



FOR SALE

INVESTMENT PROPERTY -  
MEDICAL OFFICE

321 Bacon St, Edgefield, SC 29824

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**

President & Broker

[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)

706.288.1077



# Property Summary



## PROPERTY DESCRIPTION

Medical office investment property has 5 years left on renewal term. Initial five year lease was recently renewed for an additional 5 years with 3% annual bumps in base rental rate. Space is built out as an optometrists office with a retail component. Tenant is Elevate Eye Care which operates which has many locations across 8 states. Building is a 2,035 SF brick construction that was updated in 2021 by current tenant.

Space is well-configured, making it ideal for owner-users or investors seeking steady income. Building has 10 parking spaces and is ADA compliant. The property features a welcoming reception area, comfortable waiting room, two exam rooms, a dedicated lab, private office, pantry/dispensary space, and a private corridor that enhances flow and privacy—all tailored for medical or professional use.

## LOCATION DESCRIPTION

This property sits in the heart of historic Edgefield, South Carolina, just steps from the town square's restaurants, shops, and civic offices. It offers convenient access to U.S. Highway 25, the main corridor connecting Edgefield to Augusta and Greenwood, ensuring steady local and regional traffic. With its central location near government offices and a growing residential base, the site is well positioned for a range of commercial or professional uses.

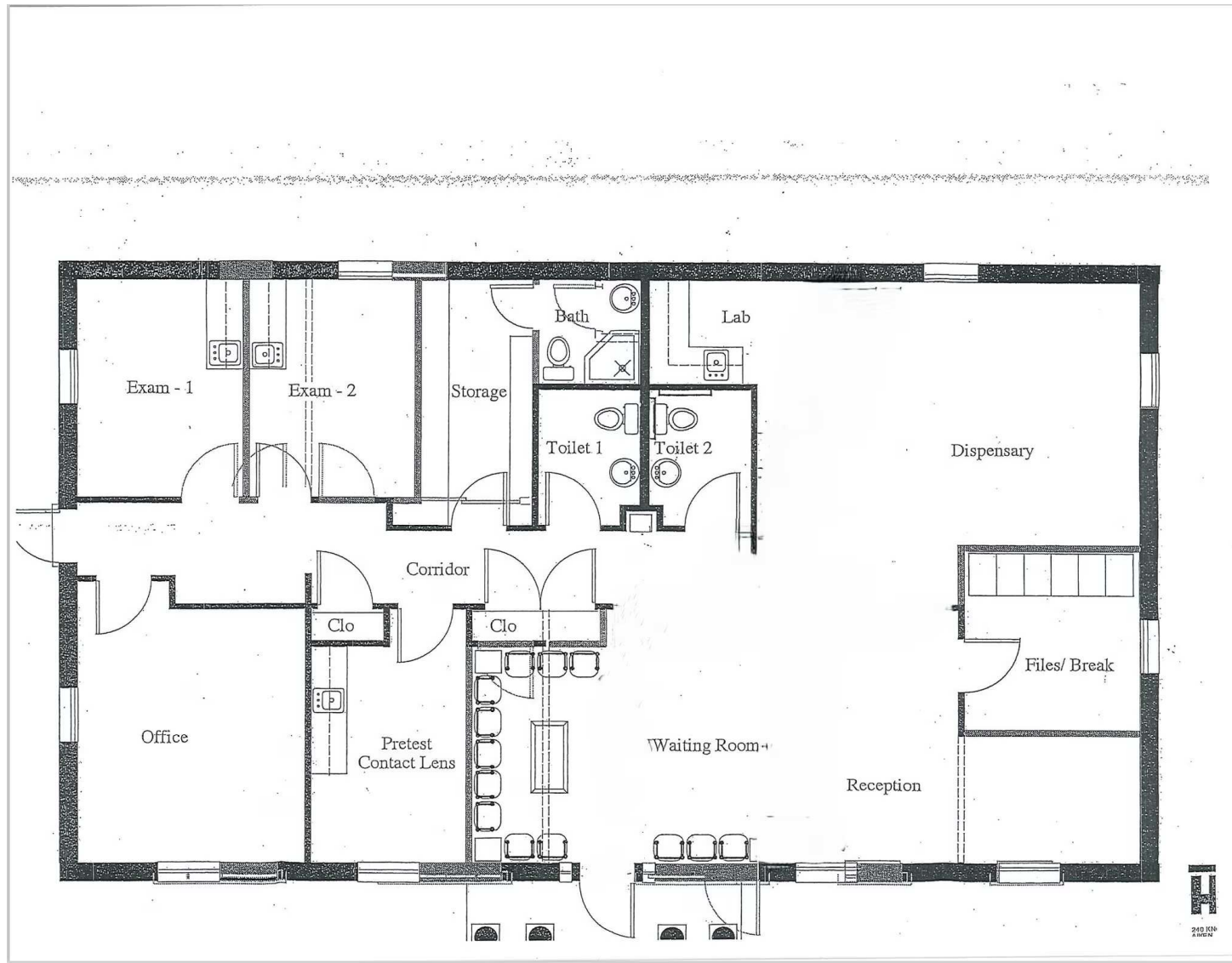
## OFFERING SUMMARY

Sale Price:	\$280,000
Lot Size:	0.18 Acres
Building Size:	2,031 SF
NOI:	\$14,729.00



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# FLOORPLAN



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# Income & Expenses

## INCOME SUMMARY

GROSS INCOME	\$20,776
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## EXPENSES SUMMARY

Property Taxes	\$3,897
Insurance	\$1,650
R&M - Misc	\$500
OPERATING EXPENSES	\$6,047

NET OPERATING INCOME	\$14,729
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# Additional Photos

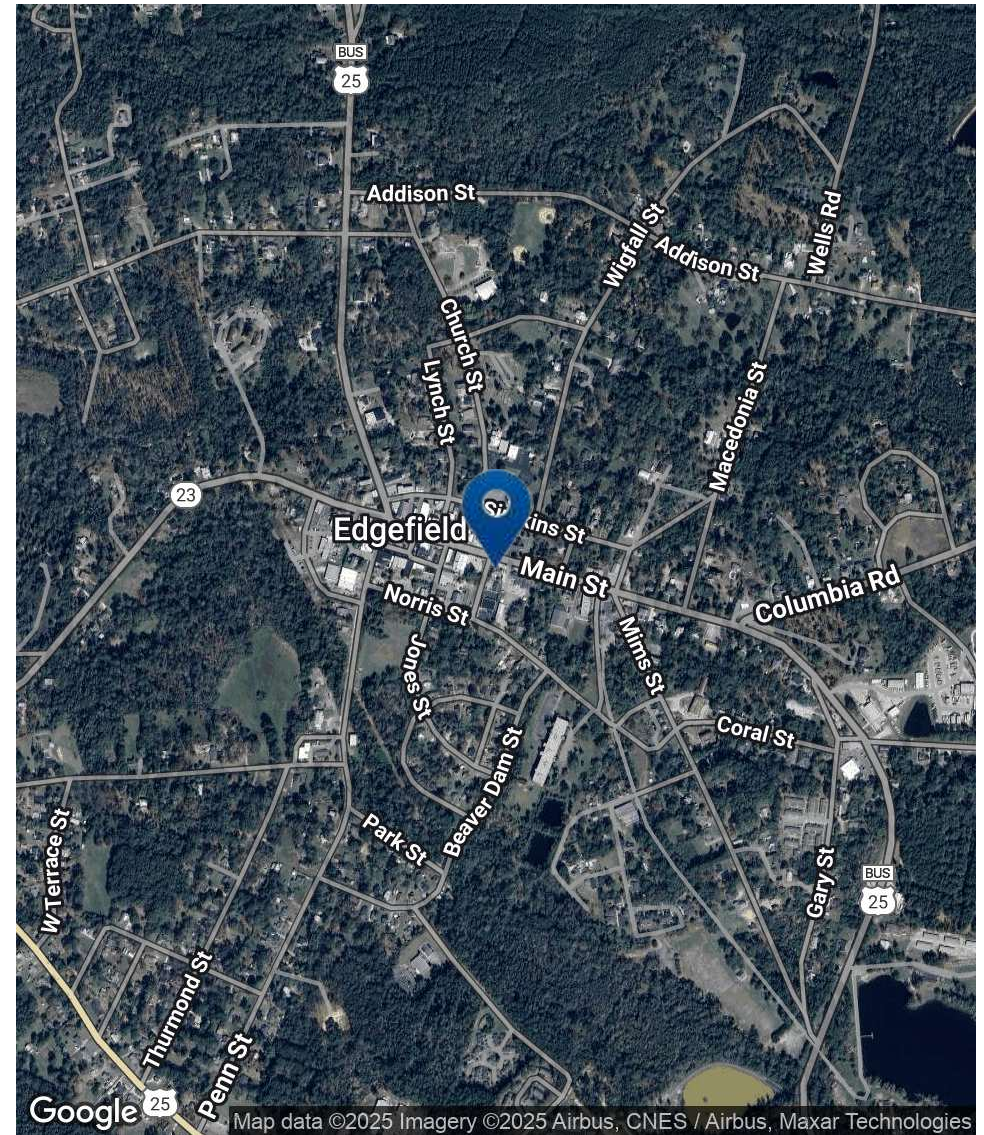
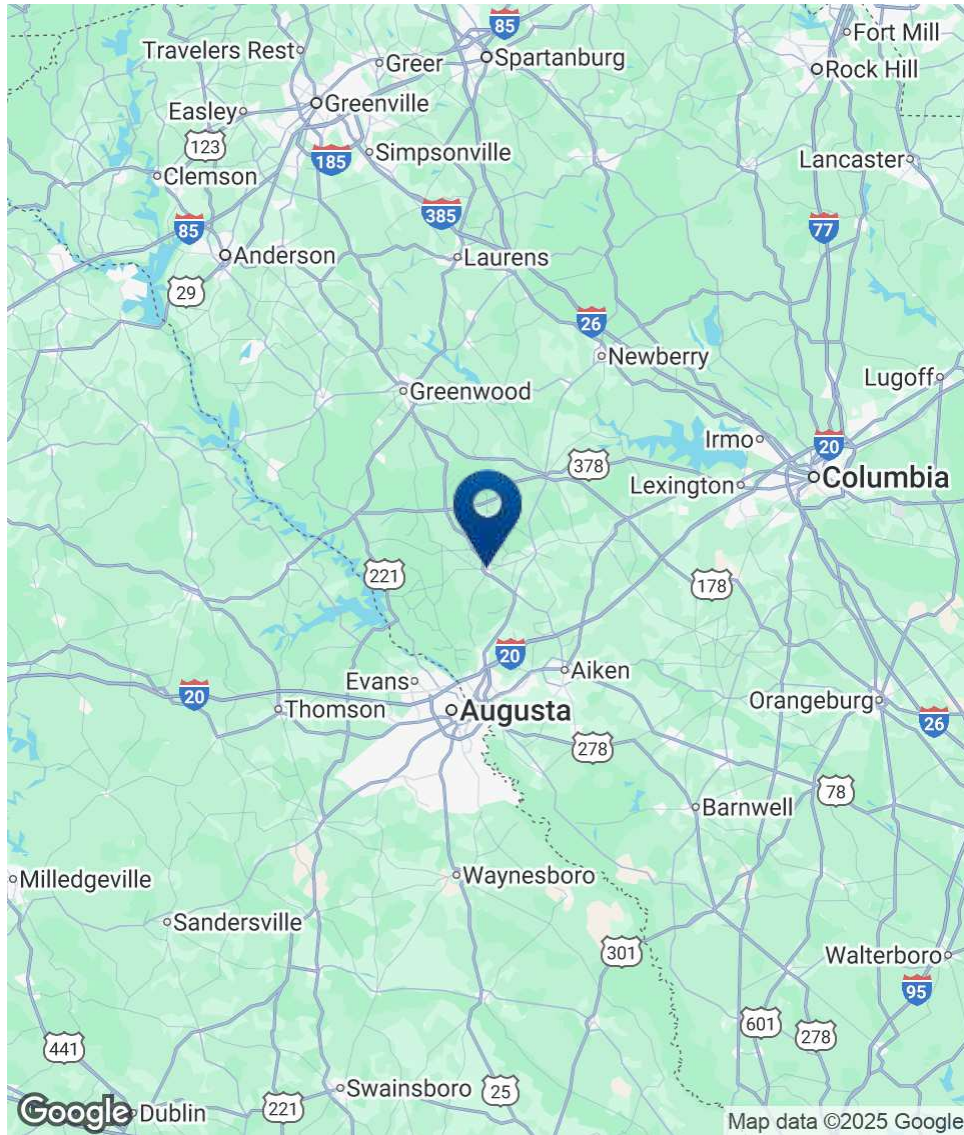


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# Location Map



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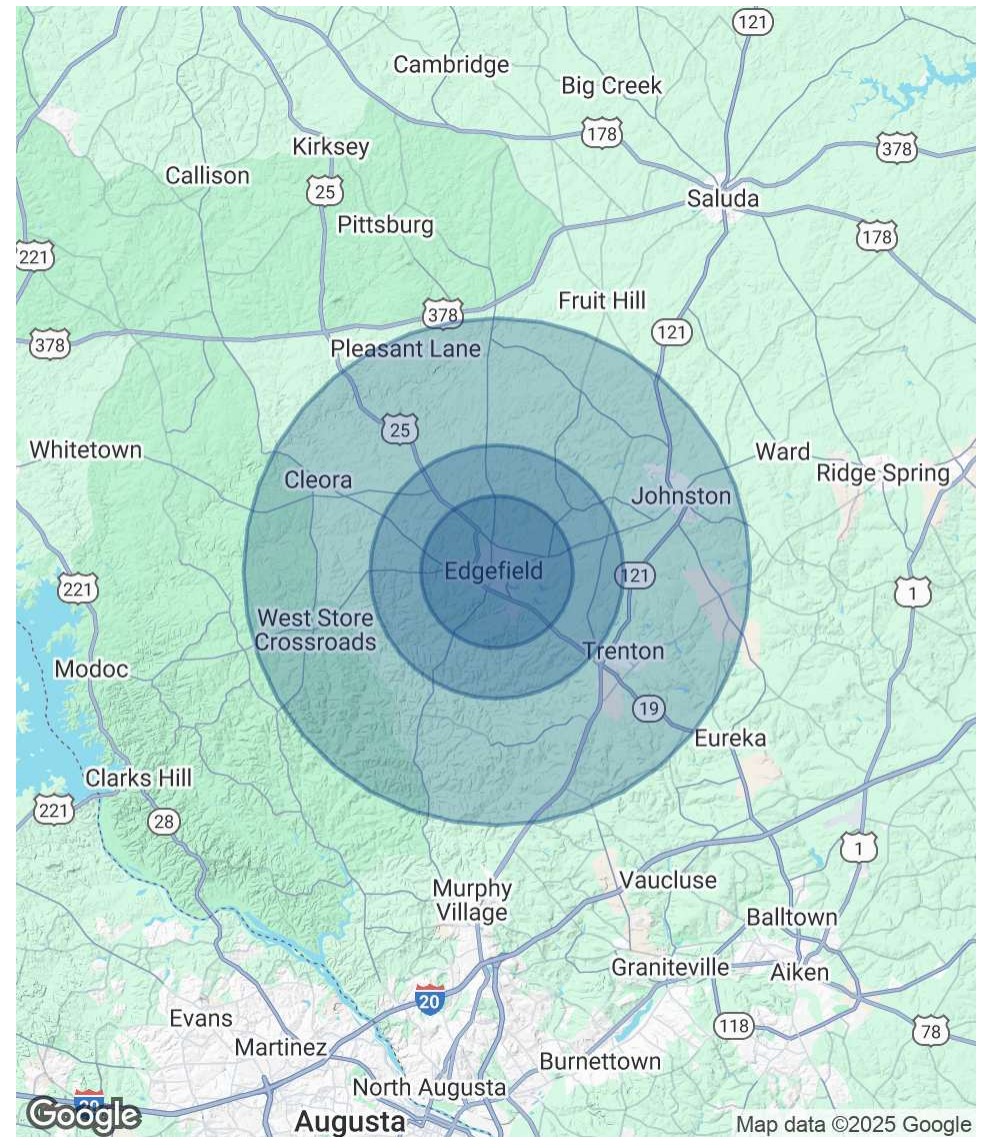
# Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,217	6,528	16,706
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	46	46	46

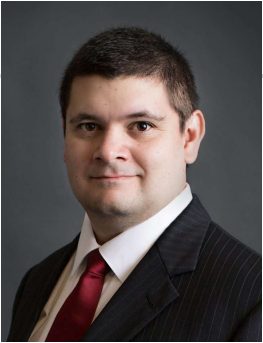
  

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,599	2,134	6,262
# of Persons per HH	3.3	3.1	2.7
Average HH Income	\$80,792	\$80,382	\$81,086
Average House Value	\$192,110	\$197,698	\$217,914

Demographics data derived from AlphaMap



# Advisor Bio 1



**JOE EDGE, SIOR, CCIM**

President & Broker

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Direct: **706.288.1077** | Cell: **706.627.2789**

## PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for over two decades. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the 100-year-old Sherman & Hemstreet Real Estate Co. S&H is one of the largest CRE firms 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](http://www.ccim.com) or [www.sior.com](http://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  
706.722.8334



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