



FOR SALE

C-2 ZONED SITE -
APPLING

1813 Appling Harlem Rd, Appling, GA 30802

Property Summary



PROPERTY DESCRIPTION

This 0.79 acre site is flat is currently zoned C-2. Site is ideal for retail development. Curb cut is in place and a deacceleration lane is in place already. All utilities are available. Columbia County is one of the fastest growing areas in the country and this particular part of the county has seen substantial interest due to an increase in industrial and residential development.

LOCATION DESCRIPTION

Site is 3 parcels over from the intersection of Columbia Road, Ray Owens Road and Appling Harlem Rd. Site sees a substantial amount of daily traffic due to its proximity to Interstate 20 (2.4 miles) and the White Oak Industrial Park (1.85 acres) which features users such as Amazon and Club Car. A Dollar General built in 2016 is located next door.

OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	0.79 Acres



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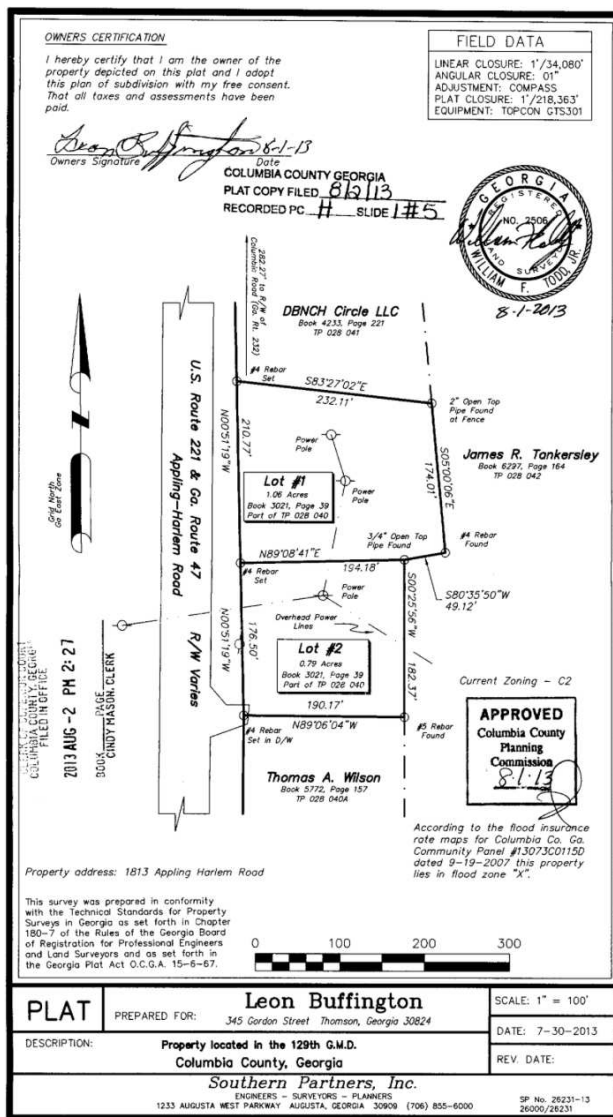
Retailer Map



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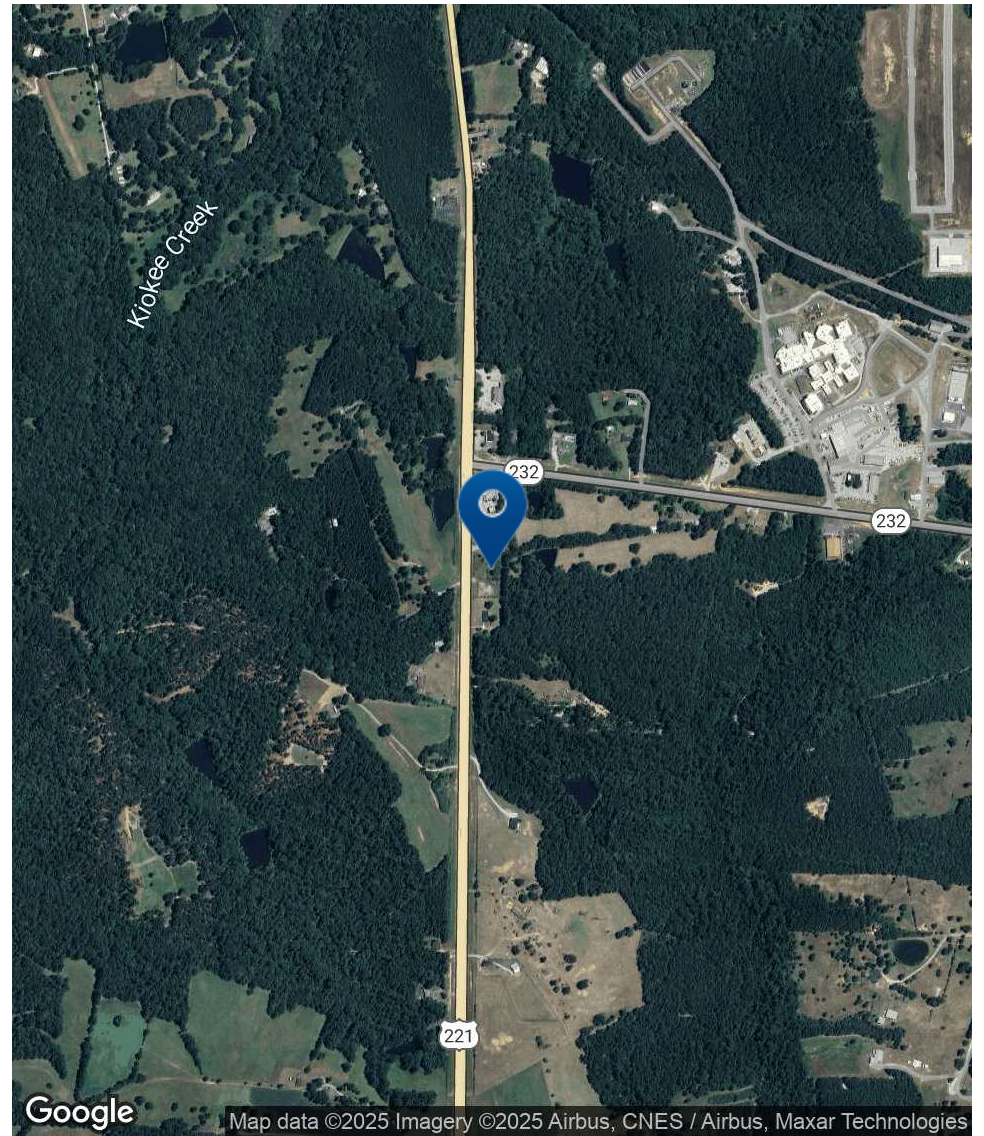
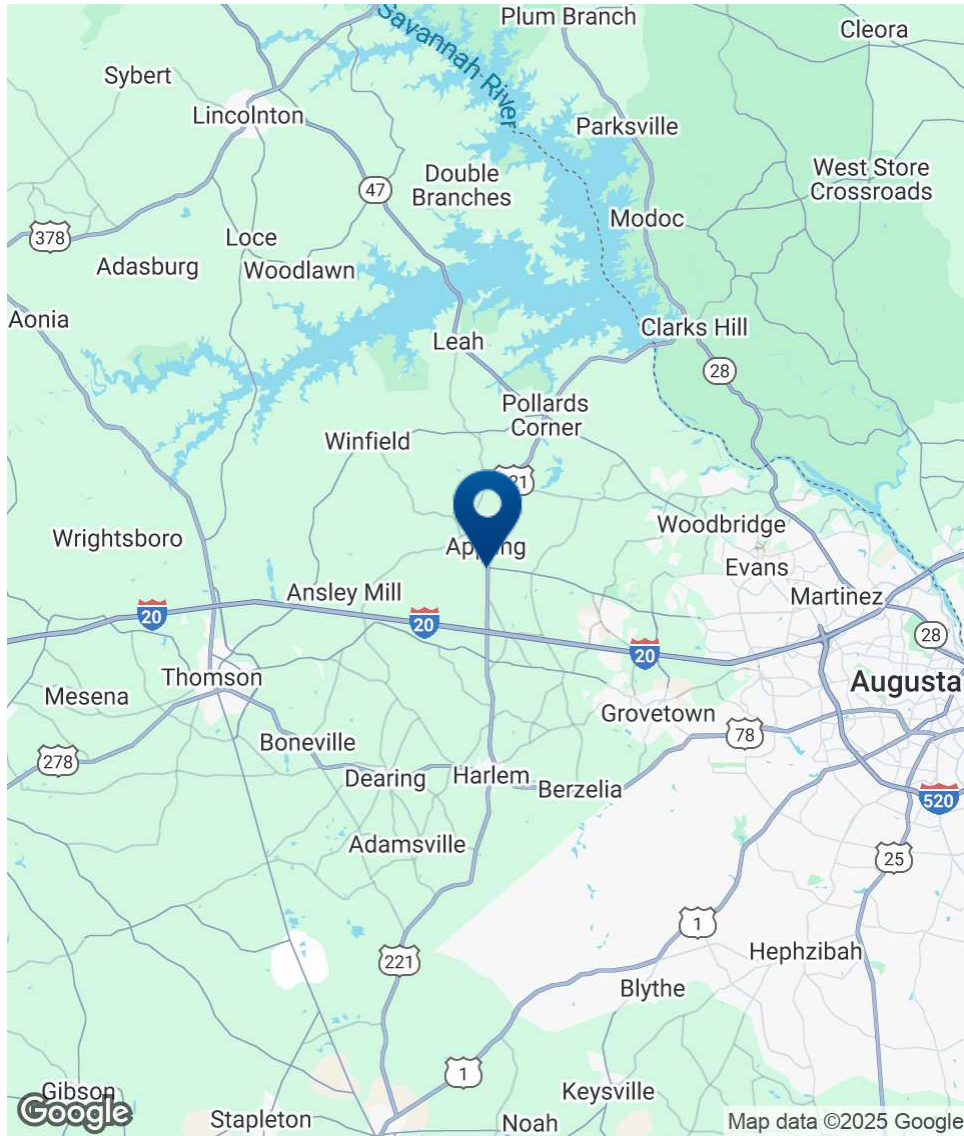
Survey



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Location Map



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Additional Photos



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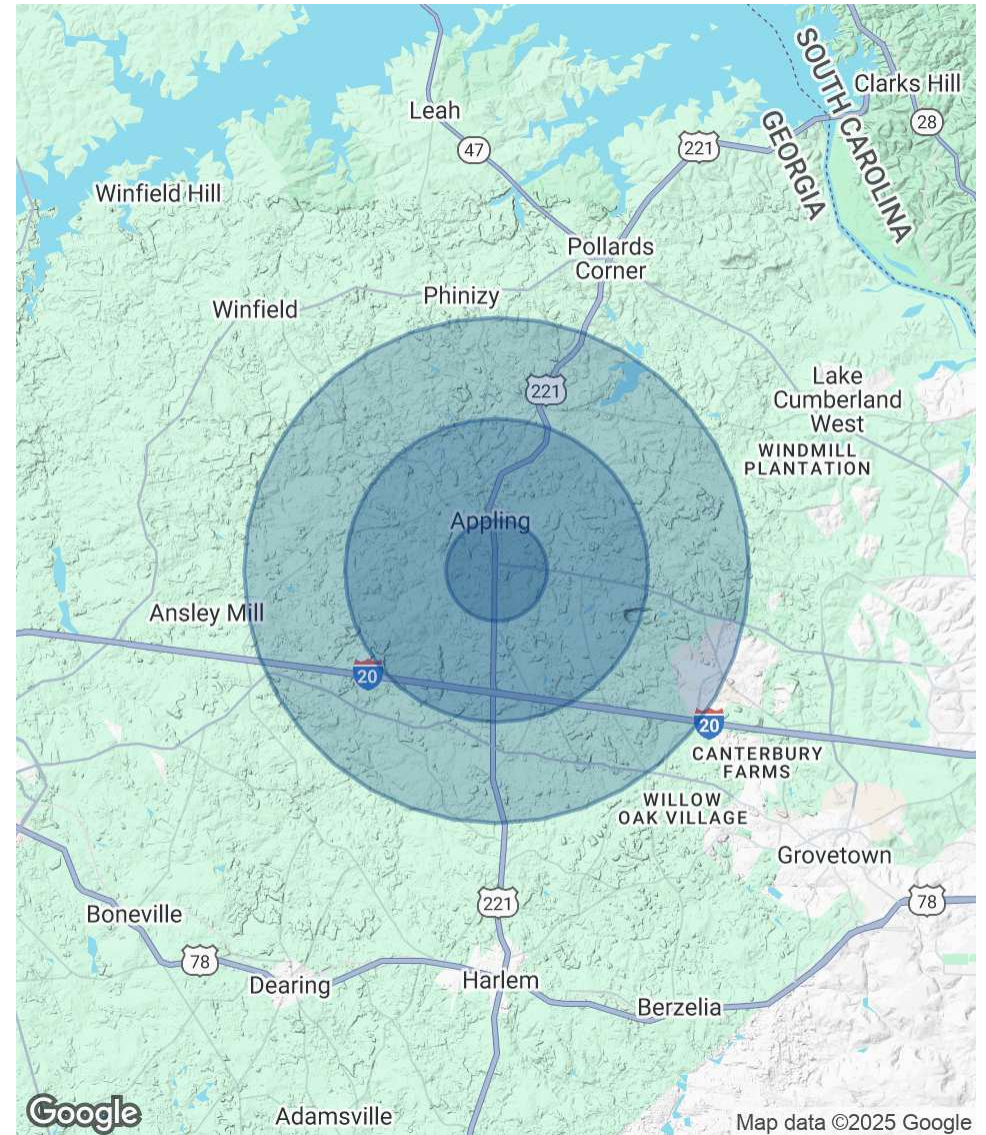
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	346	2,573	12,924
Average Age	41	41	37
Average Age (Male)	40	40	36
Average Age (Female)	42	42	38

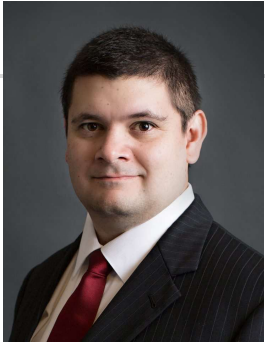
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	110	835	4,276
# of Persons per HH	3.1	3.1	3
Average HH Income	\$124,272	\$124,064	\$126,049
Average House Value	\$403,490	\$408,733	\$365,435

Demographics data derived from AlphaMap



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

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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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