



FOR SALE

INCOME PRODUCING -
RESTAURANT - SINGLE
TENANT

340 Edgefield Rd, North Augusta, SC 29841

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
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Property Summary



PROPERTY DESCRIPTION

Excellent opportunity to purchase a fully built out restaurant on one of North Augusta's busiest thoroughfares. Building features 3,700 SF which includes a very nice dining room, fully built out kitchen, vent hood system and drive thru. Site has excellent parking and a traffic count of over 20,000 cars per day. Building was leased effective August 1, 2026. Lease is new 5 year lease with an expiration date of September 30, 2031. Rent increases 5.00% per year and lease is NNN.

LOCATION DESCRIPTION

Location is central to North Augusta and less than 1/2 mile from new Hobby Lobby store. Site is between Martintown Rd and Palmetto Parkway interchange.

OFFERING SUMMARY

Sale Price:	\$999,000
Lot Size:	0.57 Acres
Building Size:	3,706 SF
NOI:	\$71,400.00
Cap Rate:	7.15%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,889	13,392	28,330
Total Population	4,587	31,828	66,743
Average HH Income	\$68,772	\$94,749	\$85,756



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Financial Summary

INVESTMENT OVERVIEW

Price	\$999,000
Price per SF	\$270
CAP Rate	7.15%
Total Return (yr 1)	\$71,400

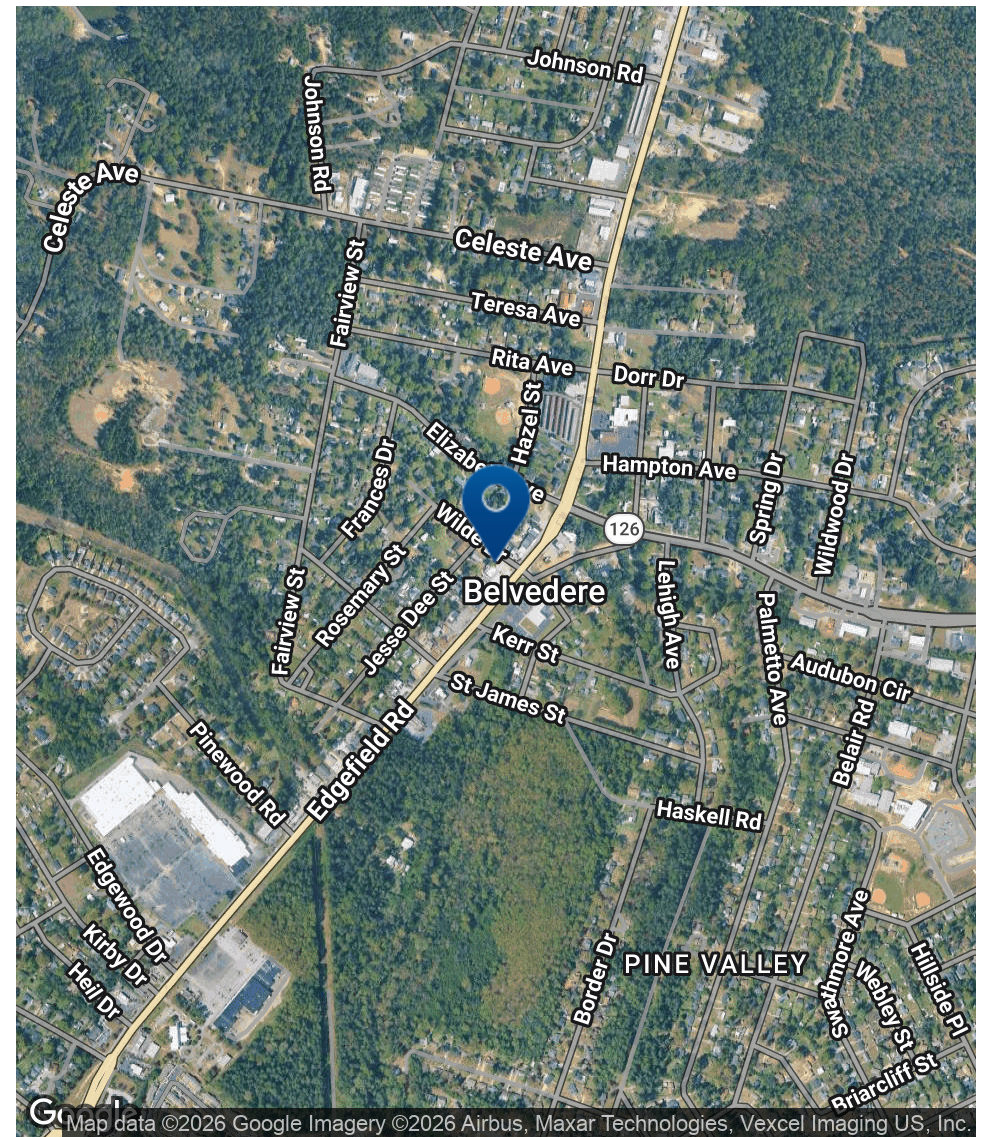
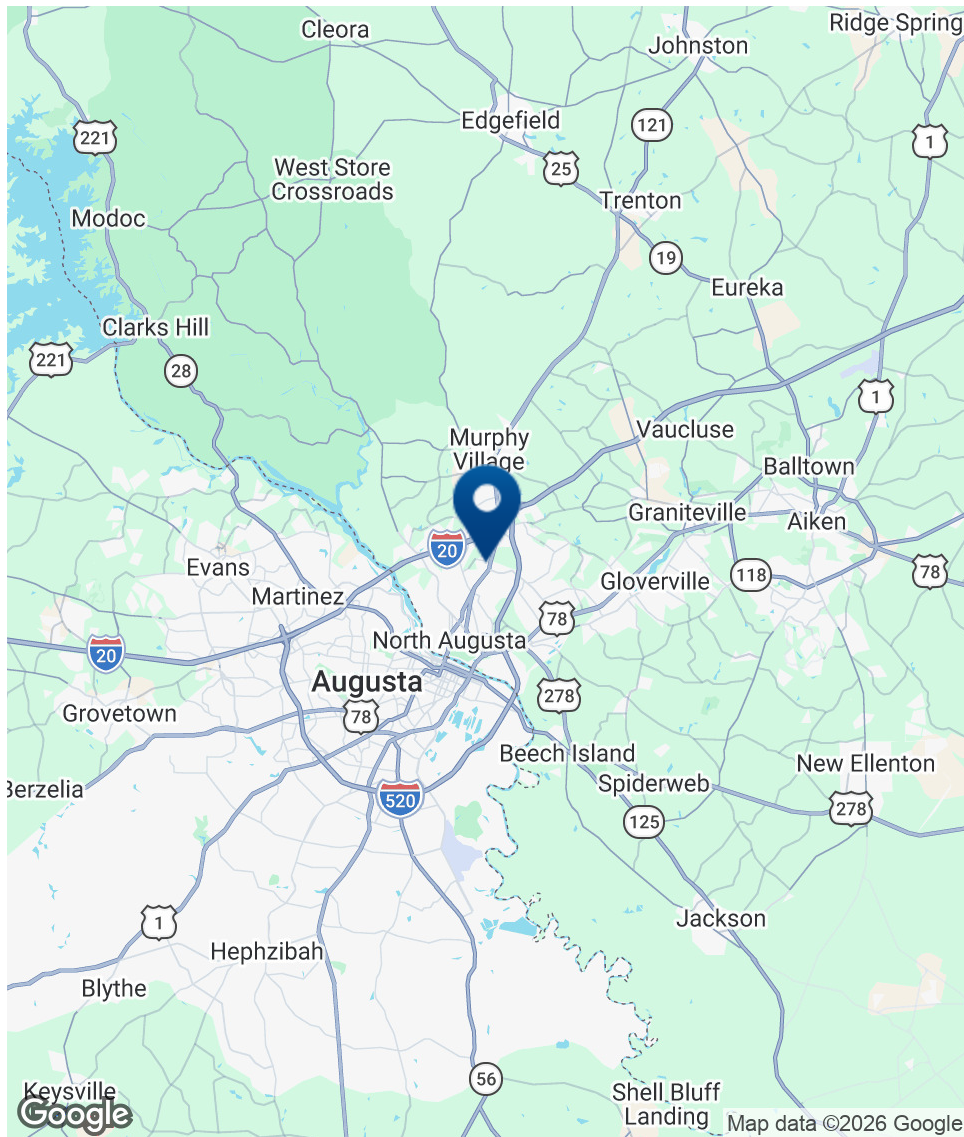
OPERATING DATA

Gross Scheduled Income	\$71,400
Other Income	\$16,756
Gross Income	\$88,156
Operating Expenses	\$16,756
Net Operating Income	\$71,400



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Location Map



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Additional Photos



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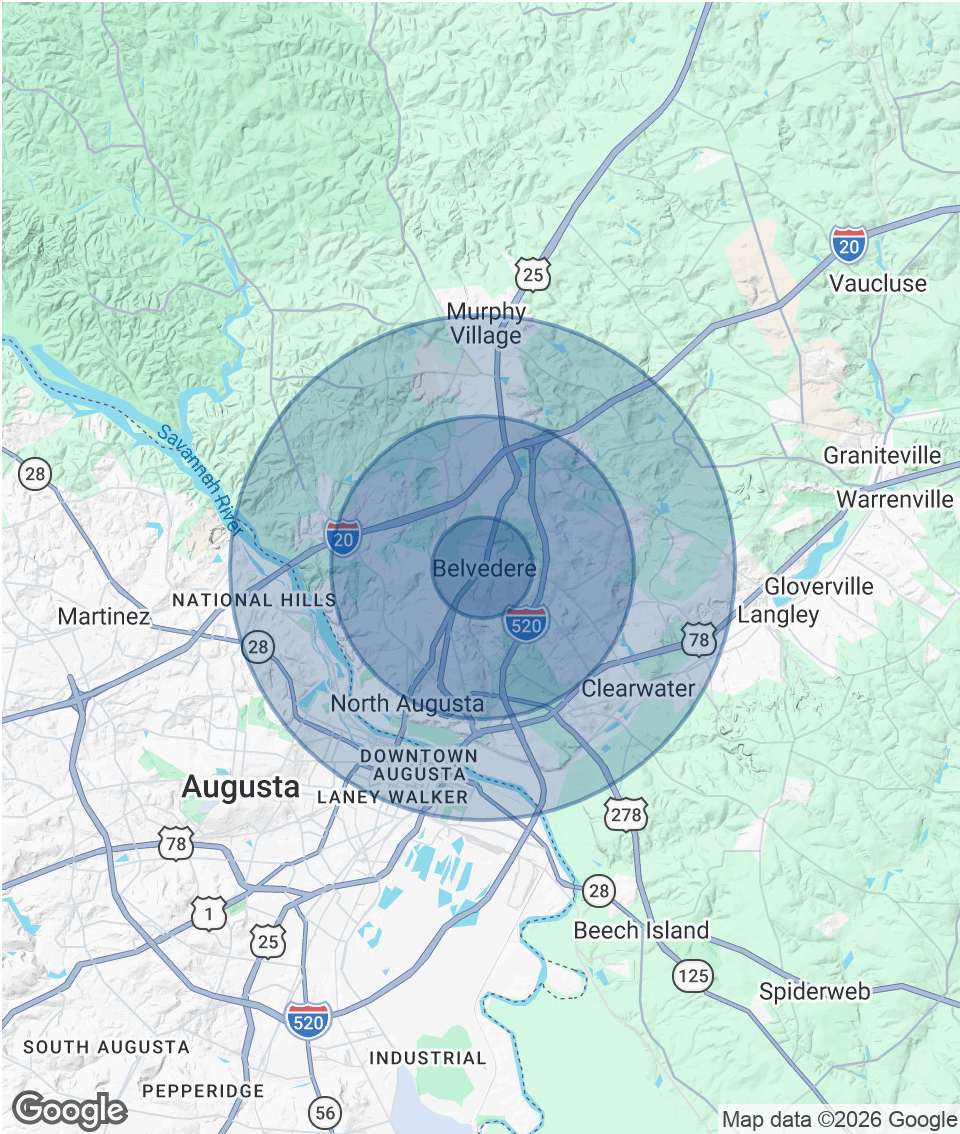
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,587	31,828	66,743
Average Age	36.1	40.6	41.1
Average Age (Male)	33.2	39.6	39.2
Average Age (Female)	40.2	42.8	42.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,889	13,392	28,330
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$68,772	\$94,749	\$85,756
Average House Value	\$145,580	\$216,461	\$211,337

2023 American Community Survey (ACS)



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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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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706.722.8334



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