



FOR SALE

EDGEFIELD RD  
DEVELOPMENT SITE

229 Edgely Rd, North Augusta, SC 39841

# Property Summary



## PROPERTY DESCRIPTION

Site is approximately 6.33 acres and has over 550 feet of road frontage on Edgelywood Rd. Area has strong demographics and site has a daily traffic count of 22,000 to 25,000 per day. Site flat and ideal for development with all utilities available.

## LOCATION DESCRIPTION

Fast growing part of North Augusta in the Belvedere area of Aiken County. New Hobby Lobby is across the street and lots of new retail development is ongoing in the immediate vicinity.

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	6.33 Acres

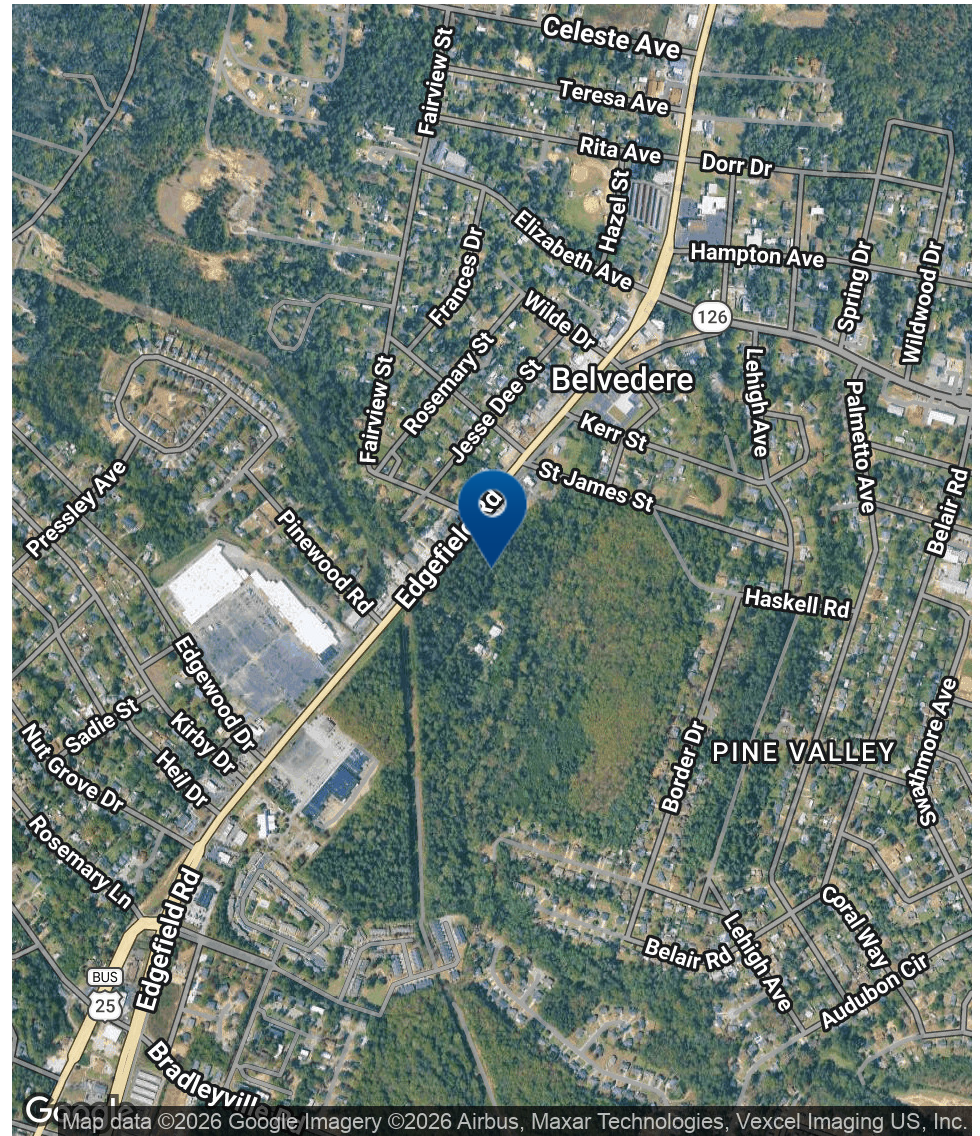
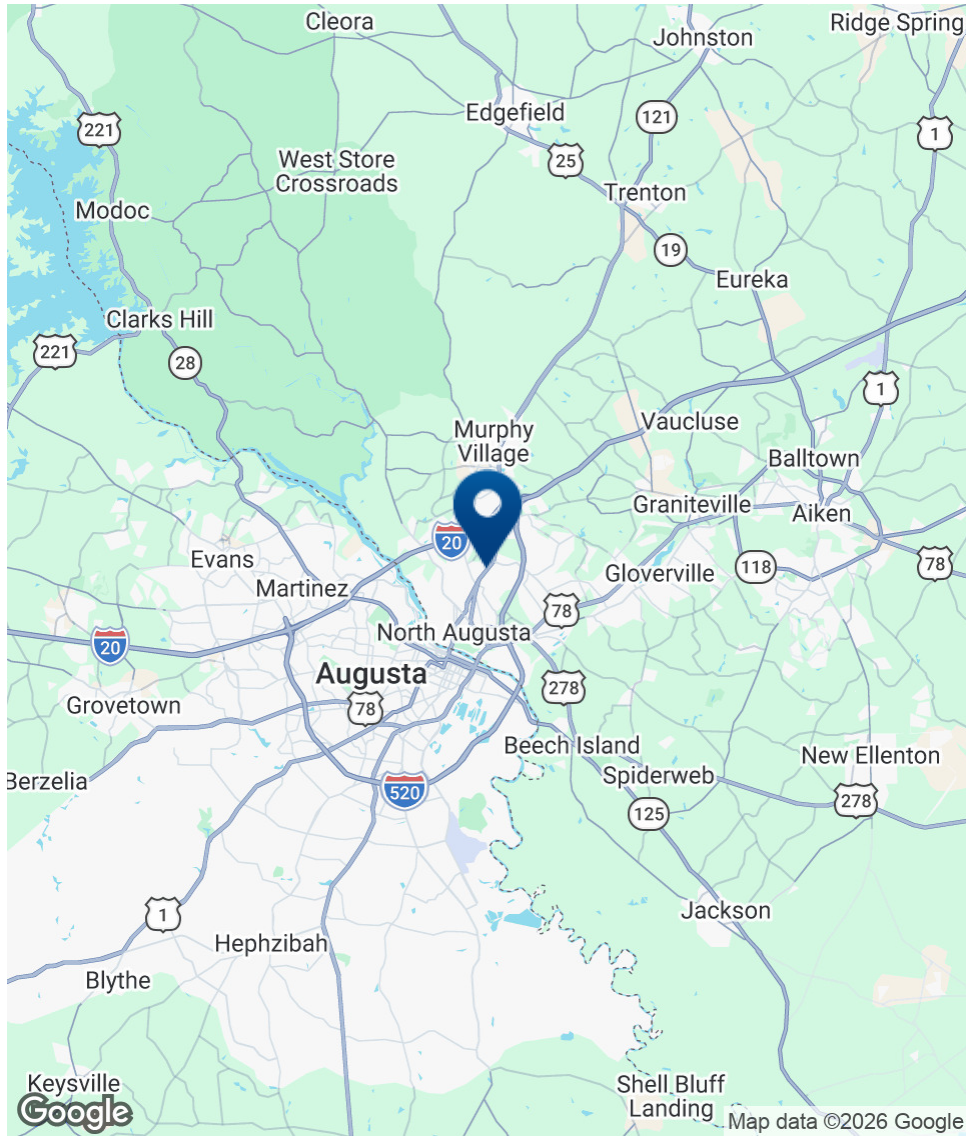
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,671	14,218	31,843
Total Population	6,484	34,214	73,777
Average HH Income	\$74,329	\$91,634	\$83,823



**JOE EDGE, SIOR, CCIM**  
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# Location Map



**SHERMAN & HEMSTREET**  
Real Estate Company

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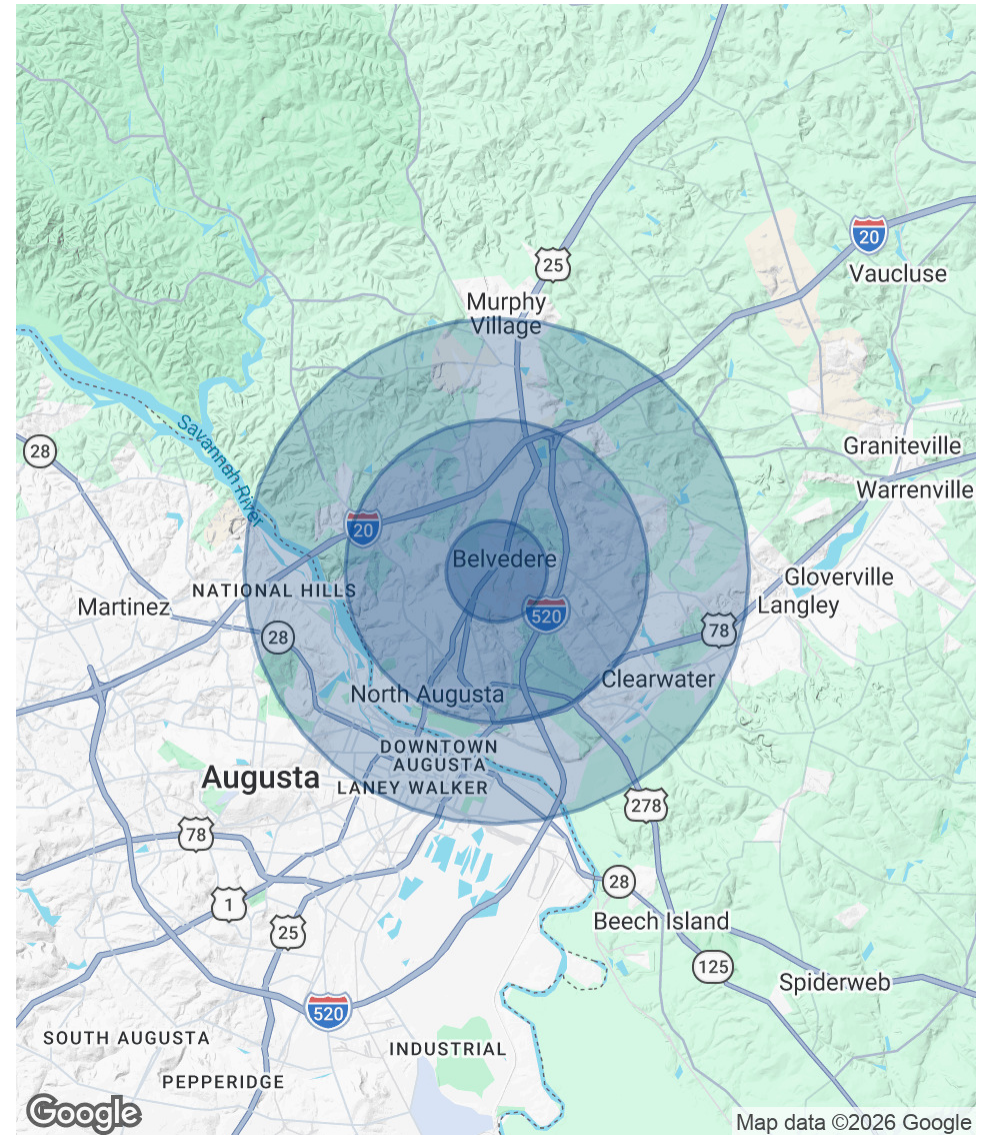
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,484	34,214	73,777
Average Age	39	42	41
Average Age (Male)	37	40	40
Average Age (Female)	41	43	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,671	14,218	31,843
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$74,329	\$91,634	\$83,823
Average House Value	\$185,963	\$241,088	\$247,010

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  
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