



FOR SALE

PAD READY SITE

111 Sherwood Dr, Augusta, GA 30909

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

Site is currently being used as an overflow parking lot for Texas Roadhouse which is located next door. Once developed a portion of the parking lot must remain but can be shared with Texas Roadhouse which doesn't open until 3pm and has its own private parking lot. Detention and parking are in place and site is ready for development.

LOCATION DESCRIPTION

Location is just off of Washington Rd 1/3 of a mile from Interstate 20 behind the new Med-Now and Zaxby's. Site is ideal for retail or professional development.

OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	0.75 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,692	24,686	63,763
Total Population	6,513	45,335	125,178
Average HH Income	\$43,005	\$71,591	\$62,492



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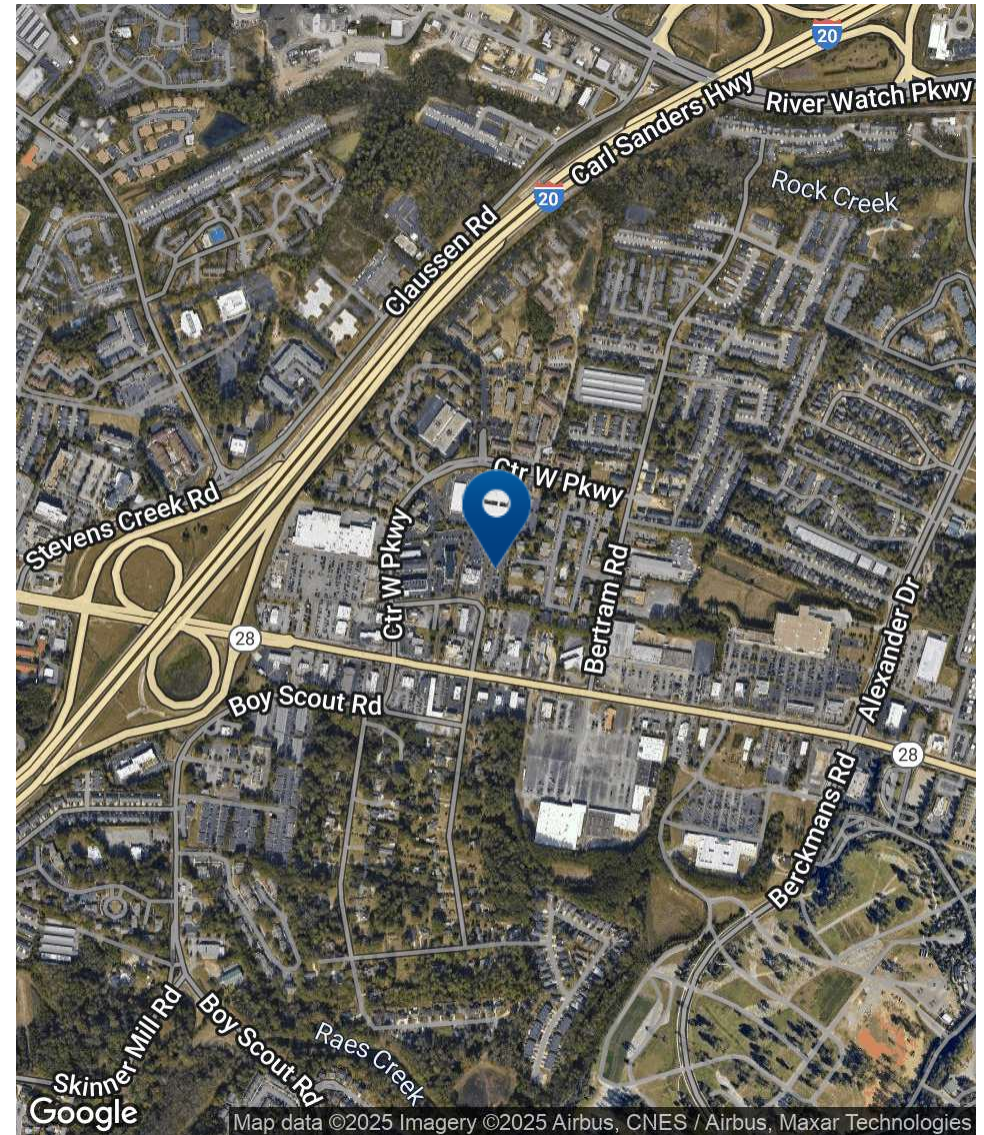
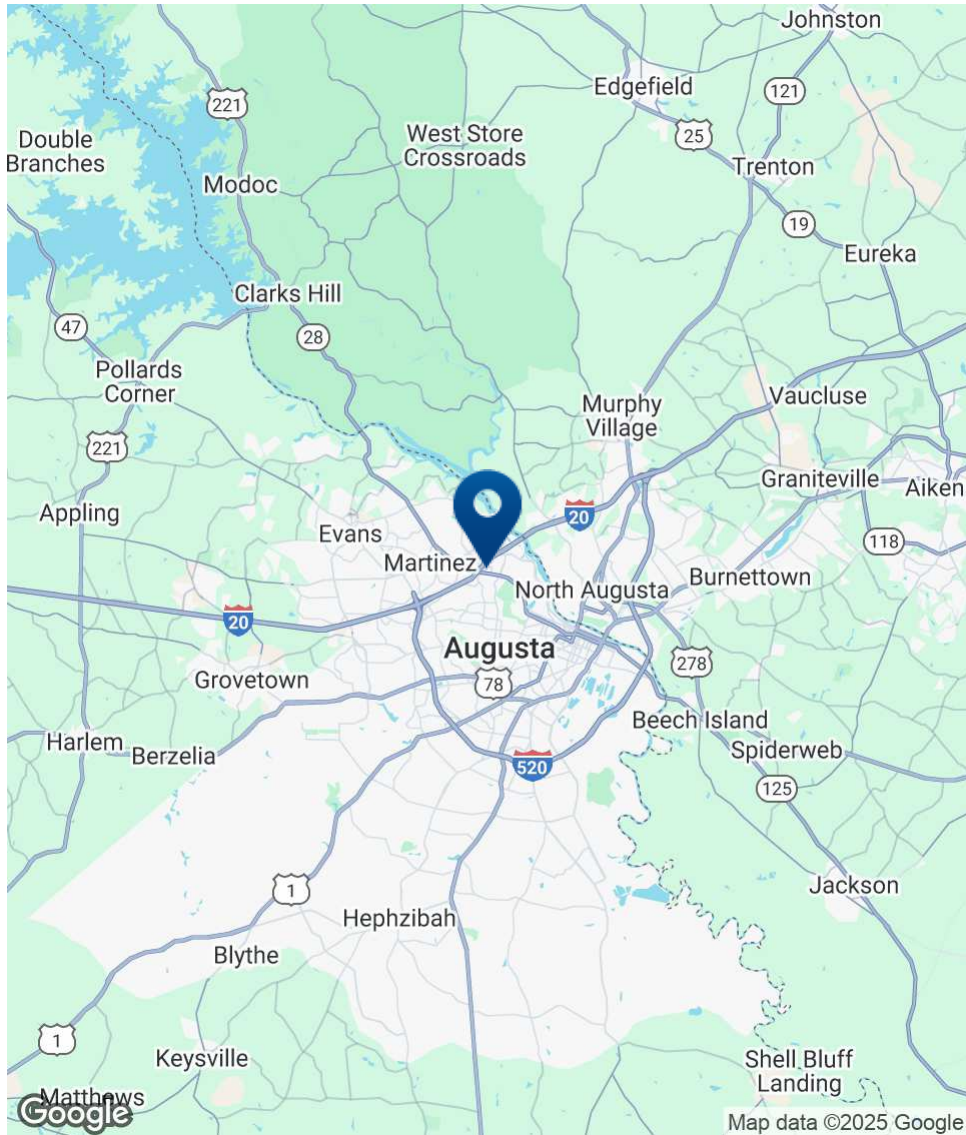
Retailer Map



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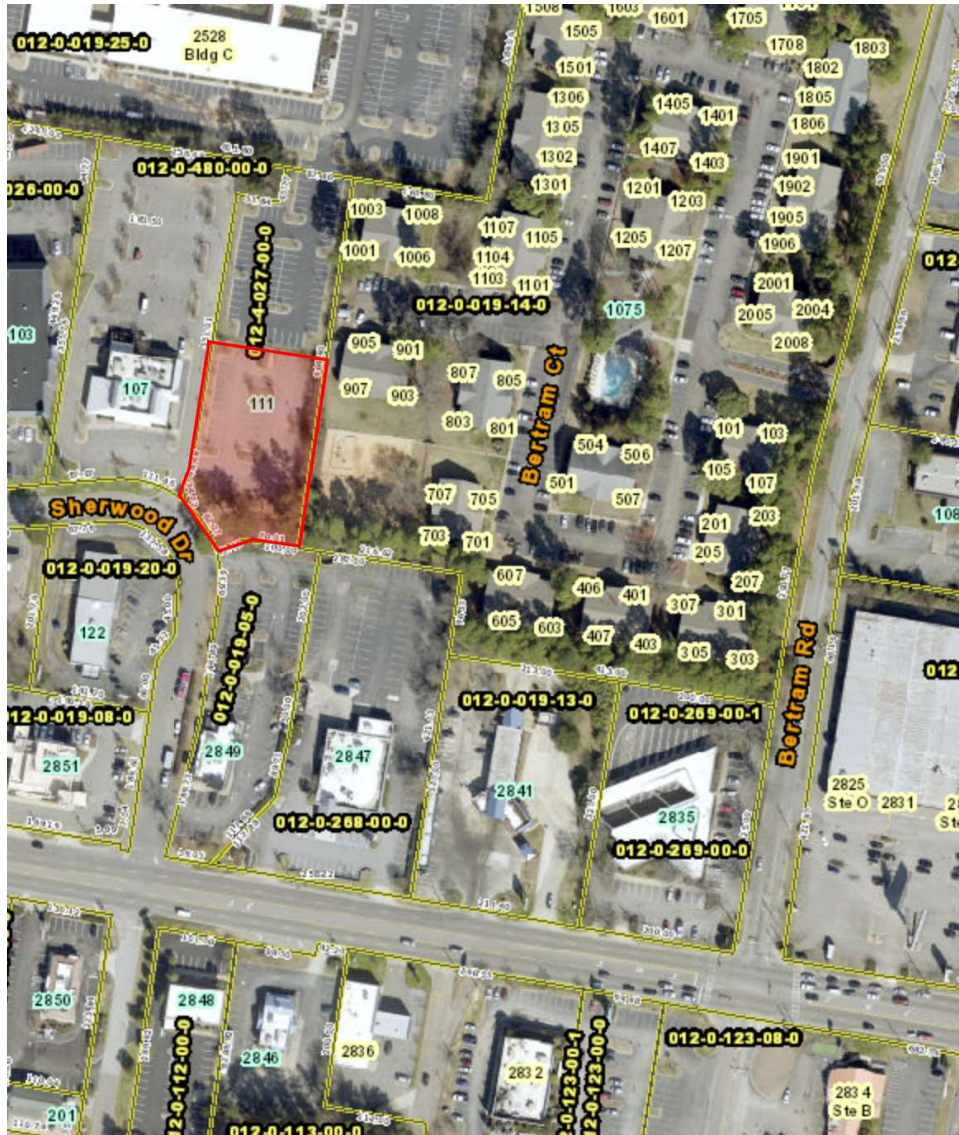
Location Map



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Additional Photos

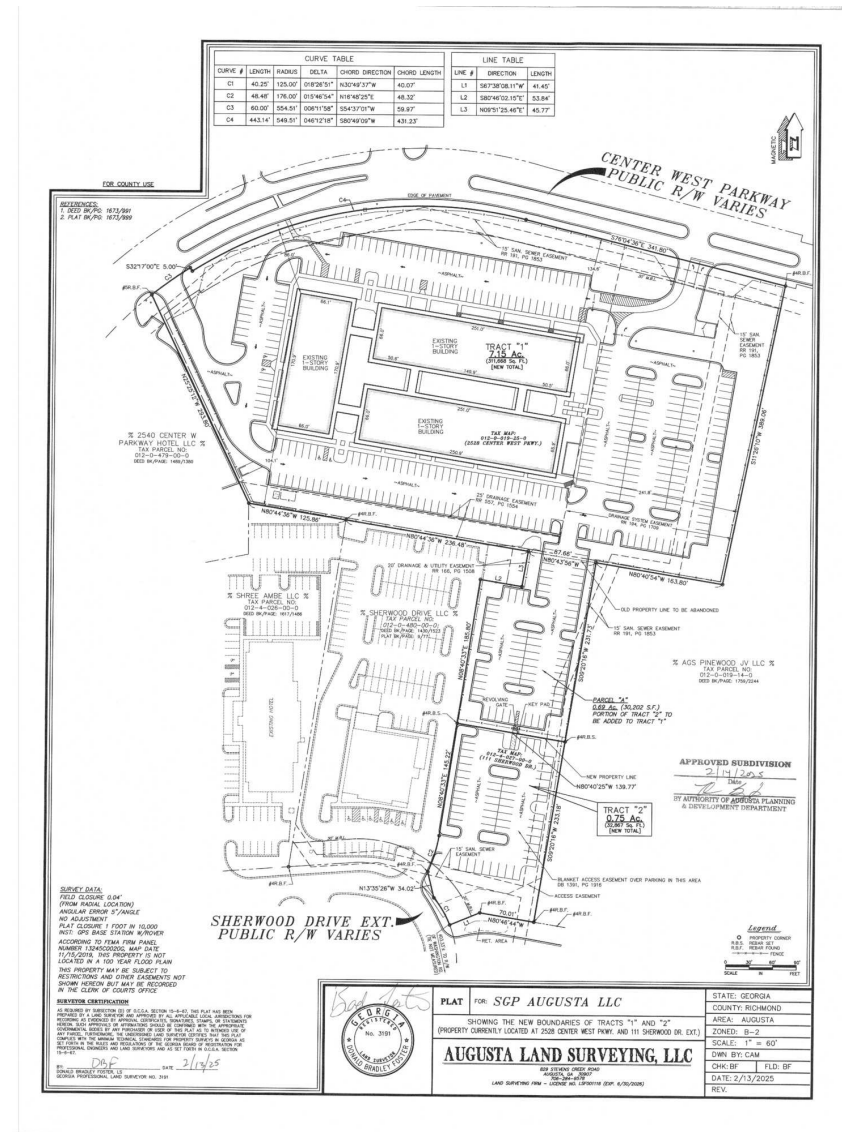


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Additional Photos



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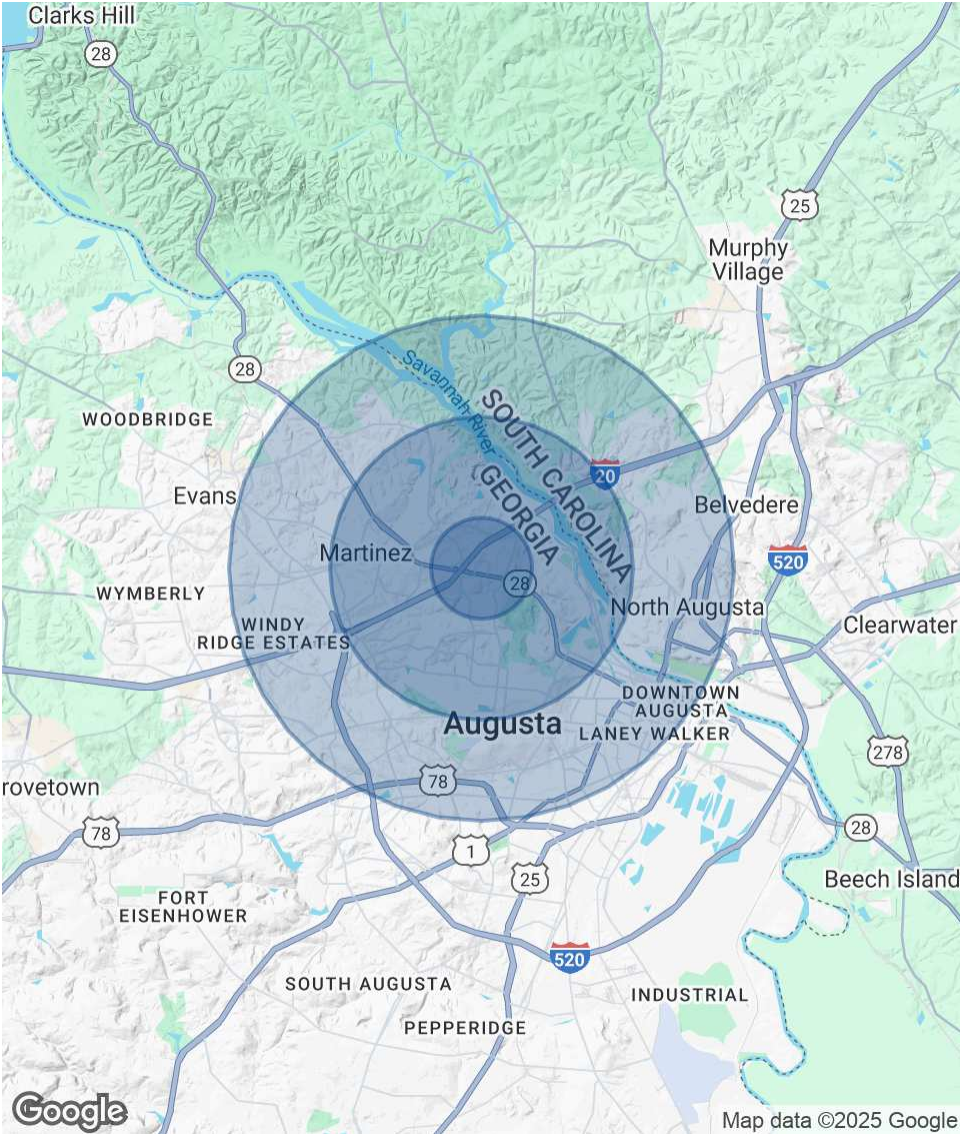
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,513	45,335	125,178
Average Age	35.9	40.5	39.5
Average Age (Male)	35.1	39.8	38.2
Average Age (Female)	41.1	44.0	41.8

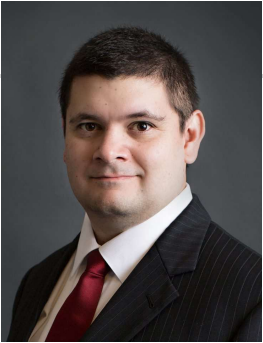
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,692	24,686	63,763
# of Persons per HH	1.4	1.8	2.0
Average HH Income	\$43,005	\$71,591	\$62,492
Average House Value	\$112,291	\$196,148	\$159,731

2020 American Community Survey (ACS)



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for nearly two decades. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H is the largest CRE firm in the Augusta, GA region and provides commercial real estate services for all of the southeastern United States.

Currently Sherman & Hemstreet manages over 10 million square feet of office, industrial and retail space.

Currently, Joe holds both the CCIM and SIOR designations and is a CPM (Certified Property Manager) candidate. The CCIM is the highest designation an investment sales broker can obtain. The SIOR designation is the most prestigious designation any office or industrial broker can receive requiring a very high commission threshold. Several S&H agents hold these designations. To learn more about these designations go to www.ccim.com or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

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