

The background image is an aerial photograph of a rural area. It shows a winding river or stream flowing through a valley. The surrounding land is a mix of green fields and patches of trees. A paved road runs diagonally across the lower-left portion of the frame. The overall scene is peaceful and suggests a quiet, agricultural setting.

FOR SALE

1044 GEORGIA PACIFIC
RD

Alcolu, SC 29001

**SHERMAN &
HEMSTREET**
Real Estate Company

ZACK HARTMAN
Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395

Property Summary



PROPERTY DESCRIPTION

This 3 acre site has high visibility from Sumter Hwy (US-521) and zoned for commercial use is available for sale. Site is flat and has been used by Suburban Propane previously. Ingress and egress for the site is good and it is close to major road arteries.

LOCATION DESCRIPTION

Versatile commercial site on Georgia Pacific Rd with quick access to Manning and US-521. Strong regional connectivity and flexible use potential make this an ideal spot for investors or owner-users.

PROPERTY HIGHLIGHTS

- 3 Acres
- High Visibility from US-521

OFFERING SUMMARY

Sale Price: \$150,000

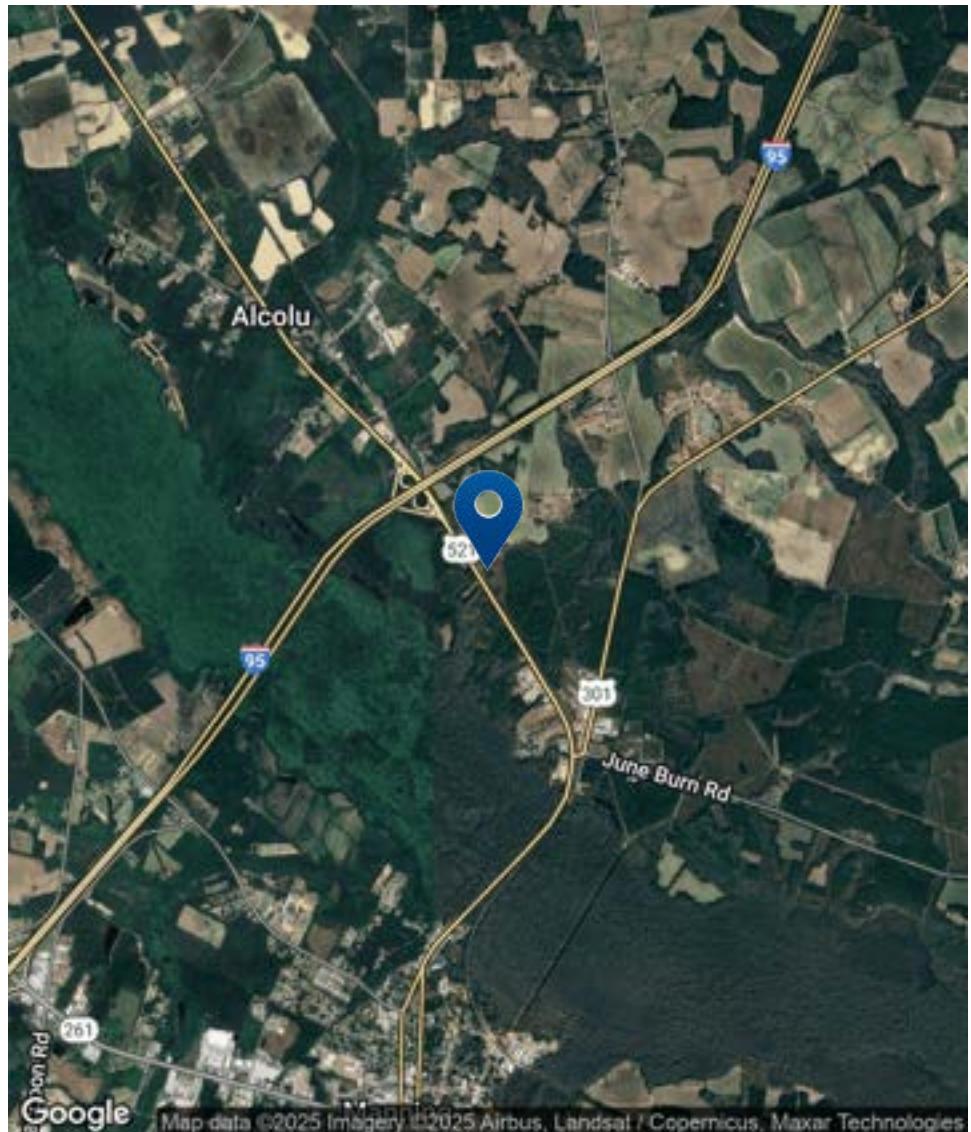
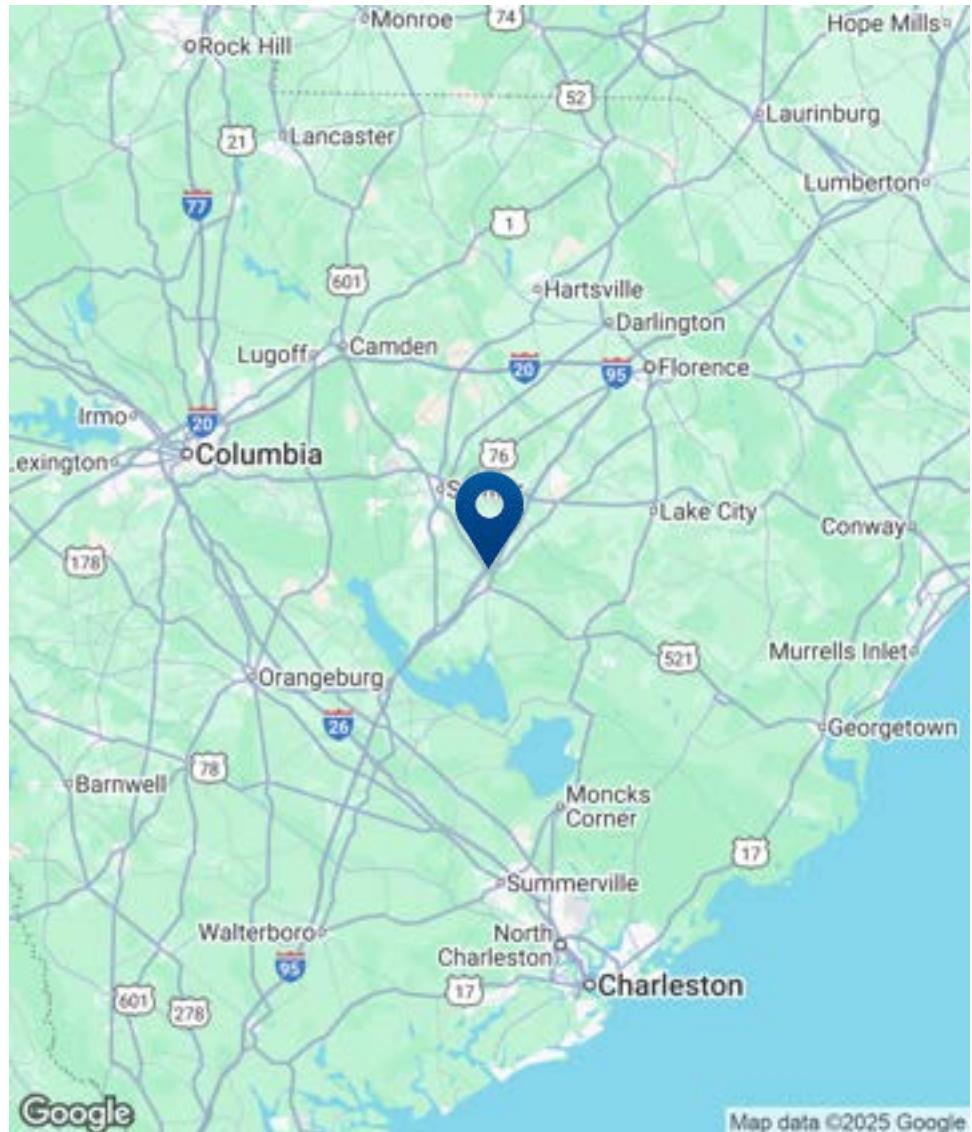
Lot Size: 3 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,105	3,192	7,129
Total Population	2,768	7,868	17,290
Average HH Income	\$56,331	\$63,662	\$66,686

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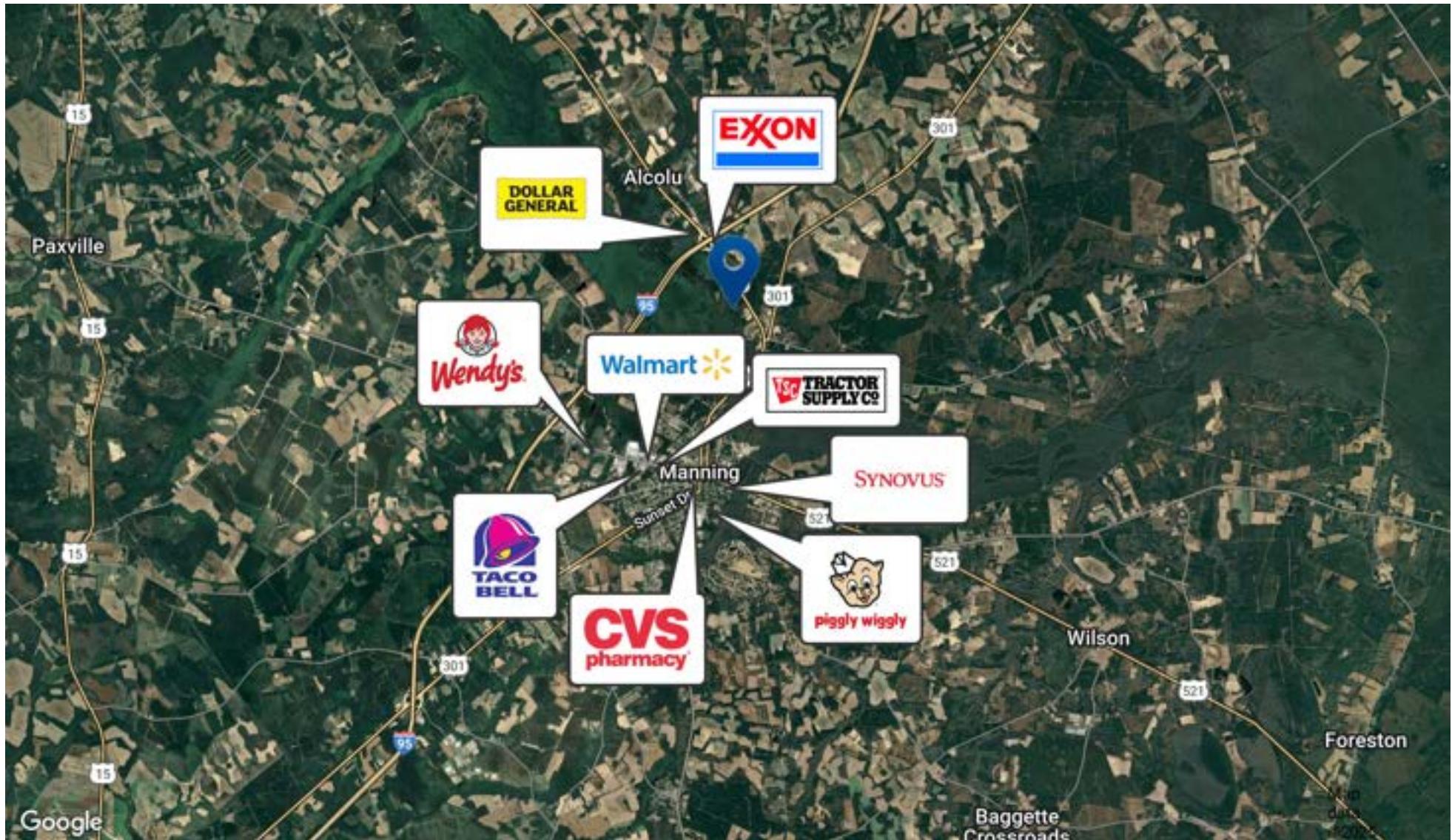
Location Map



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Retailer Map



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Additional Photos



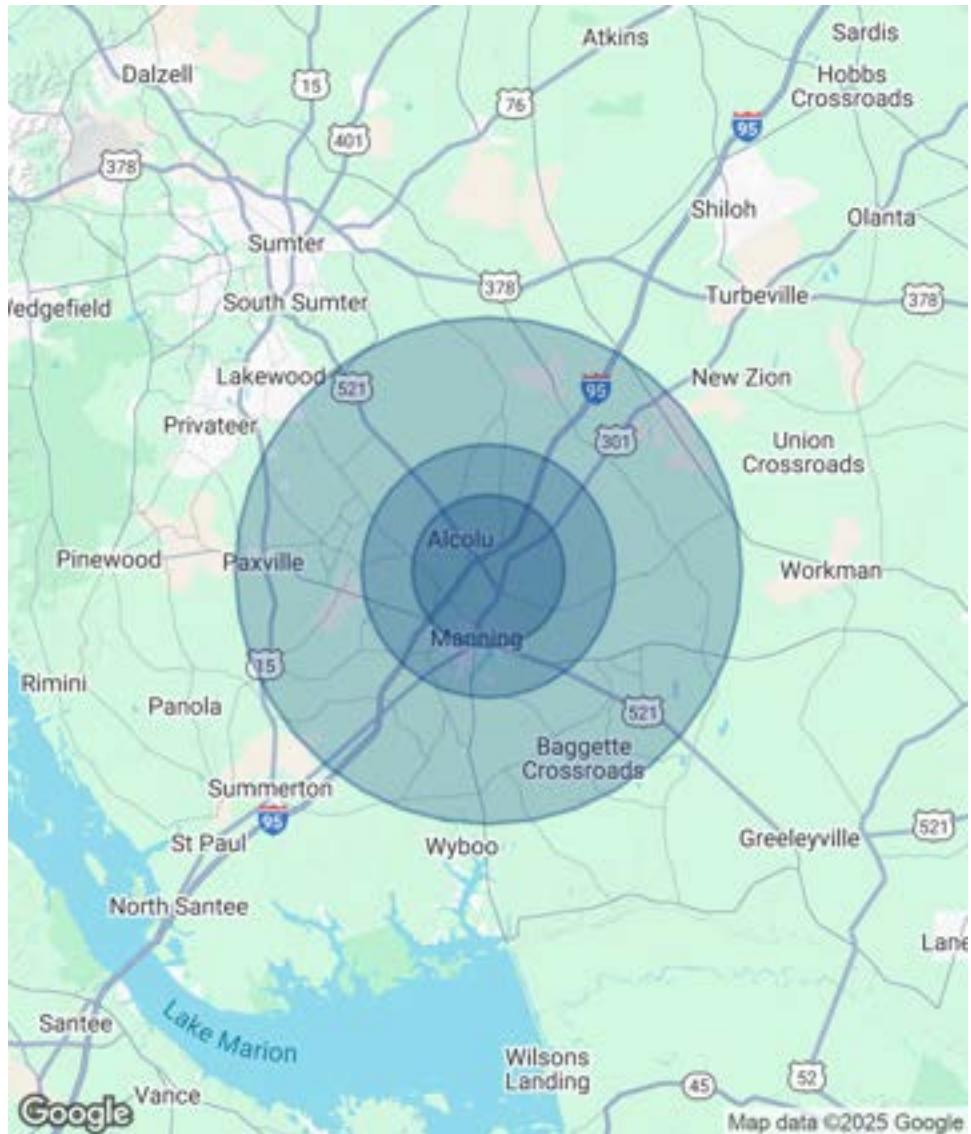
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Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,768	7,868	17,290
Average Age	41	42	43
Average Age (Male)	39	40	42
Average Age (Female)	42	44	45
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,105	3,192	7,129
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$56,331	\$63,662	\$66,686
Average House Value	\$177,944	\$174,035	\$182,815

Demographics data derived from AlphaMap



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Advisor Bio 1



ZACK HARTMAN

Commercial Sales Associate

zhartman@shermanandhemstreet.com
Direct: **706.922.0395** | Cell: **706.699.5284**

PROFESSIONAL BACKGROUND

Zack, a proud native of Augusta, GA, launched his career with Sherman and Hemstreet in 2017. Initially focusing on property management across the Southeast, he dedicated two and a half years to enhancing low-income housing communities, adeptly identifying and resolving challenges to elevate property value for his clients. His enthusiasm for real estate and strong client relationships enabled him to expand his expertise to managing a diverse range of income-producing properties.

Leveraging his background in property management, Zack empowers property owners to recognize the true value of their investments and expertly guides them through the complexities of the current real estate market. Outside of his professional life, Zack is passionate about hands-on projects, whether building or repairing, and cherishes time spent outdoors with friends and family.

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
706.722.8334



ZACK HARTMAN

Commercial Sales Associate
zhartman@shermanandhemstreet.com
706.922.0395