



FOR SALE

3.91 ACRES +/-

# AIKEN DEVELOPMENT SITE

1640 Columbia Hwy N, Aiken, SC 29801

**SHERMAN &  
HEMSTREET**  
Real Estate Company

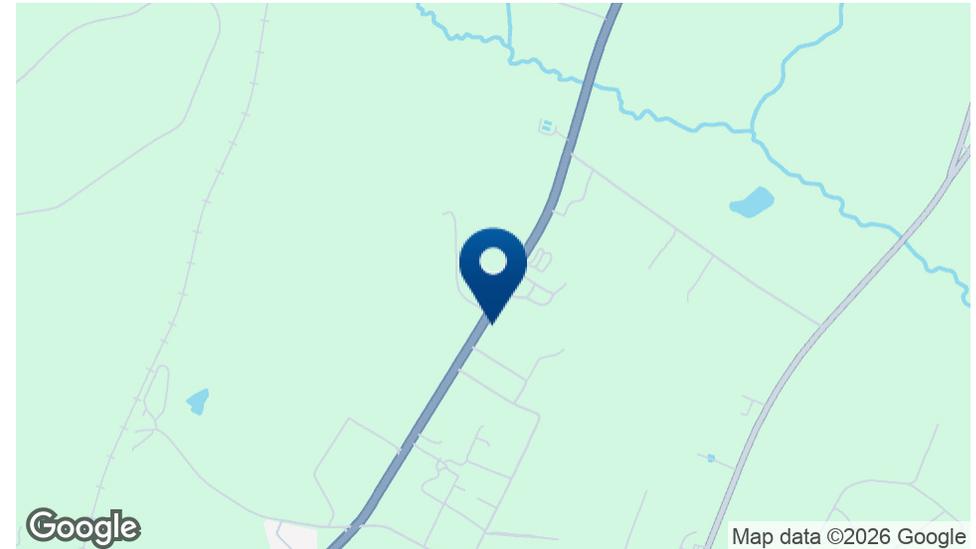
**JOE EDGE, SIOR, CCIM**

President & Broker

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

706.288.1077

# Property Summary



## PROPERTY DESCRIPTION

Site is approximately 3.91 acres and has approximately 345 feet of road frontage on Columbia Hwy N. Site has a curb cut in place and all utilities. Site is flat and ideal for development.

## LOCATION DESCRIPTION

Site is just north of the Hwy 118 node which has a large amount of retail on the north side of Aiken. Area has seen moderate growth in recent years. Site is development ready.

## OFFERING SUMMARY

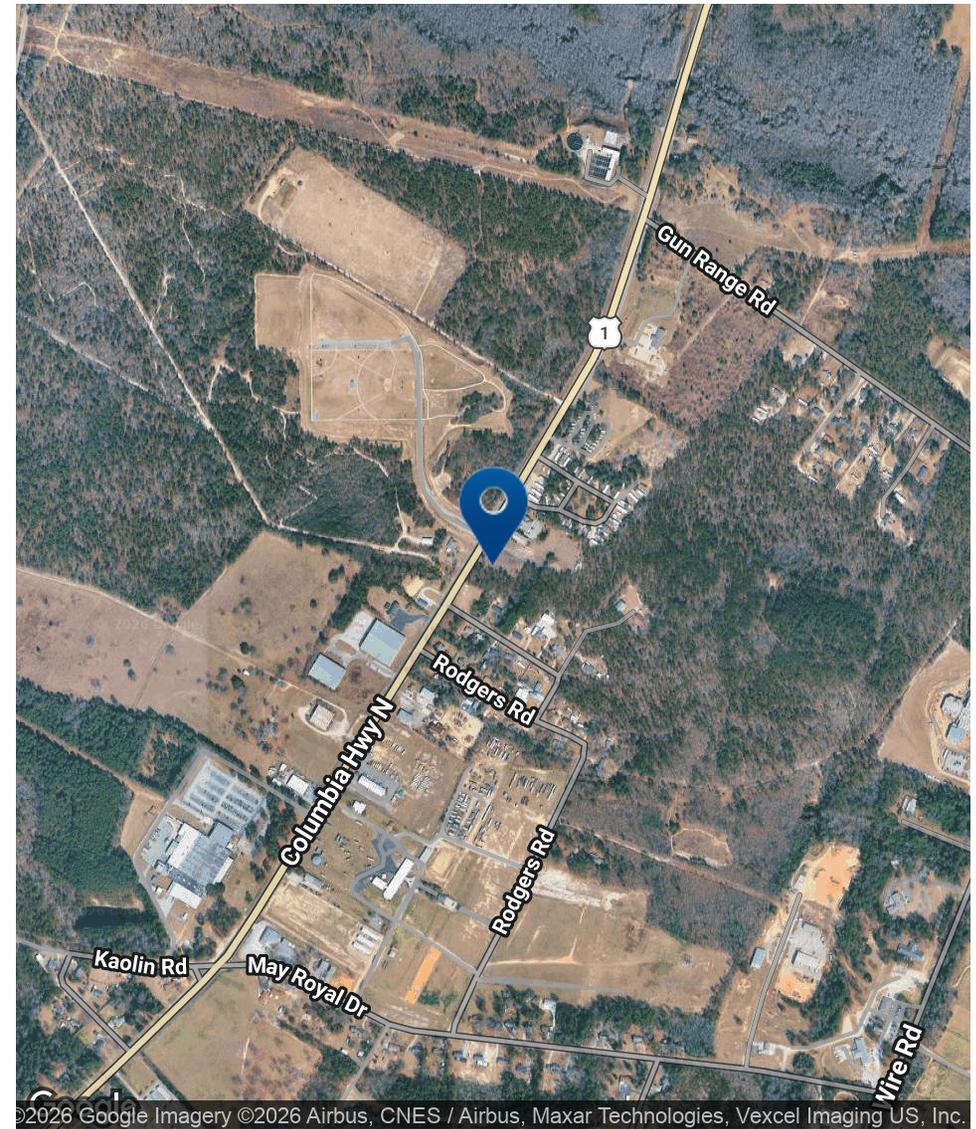
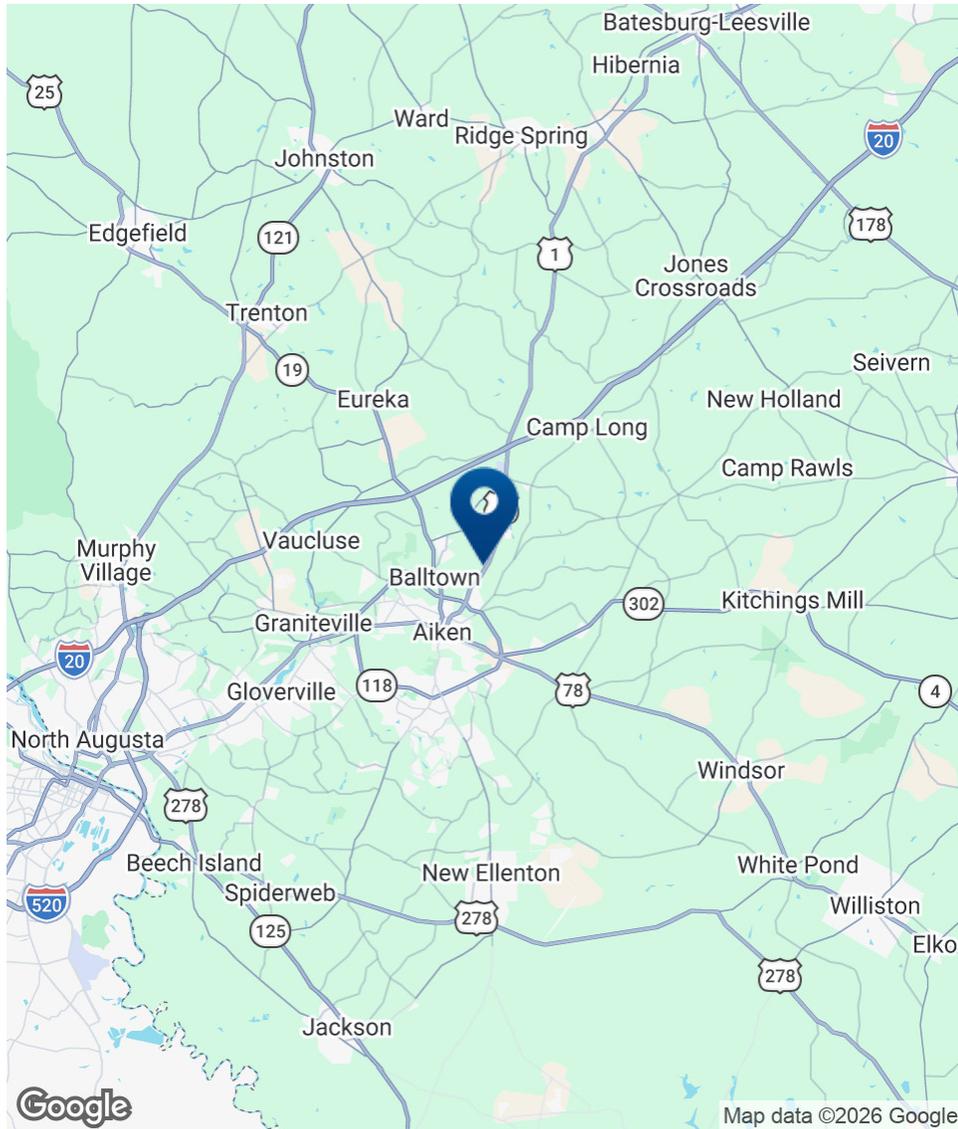
Sale Price:	Subject To Offer
Lot Size:	3.91 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	4,670	12,925	36,717
Total Population	11,922	31,416	87,937
Average HH Income	\$57,391	\$73,481	\$87,612



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# Location Map



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# Additional Photos



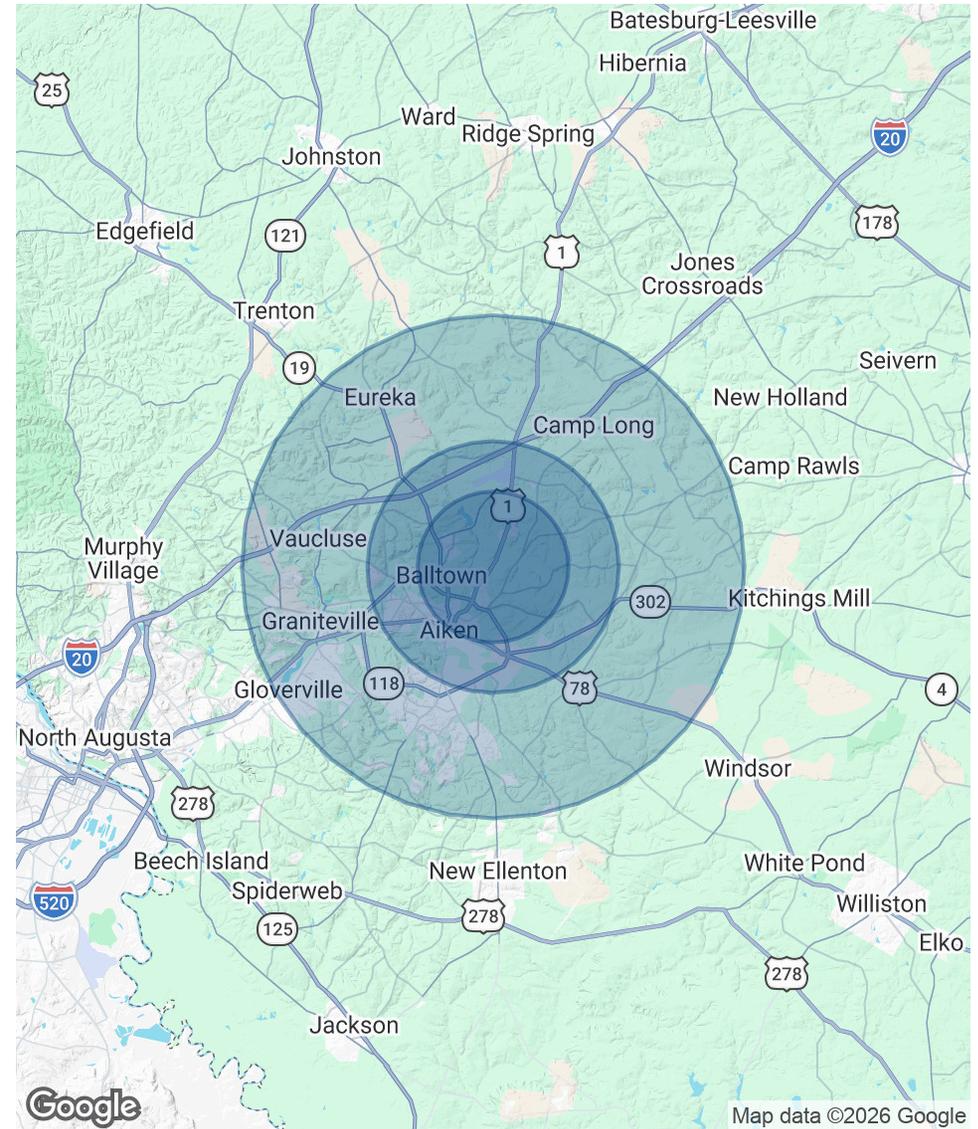
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# Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	11,922	31,416	87,937
Average Age	40	42	43
Average Age (Male)	38	41	42
Average Age (Female)	42	44	45
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,670	12,925	36,717
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$57,391	\$73,481	\$87,612
Average House Value	\$164,154	\$232,600	\$274,321

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  
706.722.8334



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