



FOR SALE

WASHINGTON RD @
SPOONER RD

0 Washington Rd, Evans, GA 30809

**SHERMAN &
HEMSTREET**
Real Estate Company

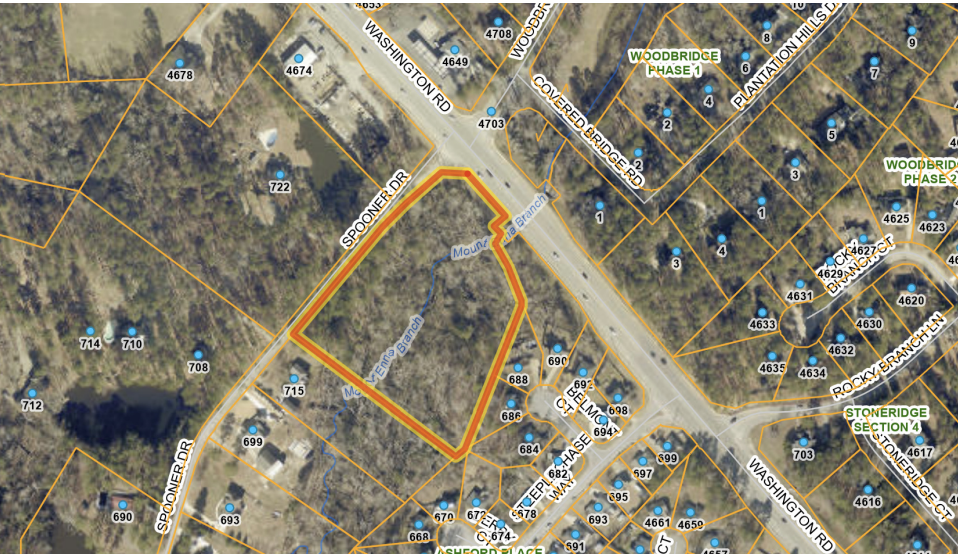
JOE EDGE, SIOR, CCIM

President & Broker

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706.288.1077

Property Summary



PROPERTY DESCRIPTION

This 6.08-acre property is zoned R-2 and is located at the intersection of Spooner Rd and Washington Rd. The site has access to all utilities. Site has flood zone/wetland challenges. A portion of site along Spooner Rd is outside of flood zone and could be used for development.

LOCATION DESCRIPTION

Site is located at the corner of Washington Road and Spooner Road. Site has a high traffic count.



OFFERING SUMMARY

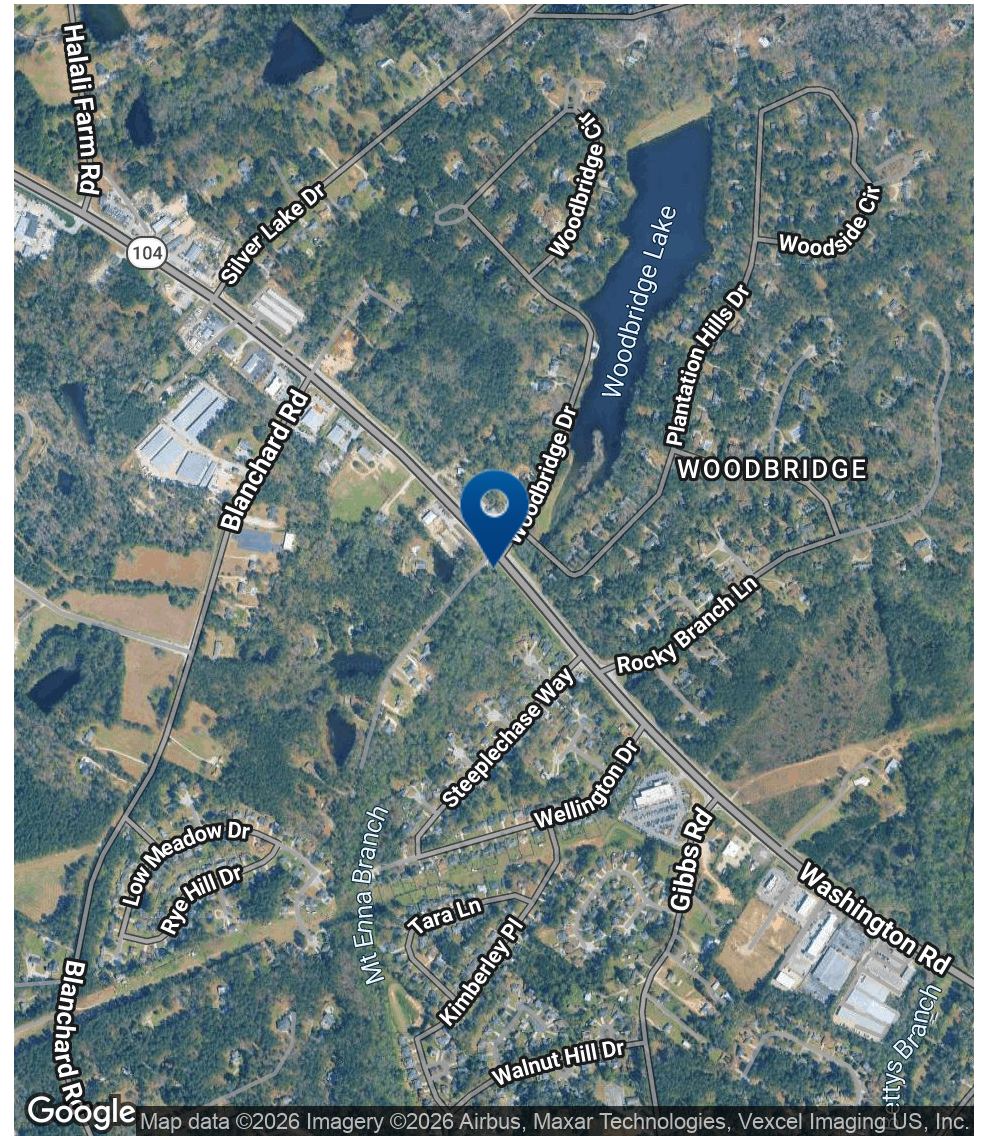
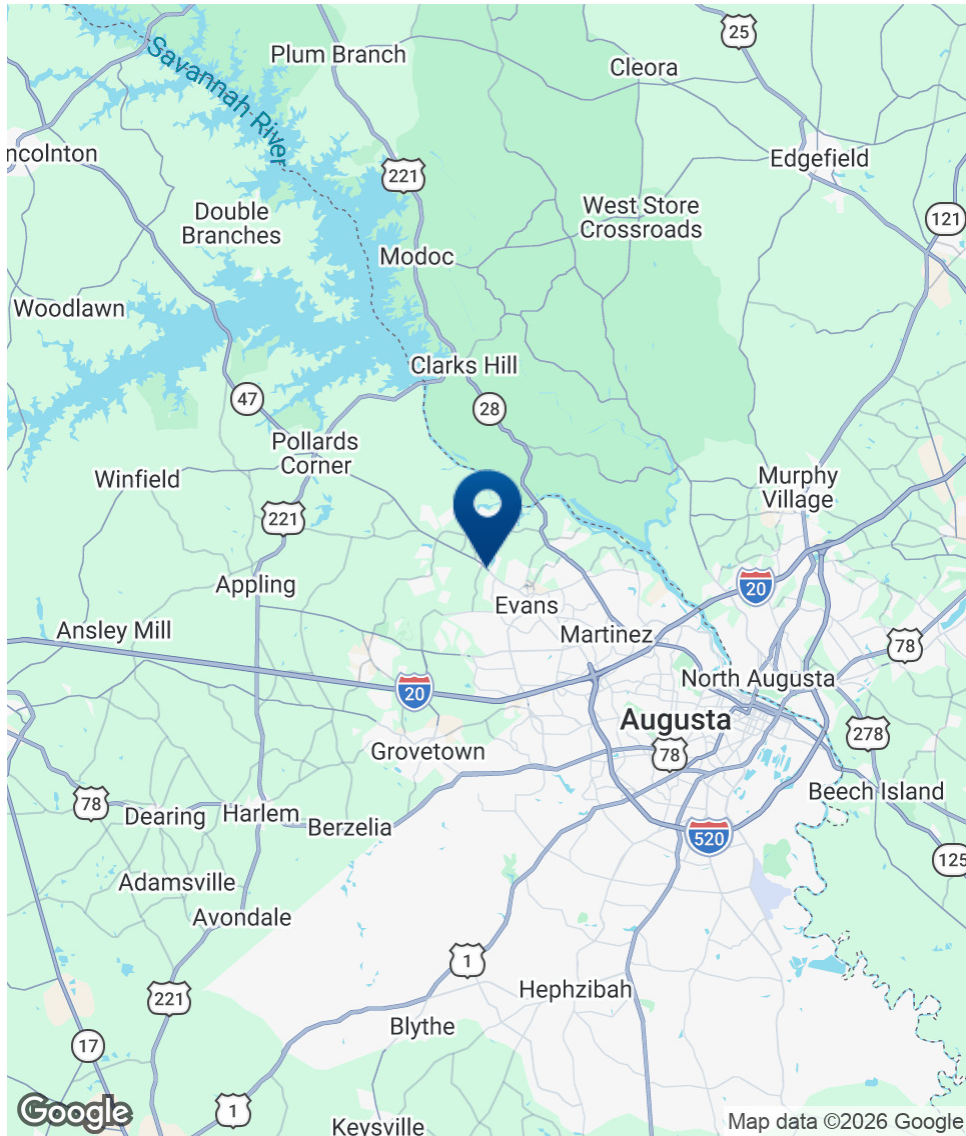
Sale Price:	Subject To Offer
Lot Size:	6.08 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,065	13,209	32,933
Total Population	3,020	38,548	92,422
Average HH Income	\$135,844	\$147,287	\$135,578



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Location Map



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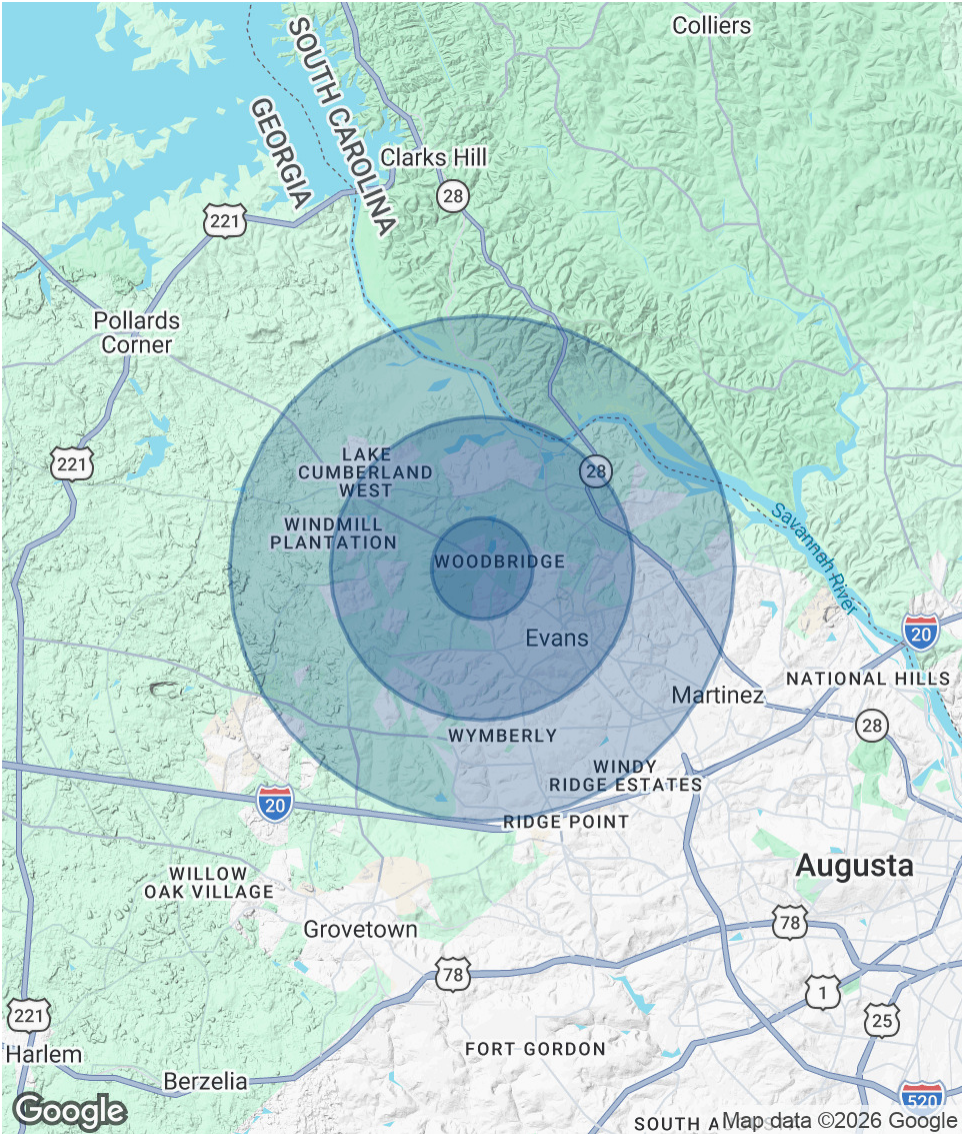
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,020	38,548	92,422
Average Age	41	40	40
Average Age (Male)	40	39	39
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,065	13,209	32,933
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$135,844	\$147,287	\$135,578
Average House Value	\$358,871	\$367,456	\$338,039

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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