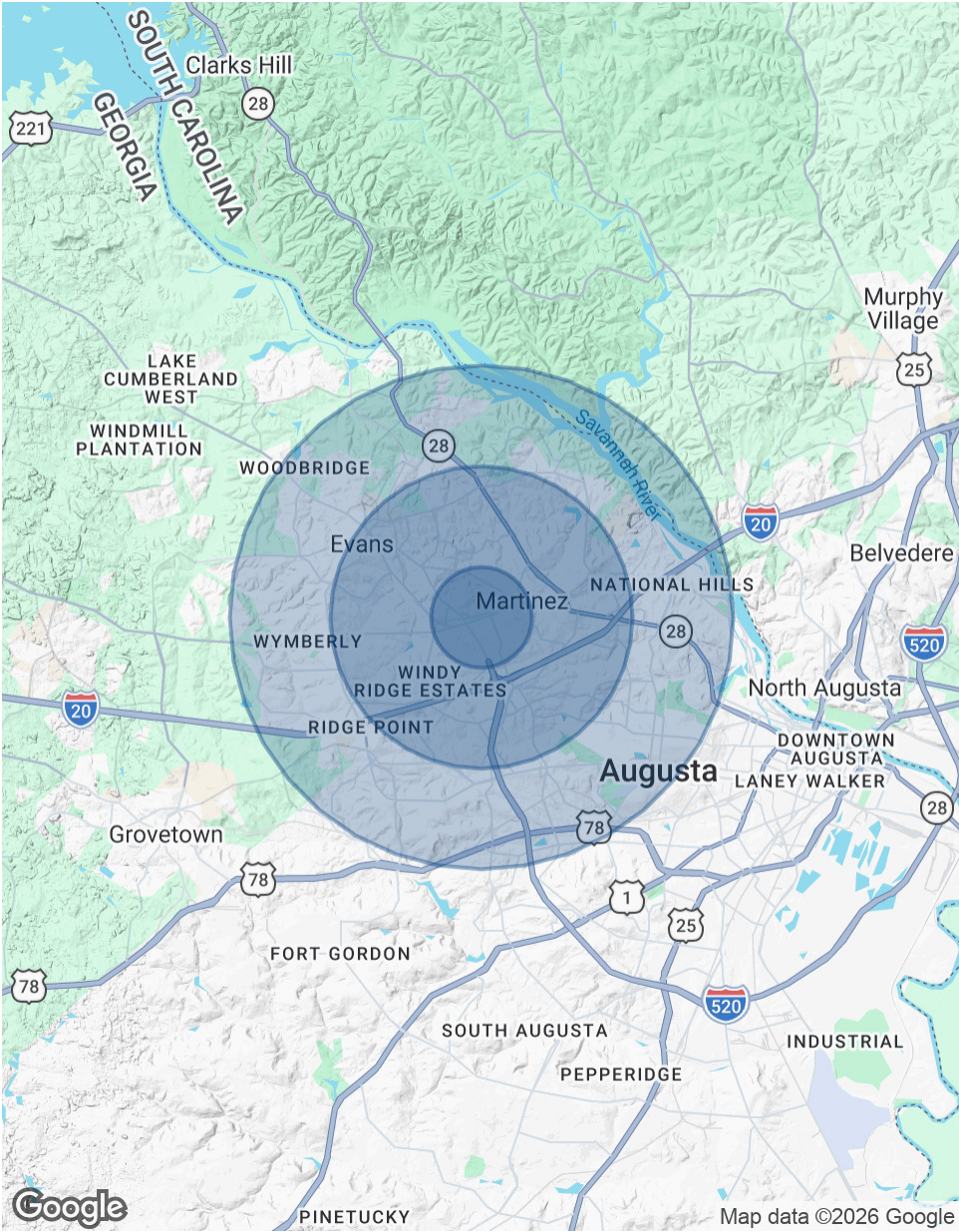
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,936	64,482	136,455
Average Age	40	41	41
Average Age (Male)	38	40	39
Average Age (Female)	42	43	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,822	27,714	57,250
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$84,549	\$111,539	\$111,340
Average House Value	\$206,407	\$283,824	\$291,533

2020 American Community Survey (ACS)



Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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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

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