



FOR SALE

EDGEFIELD RD SITE

1420 Edgefield Rd, North Augusta, SC 29860

Property Summary



PROPERTY DESCRIPTION

Site is approximately 3.61 acres and has approximately 290 feet of road frontage on Edgefield Rd. Site has a cube cut in place. Site is flat and ideal for development.

LOCATION DESCRIPTION

Site is located very close to Interstate 20 on Edgefield Rd near the intersection with Sweetwater Rd. Area has had substantial retail growth in recent years.

OFFERING SUMMARY

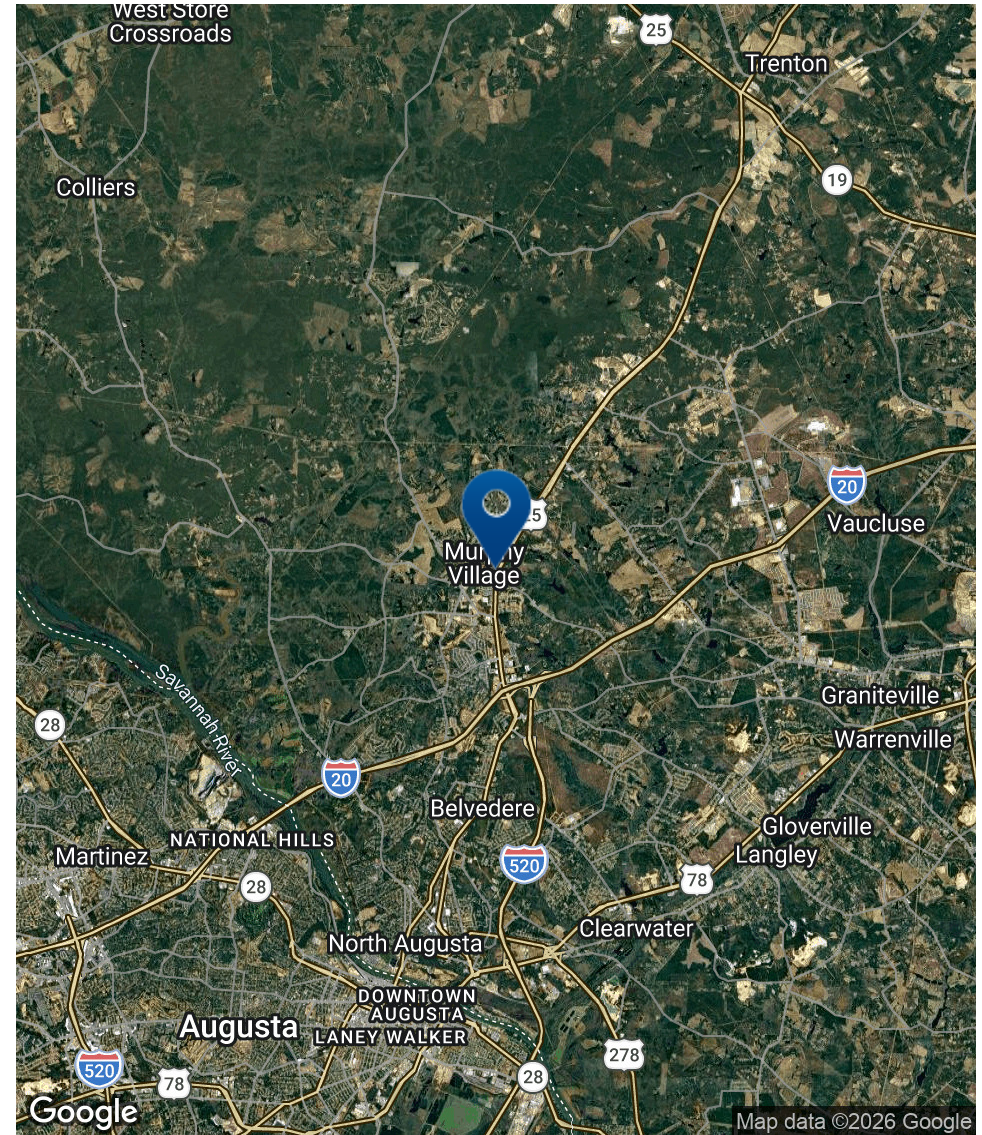
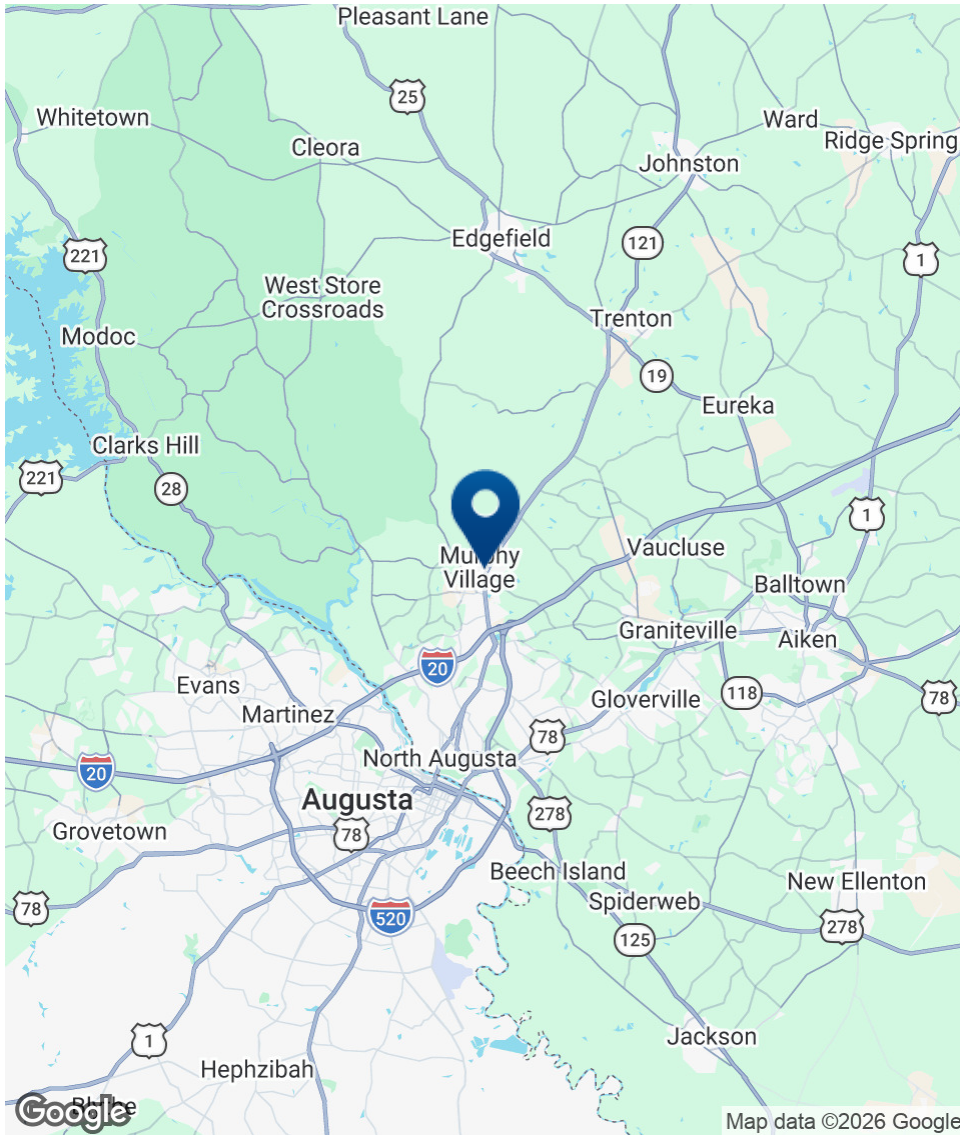
Sale Price:	Subject To Offer
Lot Size:	3.61 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,789	11,349	53,651
Total Population	12,164	29,174	129,218
Average HH Income	\$98,036	\$101,199	\$100,398



JOE EDGE, SIOR, CCIM
 President & Broker
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 706.288.1077

Location Map



SHERMAN & HEMSTREET
Real Estate Company

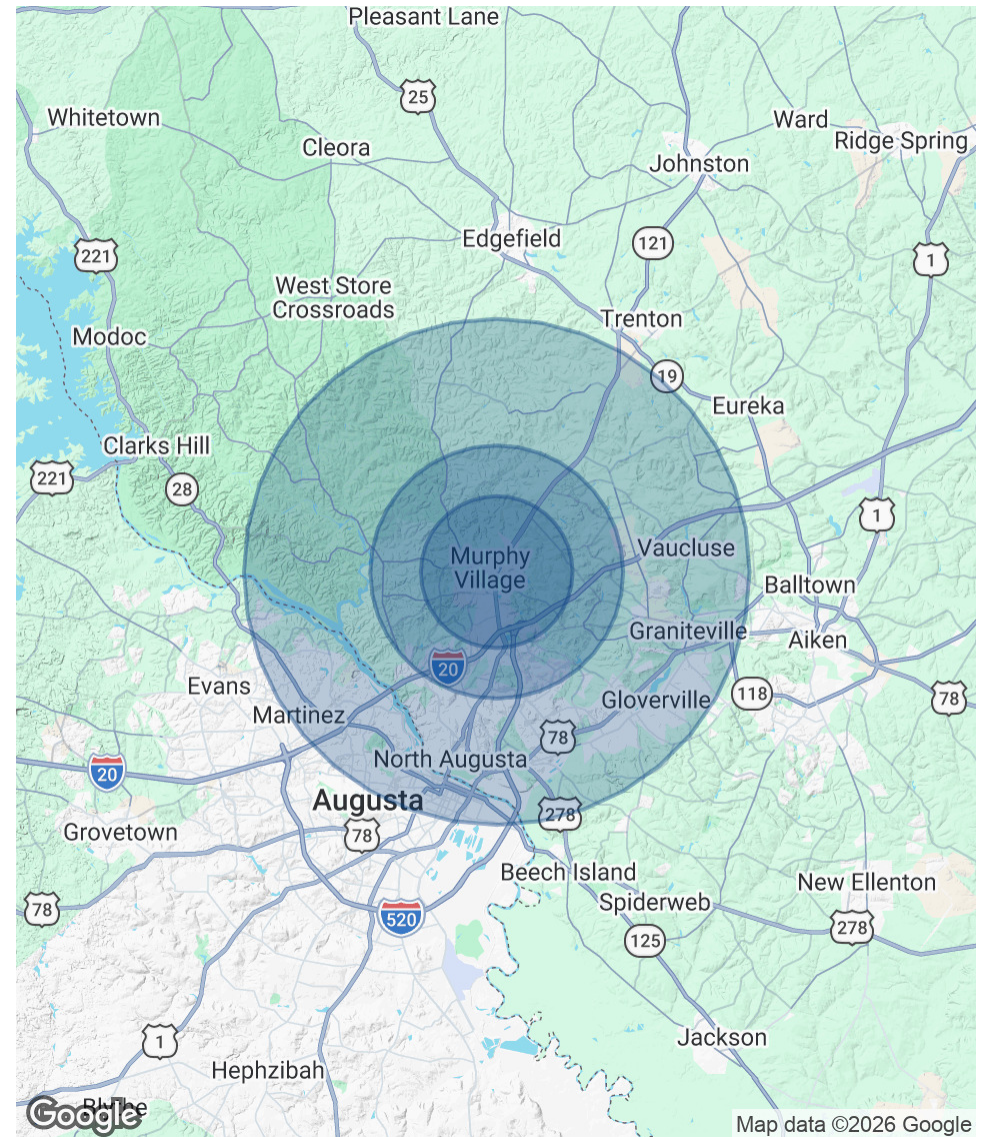
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Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,164	29,174	129,218
Average Age	43	42	41
Average Age (Male)	41	40	40
Average Age (Female)	44	43	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,789	11,349	53,651
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$98,036	\$101,199	\$100,398
Average House Value	\$246,200	\$251,534	\$264,135

Demographics data derived from AlphaMap



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

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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)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
706.722.8334



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