

A photograph of a shopping center at dusk, with a blue tint. The building has several storefronts with arched windows. Signs for 'Sweet Moments Cafe', 'Trust & Mane Salon', 'West End Collective Home + Antiques', and 'Maguire Therapy Services' are visible. Several cars are parked in the lot.

FOR LEASE

# LE PAVILION SHOPPING CENTER

3328 Washington Road, Augusta, GA 30907

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**  
President & Broker  
[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)  
706.288.1077

**JODI LYLES**  
Sales Administrator  
[creads@shermanandhemstreet.com](mailto:creads@shermanandhemstreet.com)  
706.288.1067

# Property Summary



## PROPERTY DESCRIPTION

Three spaces available. Two units are adjacent and can be leased together or separately. One space (1,475 SF) is a end cap restaurant space that has always been used for takeout. There is a second (1,000 SF) space next door to the restaurant space. A 5,000 SF space is also available and can be leased as a single unit or subdivided.

This 38,520 square foot shopping center is located on the major artery of Washington Road in heart of the Augusta retail district. Le Pavilion provides excellent visibility and exposure on Washington Road and Pleasant Home Road. Our 3 points of ingress/egress provide ease of access and accessibility for your customers. Le pavilion is a well known landmark for Augusta locals so you will have no problems communicating your new location to your customer base. We provide clean and comfortable retail space for you to effectively operate your business and our strong national and local tenants provide ample foot traffic.

## PROPERTY HIGHLIGHTS

- 26,500 cars per day
- Signalized intersection
- Multiple points of ingress/egress
- Tall lighted monument sign for tenant panels

## OFFERING SUMMARY

|                |                                   |
|----------------|-----------------------------------|
| Lease Rate:    | \$14.00 - \$24.00 SF / year (NNN) |
| Available SF:  | 1,000 - 5,000 SF                  |
| Lot Size:      | 2.74 Acres                        |
| Building Size: | 38,520 SF                         |

# Retailer Map



**SHERMAN & HEMSTREET**  
Real Estate Company

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

# Lease Spaces



## LEASE INFORMATION

|              |                  |             |                   |
|--------------|------------------|-------------|-------------------|
| Lease Type:  | NNN              | Lease Term: | Negotiable        |
| Total Space: | 1,000 - 5,000 SF | Lease Rate: | \$14 - \$24 SF/yr |

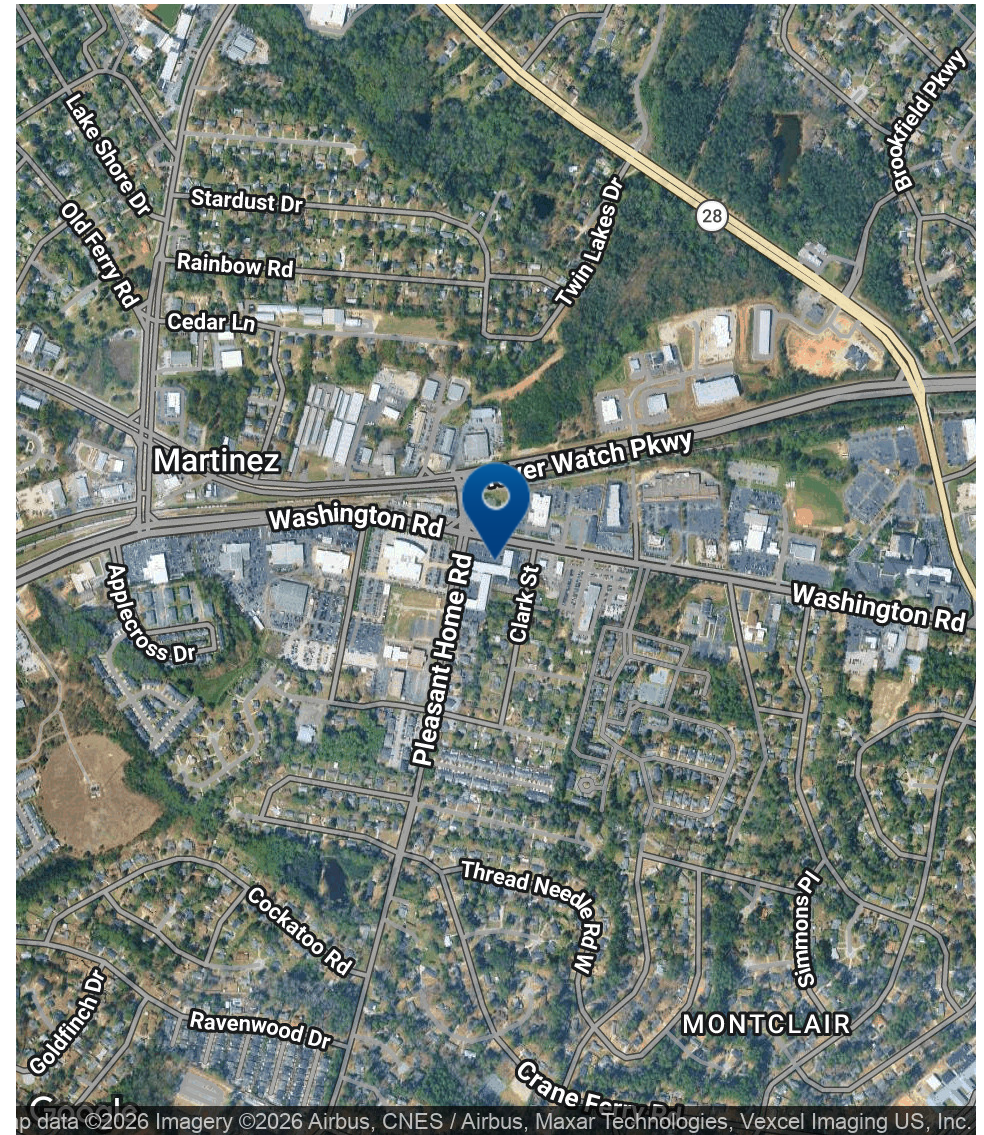
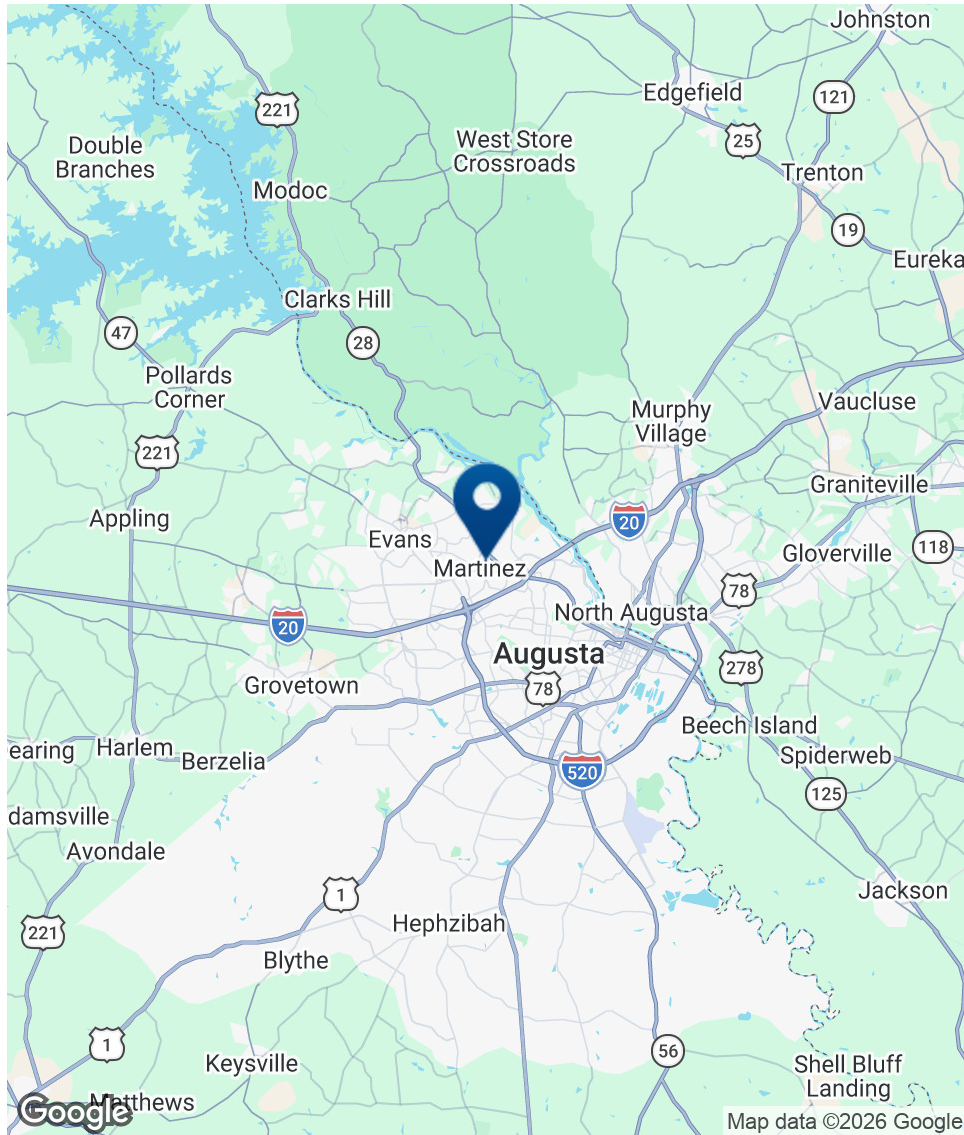
## AVAILABLE SPACES

| SUITE                       | SIZE (SF)        | LEASE TYPE | LEASE RATE    | DESCRIPTION                                                                                       |
|-----------------------------|------------------|------------|---------------|---------------------------------------------------------------------------------------------------|
| 3328 Washington Rd Unit 2-S | 1,000 SF         | NNN        | \$15.00 SF/yr | Formerly a salon. Smaller retail space between HR Block and Steak-Out.                            |
| 3328 Washington Rd Unit 2-T | 1,475 - 2,475 SF | NNN        | \$24.00 SF/yr | End cap unit. Has always been take out restaurant. Can be combined with 1,000 SF space next door. |
| 3328 Washington Rd Unit 2-H | 5,000 SF         | NNN        | \$14.00 SF/yr | Currently an occupational therapy, physical therapy, and speech therapy services office.          |



**JOE EDGE, SIOR, CCIM**  
 President & Broker  
[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)  
 706.288.1077

# Location Map



**SHERMAN & HEMSTREET**  
Real Estate Company

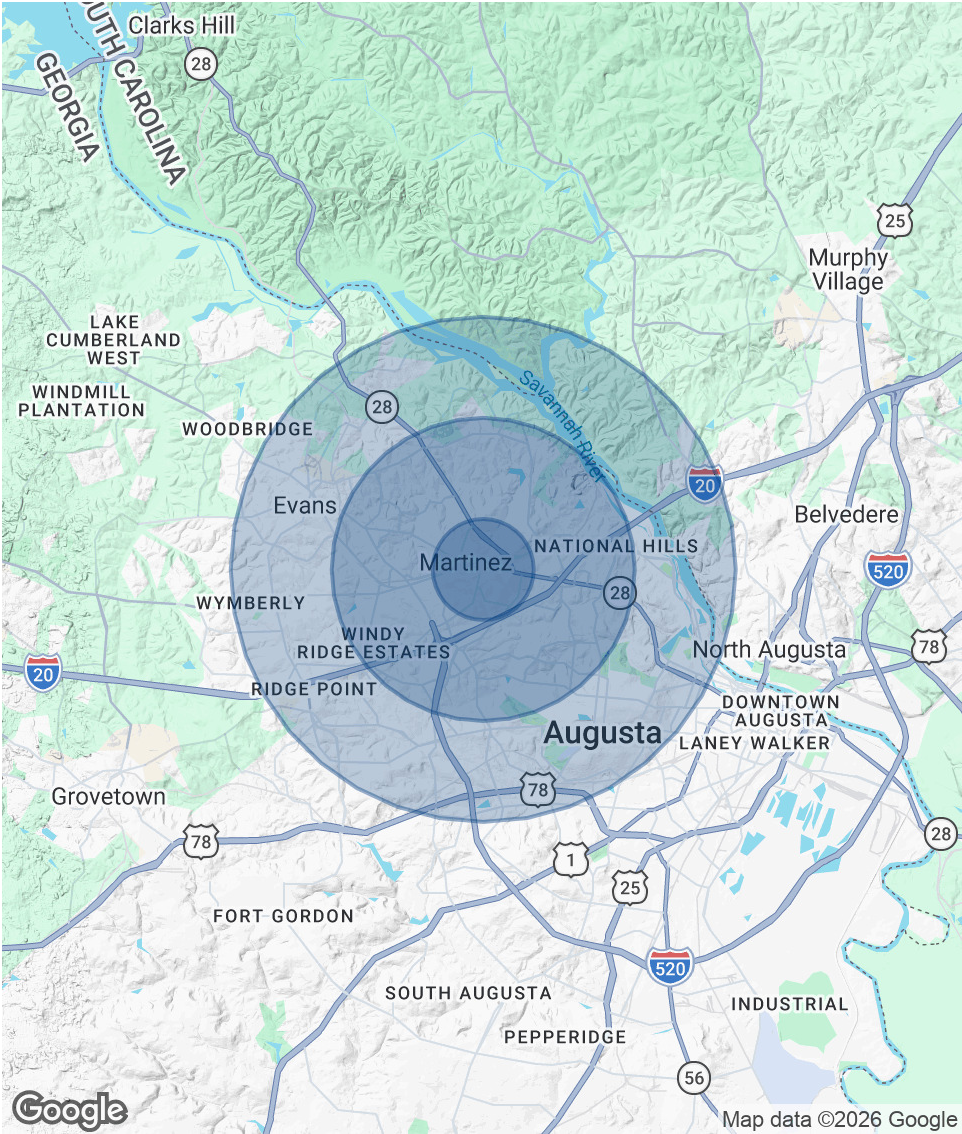
**JOE EDGE, SIOR, CCIM**  
President & Broker  
jedge@shermanandhemstreet.com  
706.288.1077

# Demographics Map & Report

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 5,649  | 52,553  | 126,276 |
| Average Age          | 42.3   | 41.8    | 40.9    |
| Average Age (Male)   | 37.2   | 39.5    | 38.5    |
| Average Age (Female) | 47.4   | 42.8    | 42.4    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,467     | 22,116    | 49,818    |
| # of Persons per HH | 2.3       | 2.4       | 2.5       |
| Average HH Income   | \$100,861 | \$105,266 | \$101,202 |
| Average House Value | \$230,015 | \$277,820 | \$263,603 |

2023 American Community Survey (ACS)



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

# Advisor Bio 1



**JOE EDGE, SIOR, CCIM**

President & Broker

jedge@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)

### Sherman & Hemstreet Real Estate Company

4316 Washington Road,  
Evans, GA 30809  
706.722.8334



**JOE EDGE, SIOR, CCIM**

President & Broker

jedge@shermanandhemstreet.com

706.288.1077