



FOR LEASE

APPLING LAND FOR LEASE

5550 Washington Road, Appling, GA 30802

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary

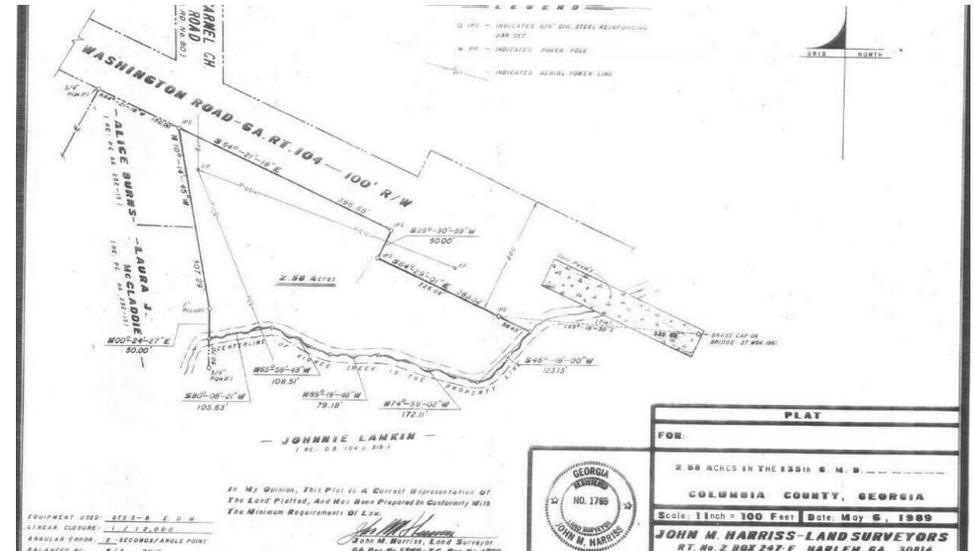


PROPERTY DESCRIPTION

This 2.33 acre land site is available for lease. Site is zoned C-2 which has a wide range of allowable uses. A large portion of the site is unusable due to the terrain and floodplain/wetlands area. Approximately 0.3 to 0.5 acres are high, dry and useable. The useable portion is where the curb cut on Washington Road is located. See images for more details.

LOCATION DESCRIPTION

Site is on the west side of Washington Road between William Few Pkwy and Pollards Corner. Site is just past the bridge and has a traffic count between 7k and 10k vehicles per day. Property is located 3 miles past Riverwood Town Center and subdivision.



OFFERING SUMMARY

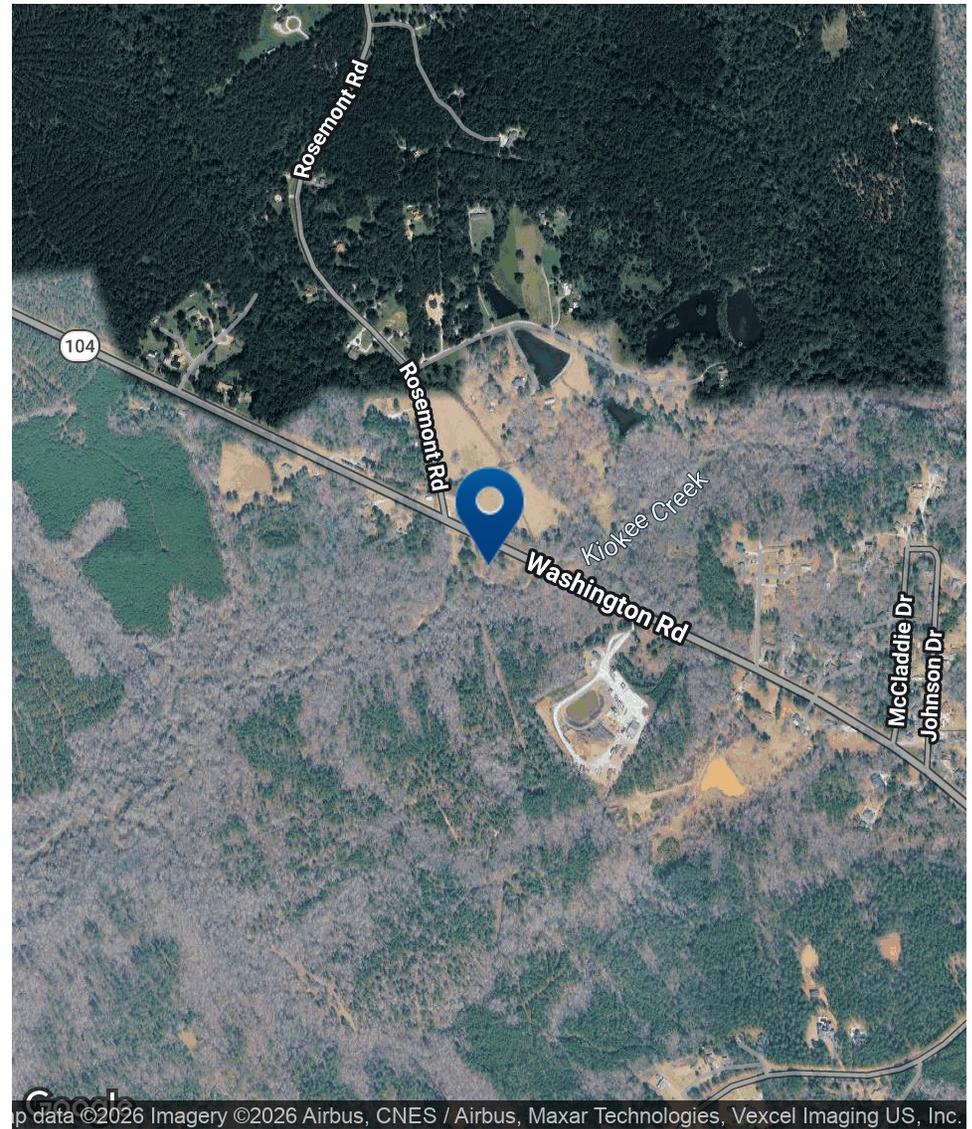
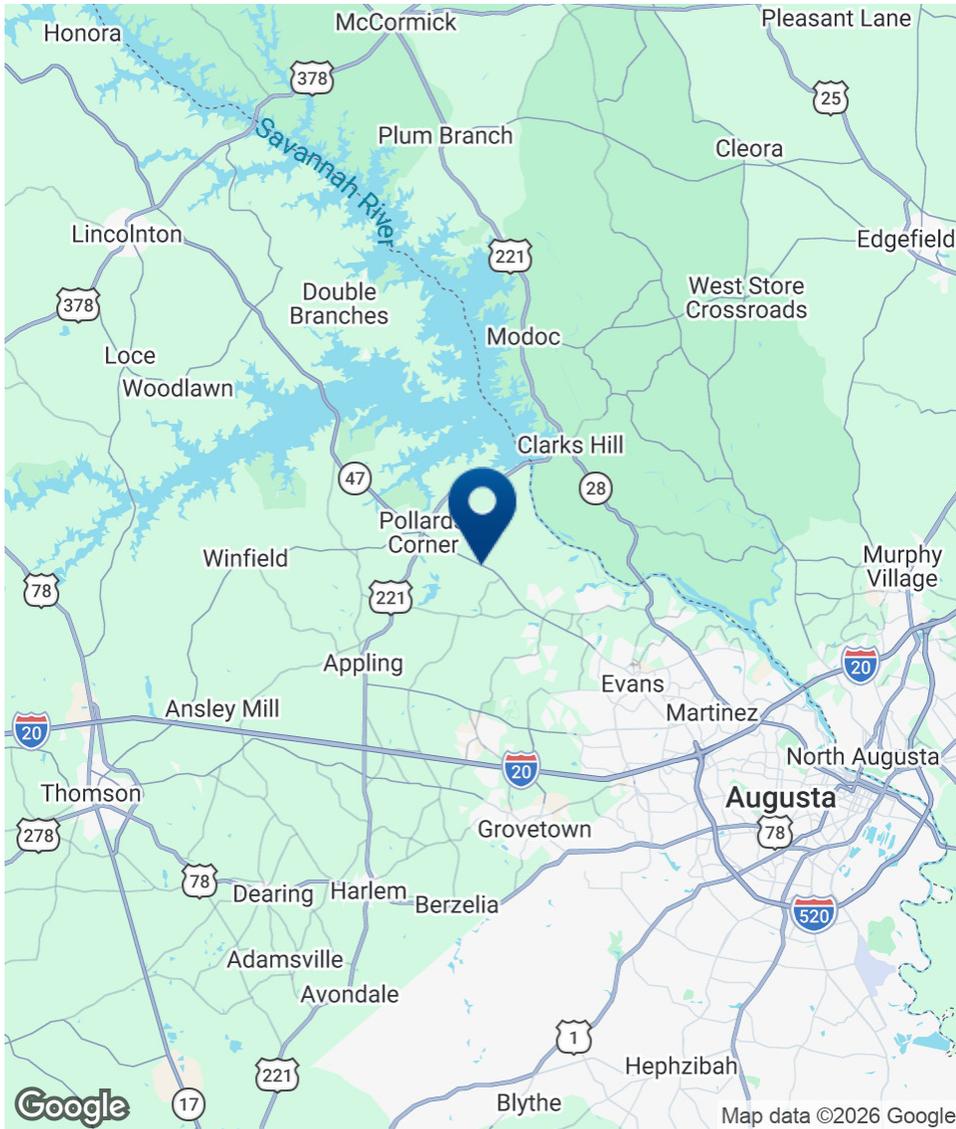
Lease Rate:	Negotiable
Lot Size:	2.33 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,753	7,557	46,811
Total Population	5,467	24,078	132,394
Average HH Income	\$166,680	\$159,443	\$132,324



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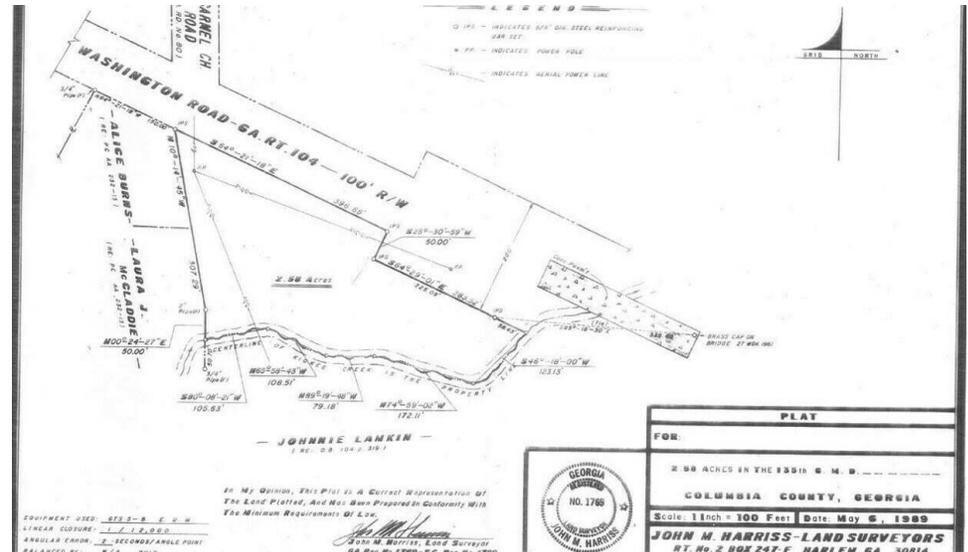
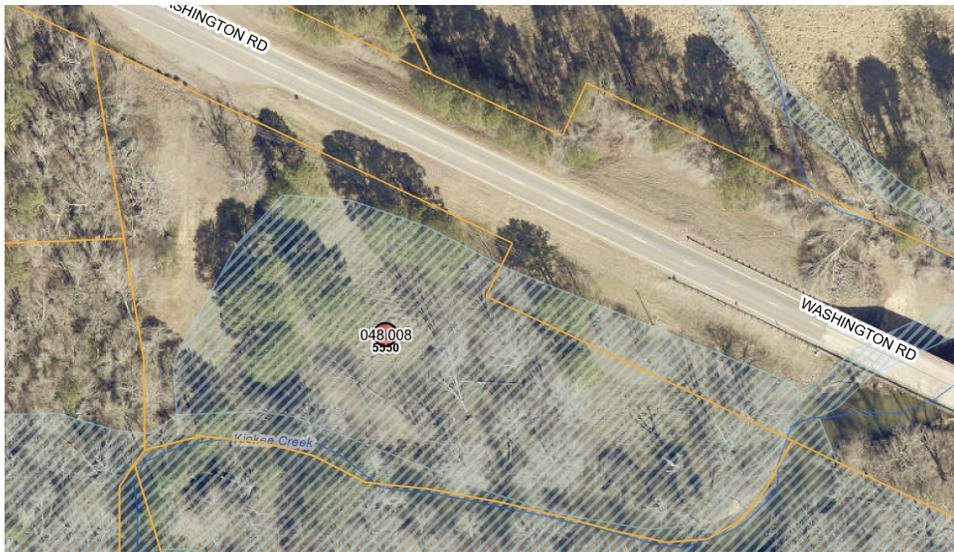
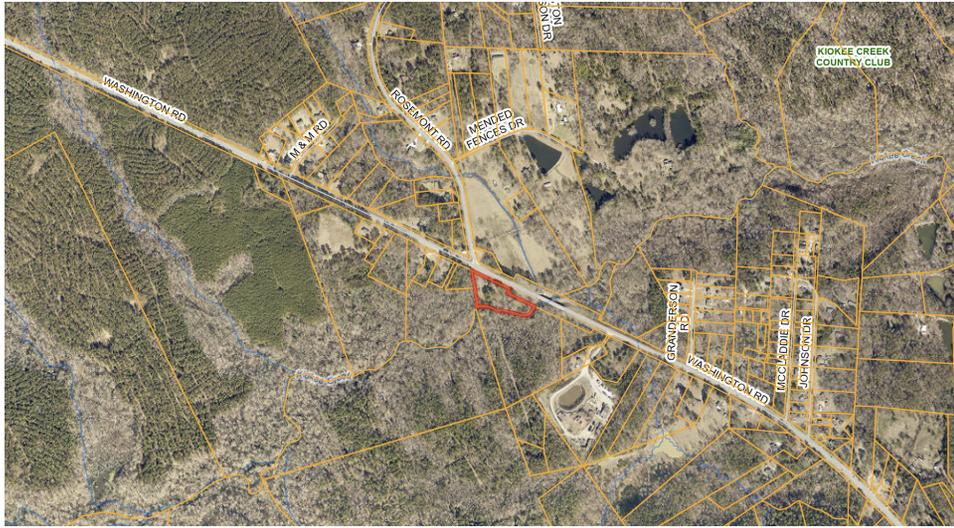
Location Map



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Additional Photos



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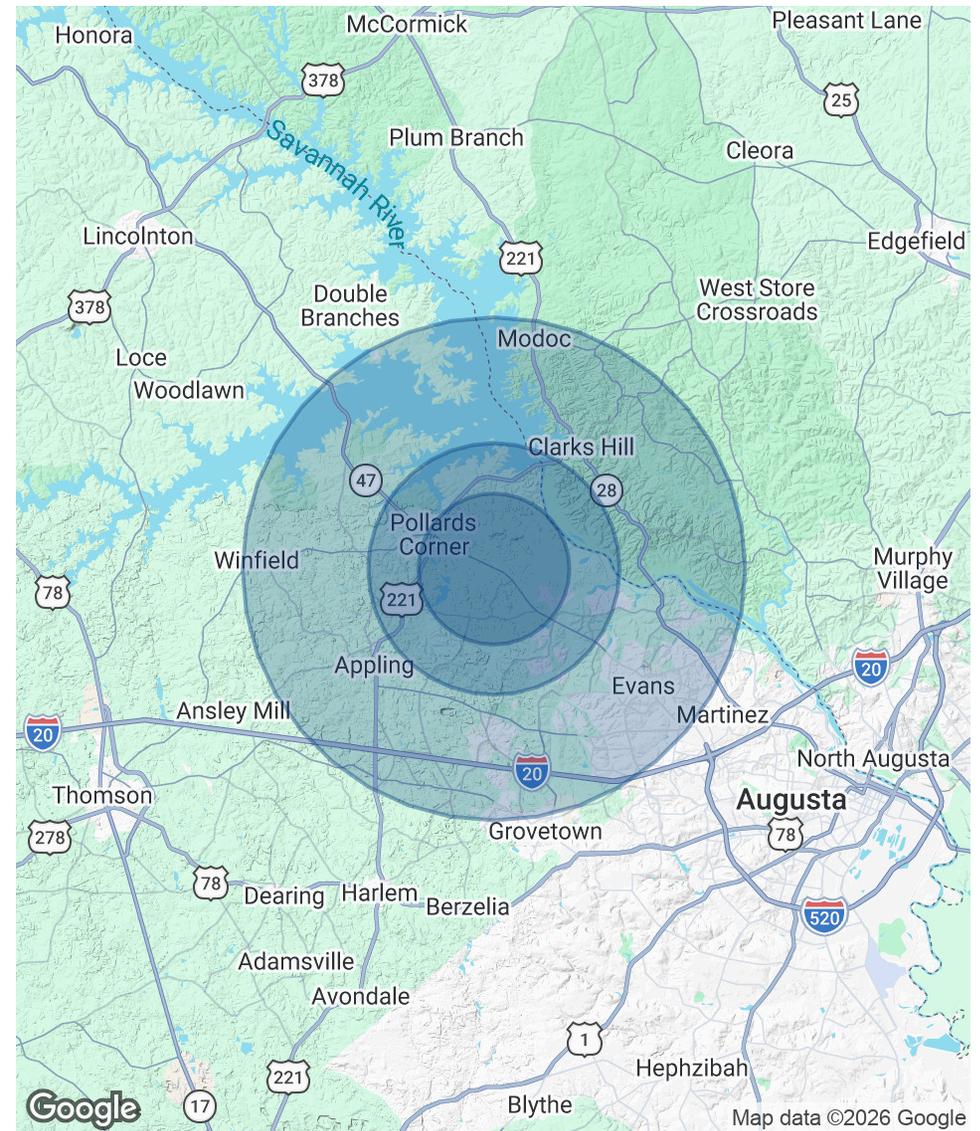
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Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,467	24,078	132,394
Average Age	37	37	39
Average Age (Male)	36	36	38
Average Age (Female)	37	37	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,753	7,557	46,811
# of Persons per HH	3.1	3.2	2.8
Average HH Income	\$166,680	\$159,443	\$132,324
Average House Value	\$462,310	\$406,790	\$340,866

Demographics data derived from AlphaMap



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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



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President & Broker

jedge@shermanandhemstreet.com

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