



FOR SALE

WASHINGTON RD @ TUBMAN RD

5448 Washington Road, Evans, GA 30809

**SHERMAN &
HEMSTREET**
Real Estate Company

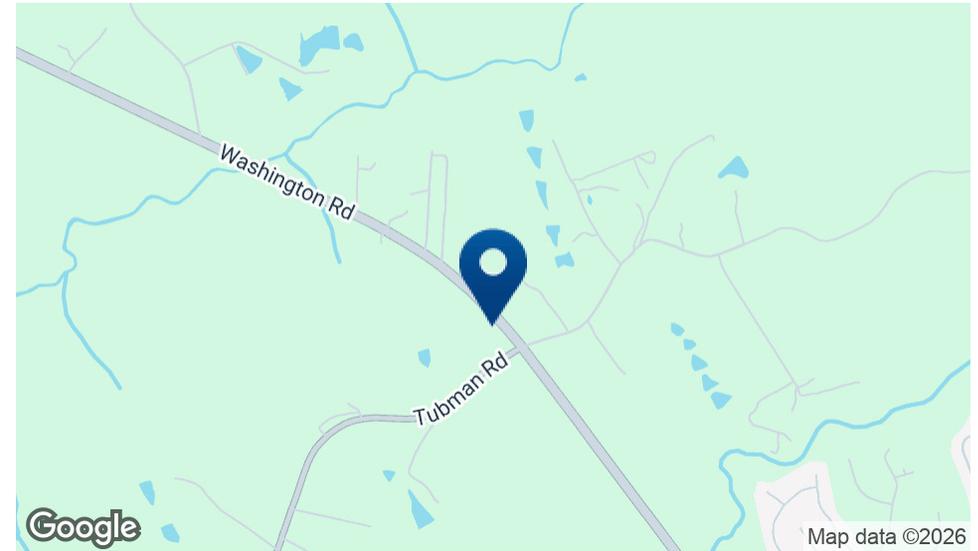
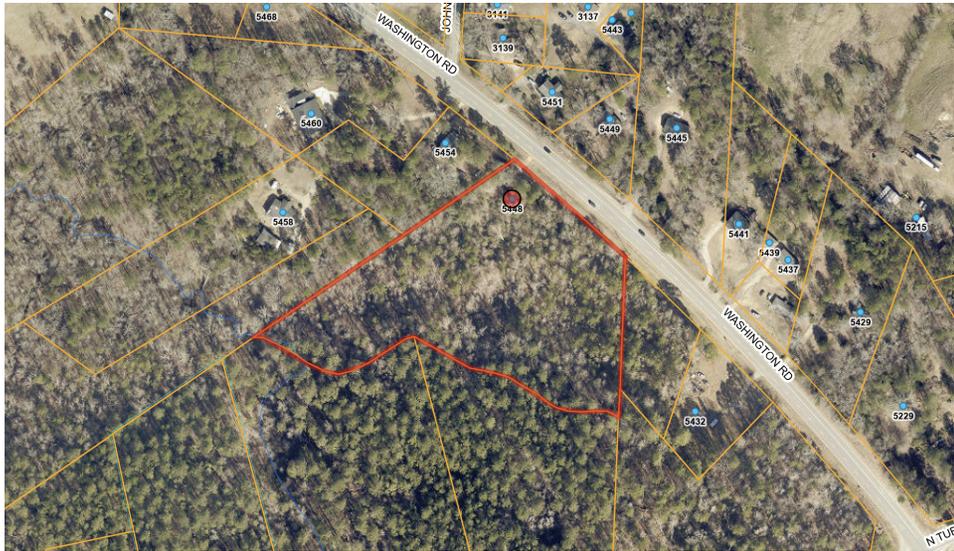
JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

This 5.42-acre property is zoned R-A and is located off of Washington Road in Evans, GA. This high-traffic corridor serves both commercial and residential areas. Site has no wetlands/flood zone issue and topography is gently sloping. Sewer is not available currently.

LOCATION DESCRIPTION

Site is located just past the Riverwood Plantation development headed towards Clarks Hill Lake on the left side of street. Site is just past Tubman Rd intersection. Location has easy access to Washington Road the areas main thoroughfare. Columbia County is one of the fastest growing counties in the southeastern United States and this site is one of the few dry sites on Washington Road headed towards the lake.

OFFERING SUMMARY

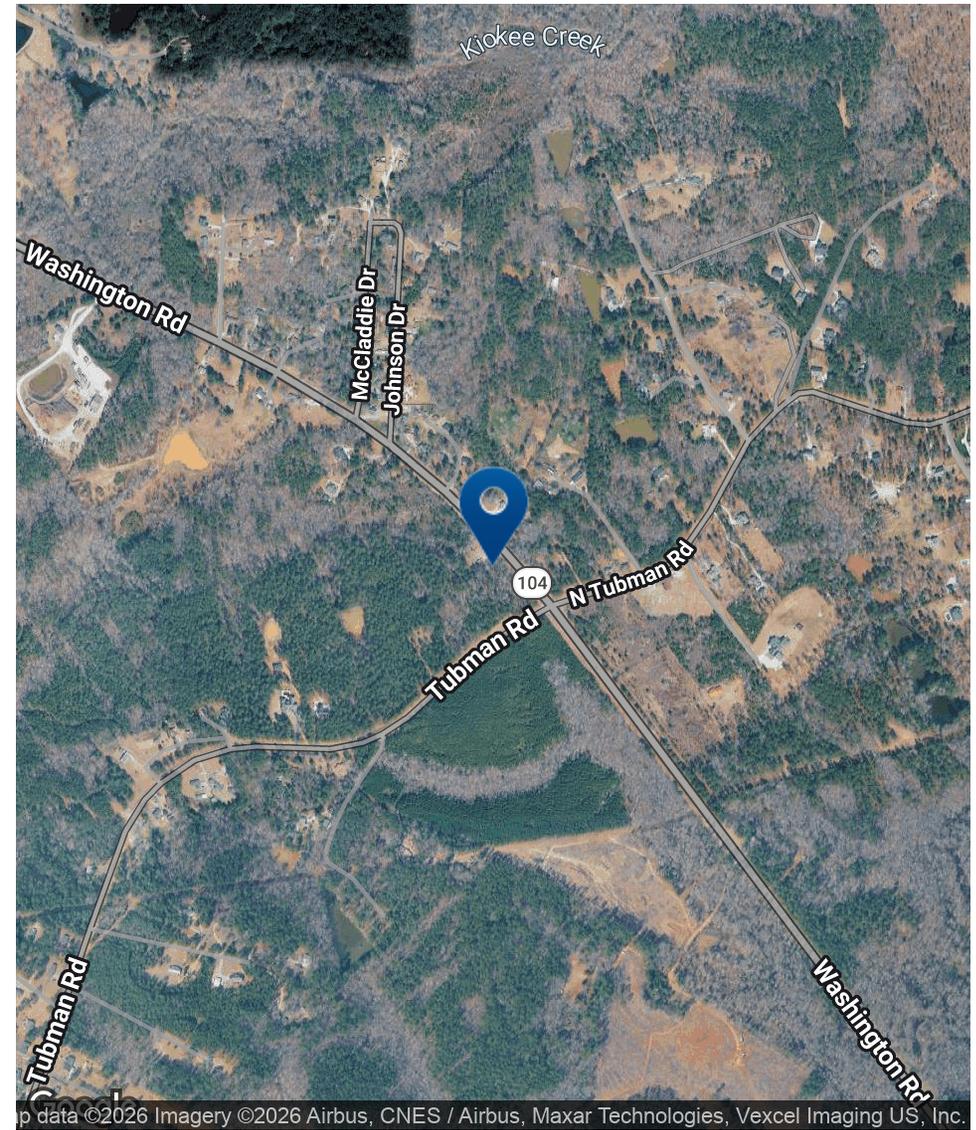
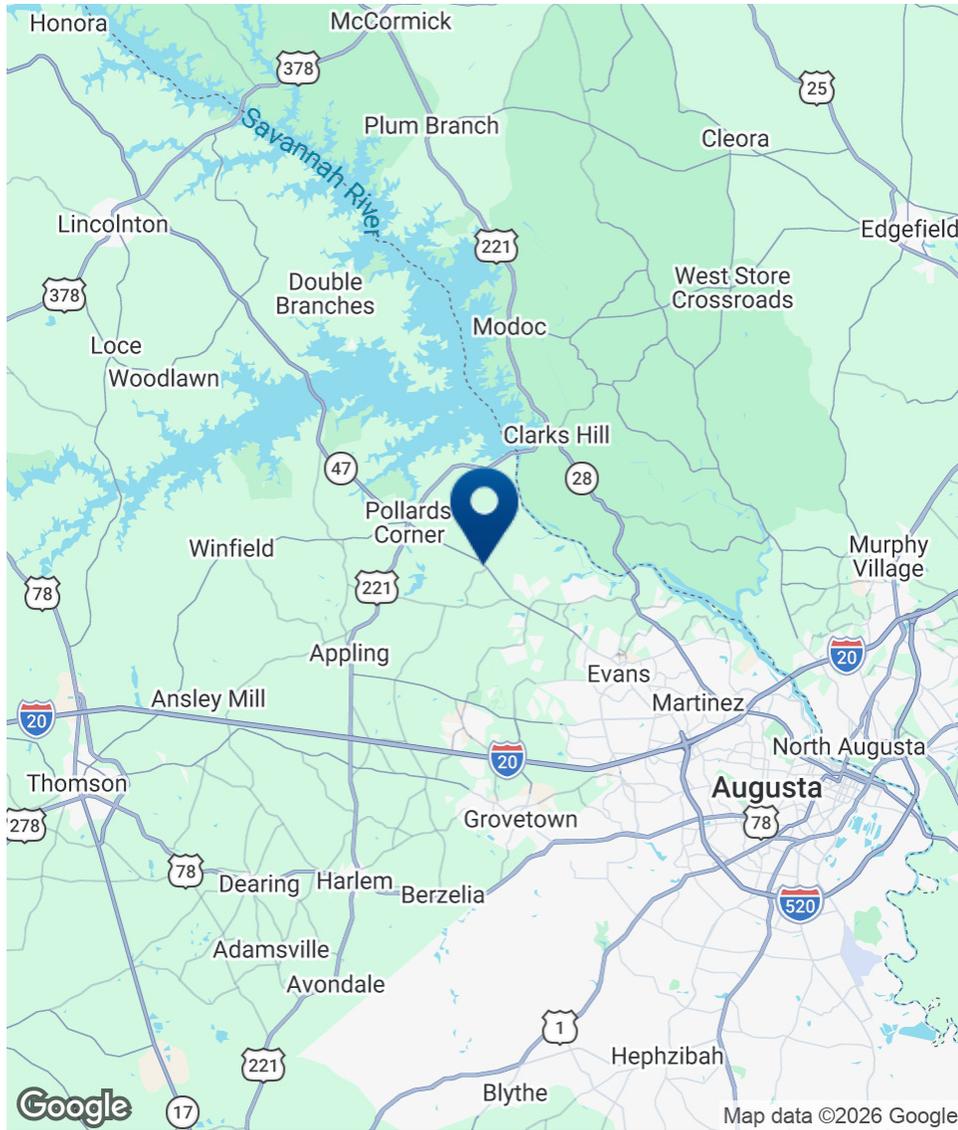
Sale Price:	Subject To Offer
Lot Size:	5.42 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	263	2,997	8,684
Total Population	788	9,493	27,358
Average HH Income	\$148,923	\$169,300	\$156,392



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Location Map



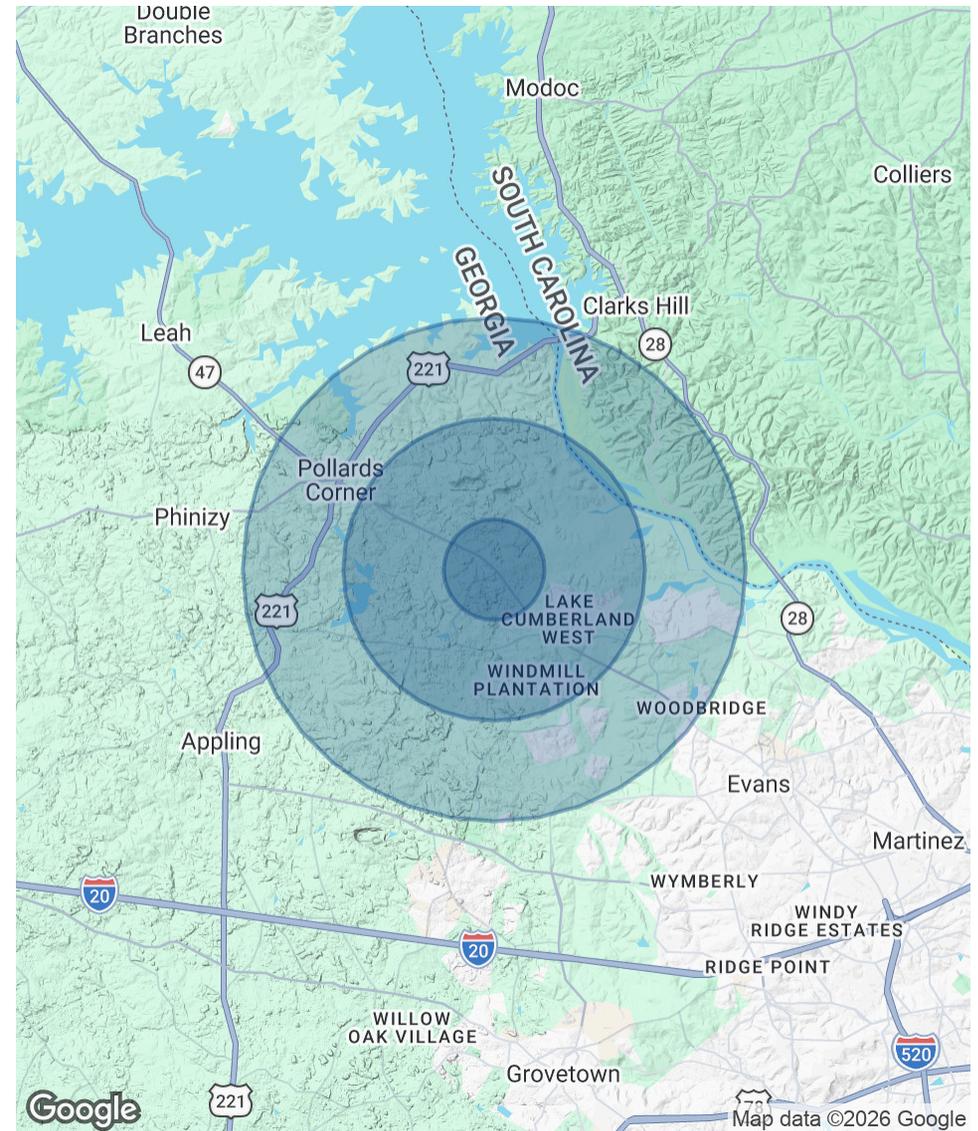
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	788	9,493	27,358
Average Age	38	36	37
Average Age (Male)	37	36	36
Average Age (Female)	39	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	263	2,997	8,684
# of Persons per HH	3	3.2	3.2
Average HH Income	\$148,923	\$169,300	\$156,392
Average House Value	\$454,639	\$455,319	\$399,566

Demographics data derived from AlphaMap



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Advisor Bio 1



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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
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