

Sylvania Station

1129 Ogeechee Rd, Sylvania, GA 30467



OFFERING SUMMARY

Available SF:	22,278 SF
Lease Rate:	\$5.50 SF NNN
Lot Size:	11.72 Acres
Year Built:	1987
Building Size:	93,950
Renovated:	2000
Zoning:	Retail Commercial
NNN:	\$1.50/SF/Year

PROPERTY OVERVIEW

22,278SF retail space coming available March 1st, 2025. Center is anchored with a Food Lion grocery store, Advanced Auto and a new Tractor Supply store. This space is excellent condition and promises to offer a turnkey retail location with excellent signage and traffic. Center has recently undergone substantial improvements including parking lot.

LOCATION OVERVIEW

Highly desirable location at the intersection of two major thoroughfares and easy access from all sides. Sylvania Station shopping center is located near the heart of Downtown Sylvania and at the intersection of Highways 21 and 301, providing unparalleled accessibility and exposure to an ever increasing volume of traffic. Sylvania is located between Augusta and Savannah just East of Statesboro.

PROPERTY HIGHLIGHTS

- Ample parking
- Covered walkways
- Strong growth potential

SHERMAN & HEMSTREET REAL ESTATE COMPANY

4316 Washington Road, Evans, GA 30809
shermanandhemstreet.com
706.722.8334

JOE EDGE, SIOR, CCIM

jedge@shermanandhemstreet.com
706.288.1077

ALEX HANSBARGER

ahansbarger@shermanandhemstreet.com
706.722.8334

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	22,278 SF	Lease Rate:	\$5.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1129 W Ogeechee Street	Available	22,278 SF	NNN	\$5.50 SF/yr	Currently Roses Department Store. NNN estimate \$1.50 per sf per year. HVAC units have recently been replaced in space.

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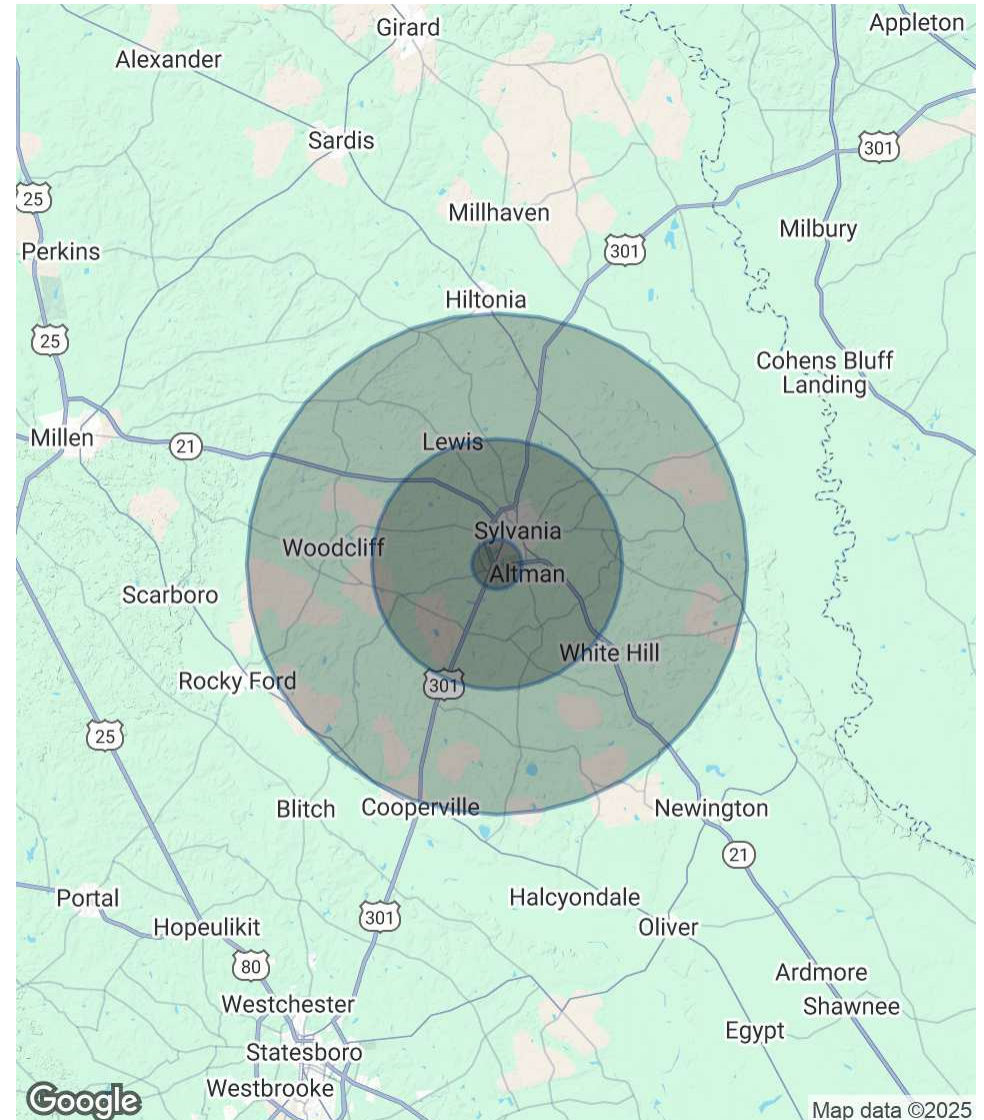
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	866	6,267	10,512
Average age	45	42	43
Average age (Male)	43	41	41
Average age (Female)	46	44	44

HOUSEHOLDS & INCOME

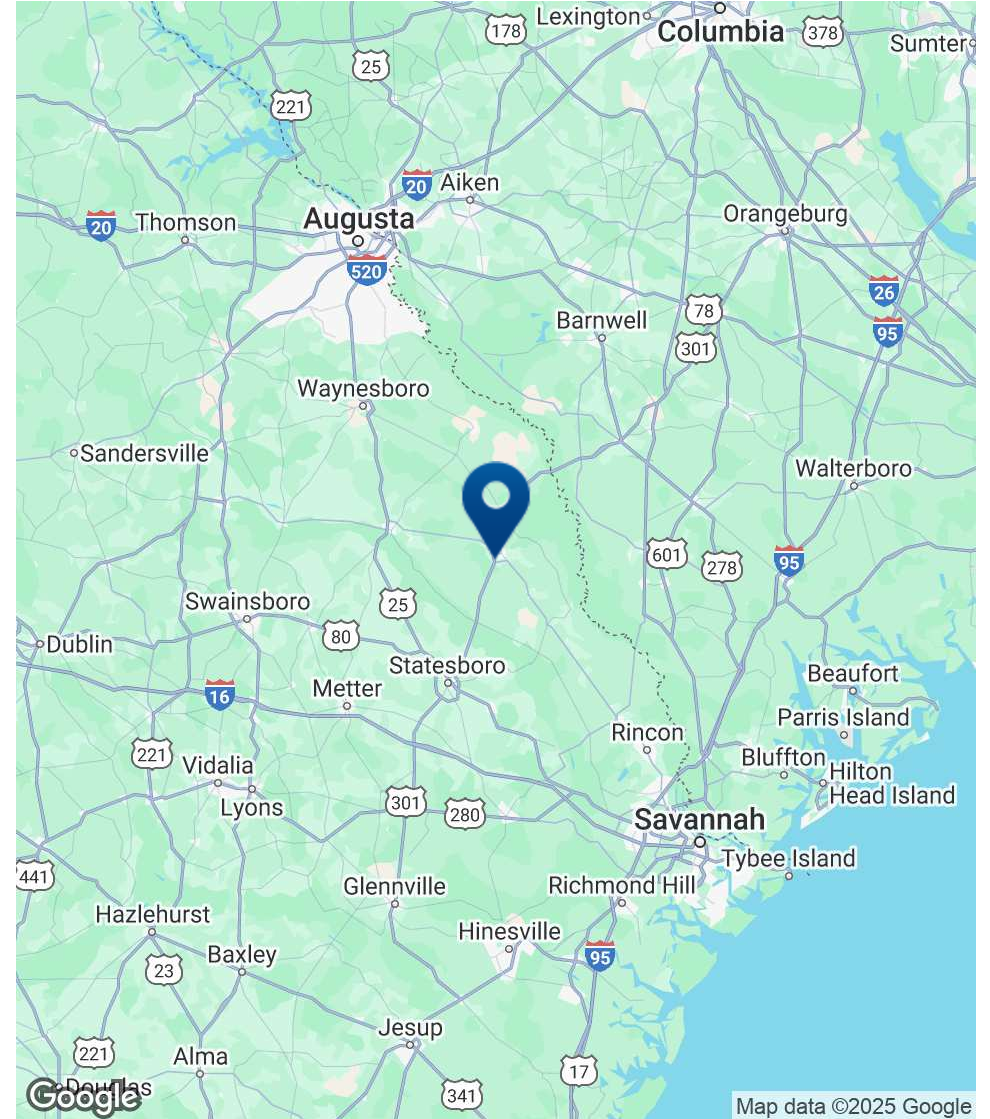
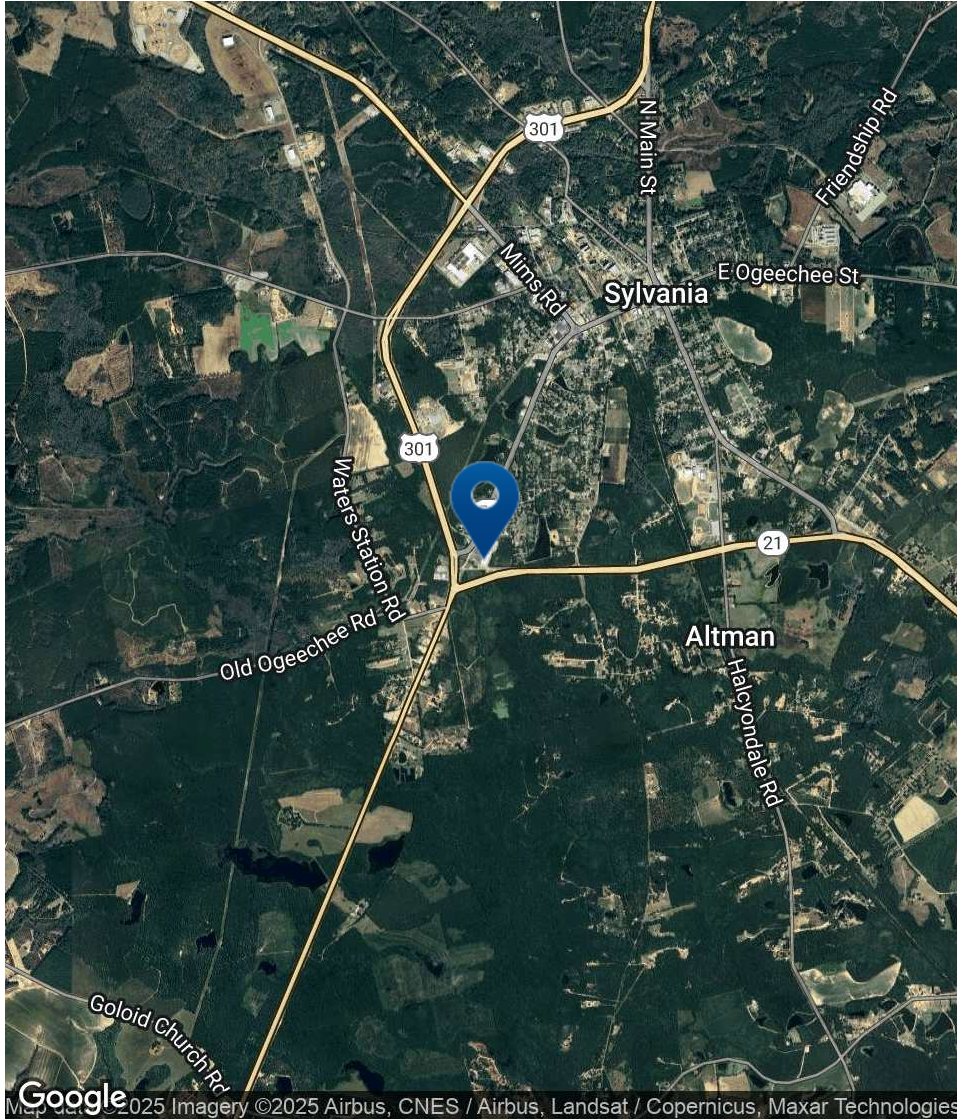
	1 MILE	5 MILES	10 MILES
Total households	343	2,553	4,249
# of persons per HH	2.5	2.5	2.5
Average HH income	\$64,778	\$65,152	\$72,748
Average house value	\$130,652	\$156,294	\$168,545

* Demographic data derived from 2020 ACS - US Census



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706.288.1077

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706.722.8334

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1129 Ogeechee Rd, Sylvania, GA 30467



JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

Direct: 706.288.1077 | **Cell:** 706.627.2789

PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for nearly two decades. 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.

Currently Sherman & Hemstreet manages over 10 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)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
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SHERMAN & HEMSTREET REAL ESTATE COMPANY

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shermanandhemstreet.com
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706.288.1077

ALEX HANSBARGER

ahansbarger@shermanandhemstreet.com
706.722.8334

Sylvania Station

1129 Ogeechee Rd, Sylvania, GA 30467



ALEX HANSBARGER

Commercial Sales Associate

ahansbarger@shermanandhemstreet.com

Direct: 706.722.8334 | **Cell:** 912.509.2108

PROFESSIONAL BACKGROUND

Alex Hansbarger specializes in commercial real estate sales and leasing and has over 7 year of experience in the real estate industry. With a focus on southeastern Georgia, Alex has services both local and national clients' brokerage needs from the northern Savannah region to Statesboro and Dublin Georgia. He has extensive experience working with investment properties from his time working in a real estate firm in Athens. While at that firm Alex's team was the ranked number one from 2016 through 2019, closing 100+ transactions per year. Sales and networking have been his passion his entire life through private business, connecting professionals to opportunities, and providing top-notch services to his clients. Personal and professional growth has always been his aim.

Sherman & Hemstreet Real Estate Co. is the region's largest CRE firm, providing commercial real estate services for Eastern and Southern Georgia as well as the western half of South Carolina. In addition to Georgia and South Carolina S&H handles investment property transactions and is licensed in both North Carolina and Alabama. In addition to being one of the region's top commercial real estate brokerage firms S&H is one of the largest property management firms in the southeast. Currently S&H manages industrial, office, and retail assets for a wide range of clients

EDUCATION

Hondros College of Business

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