



FOR SALE

WRIGHTSBORO @
GIBBS RD
PROFESSIONAL SITE

601 Gibbs Road S, Grovetown, GA 30813

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

This 1.17 acre site is ideal for commercial development in particular for a daycare or professional use. Site should be able to be rezoned and used as either a professional use, church, assisted living or daycare. Site has city sewer and water. Topography is fairly flat. Site has a high daily traffic count. Seller will allow time for the rezoning process. Site has no wetlands or flood zone issues.

LOCATION DESCRIPTION

Site is located roughly halfway between Dyess Parkway and Grovetown on Wrightsboro Road. Area is largely residential but commercial development is spreading up Wrightsboro Road. Area is surrounded by high density residential. The area across the street was recently zoned for industrial use and there are multiple retail parcels between the subject site and the City of Grovetown.

OFFERING SUMMARY

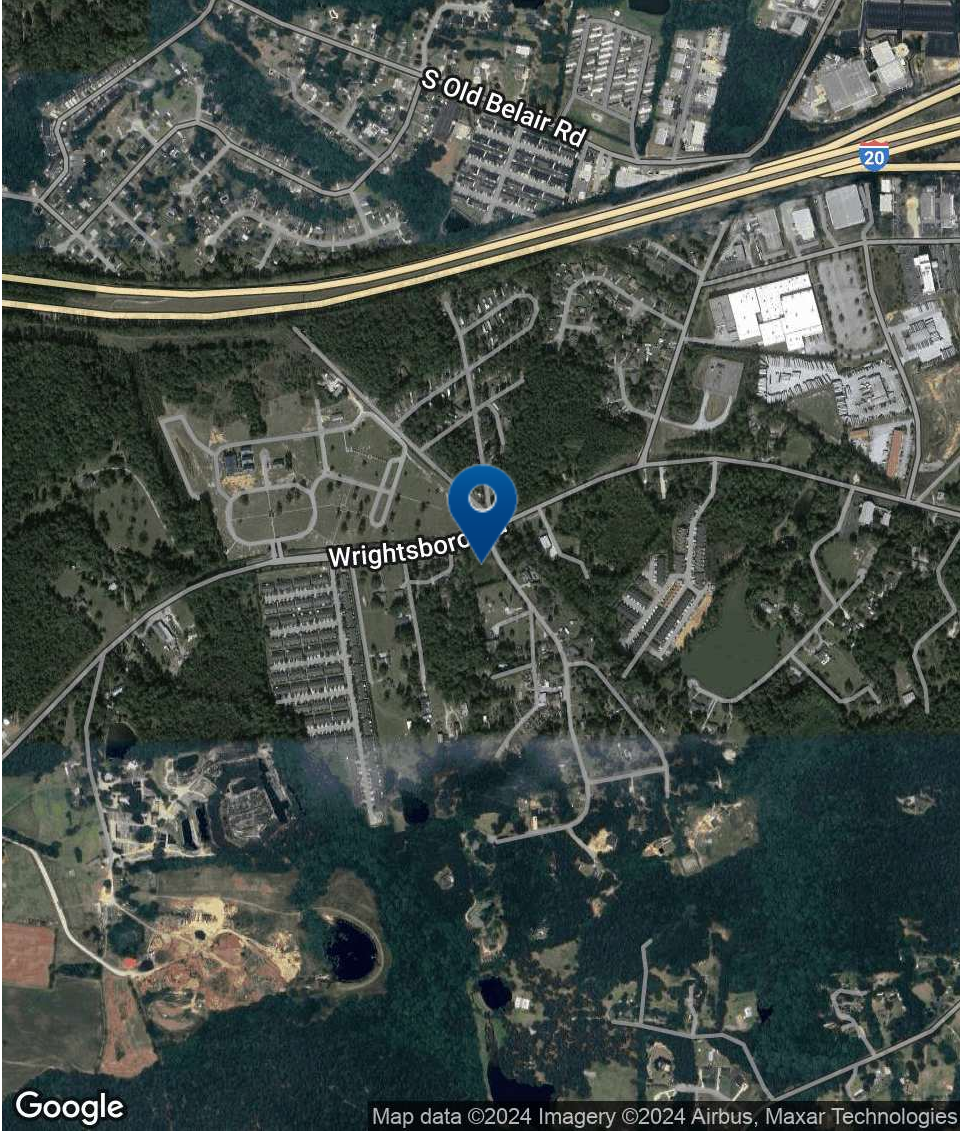
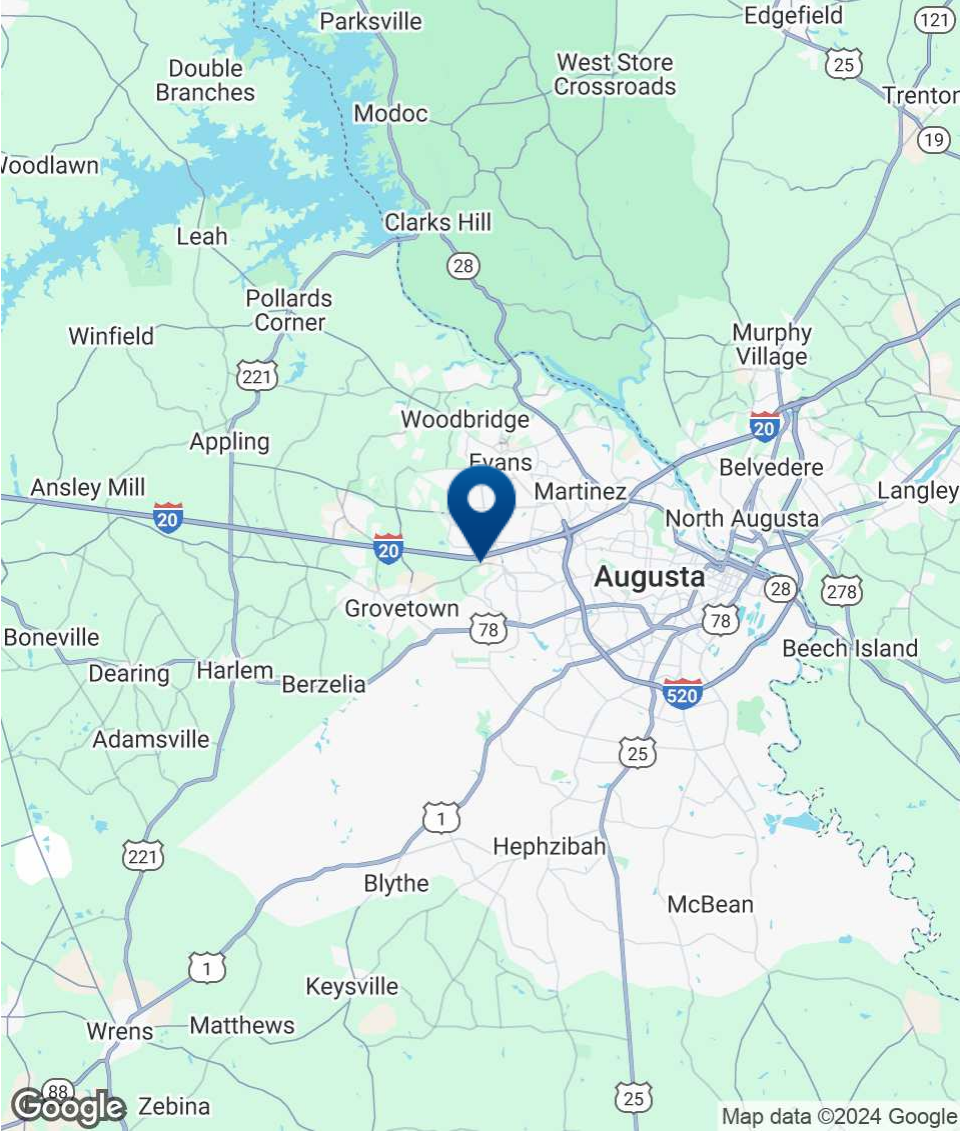
Sale Price:	\$190,000
Average:	1.17 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,521	46,183	133,548
Total Population	3,549	109,286	317,123
Average HH Income	\$47,551	\$66,136	\$65,349



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Location Map



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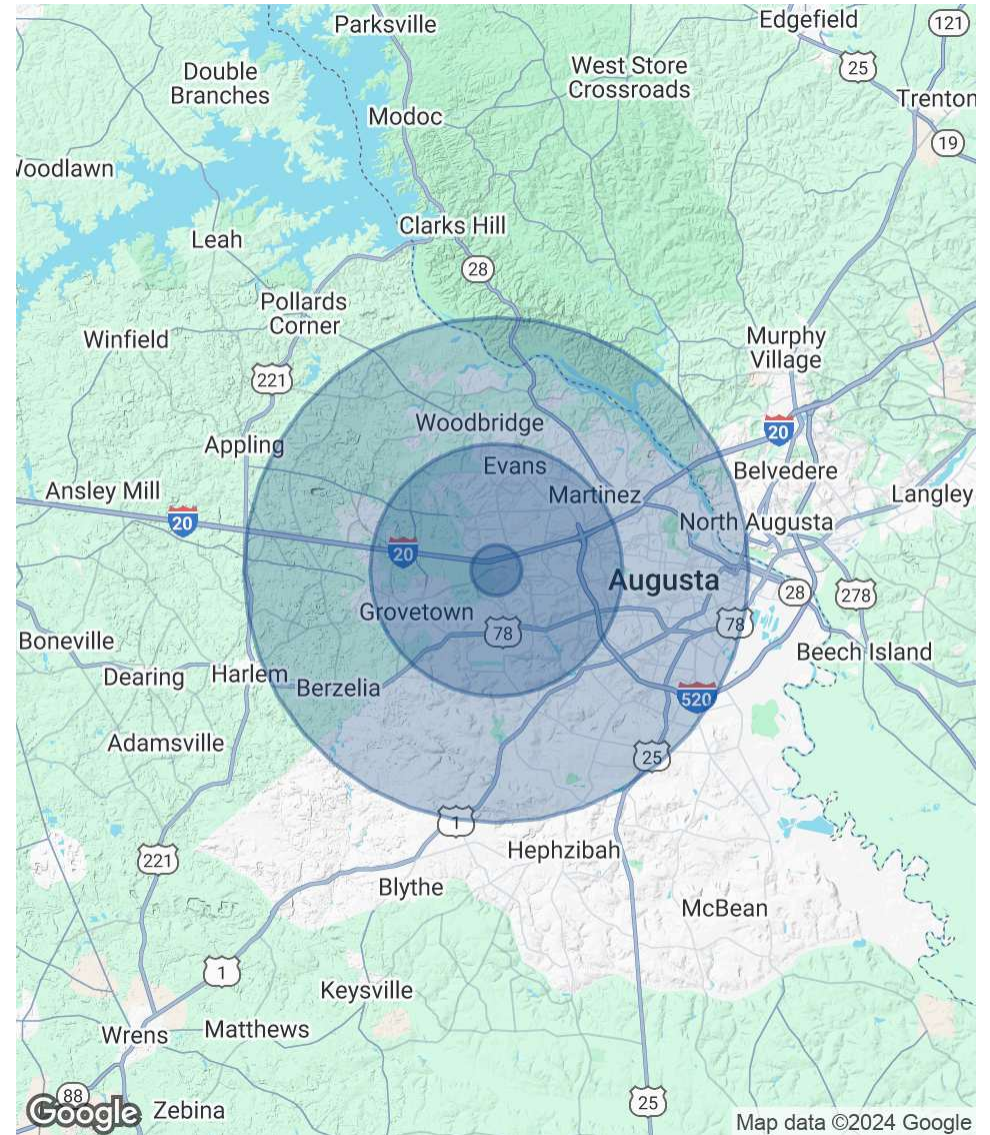
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,549	109,286	317,123
Average Age	43.0	37.0	36.9
Average Age (Male)	40.2	37.0	35.9
Average Age (Female)	46.4	37.6	38.6

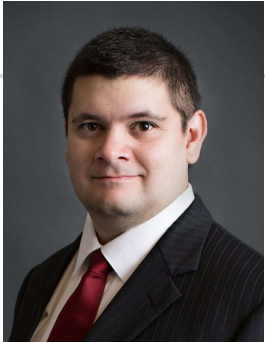
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,521	46,183	133,548
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$47,551	\$66,136	\$65,349
Average House Value	\$140,227	\$172,425	\$167,504

2020 American Community Survey (ACS)



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Advisor Bio



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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. 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. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten 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)

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