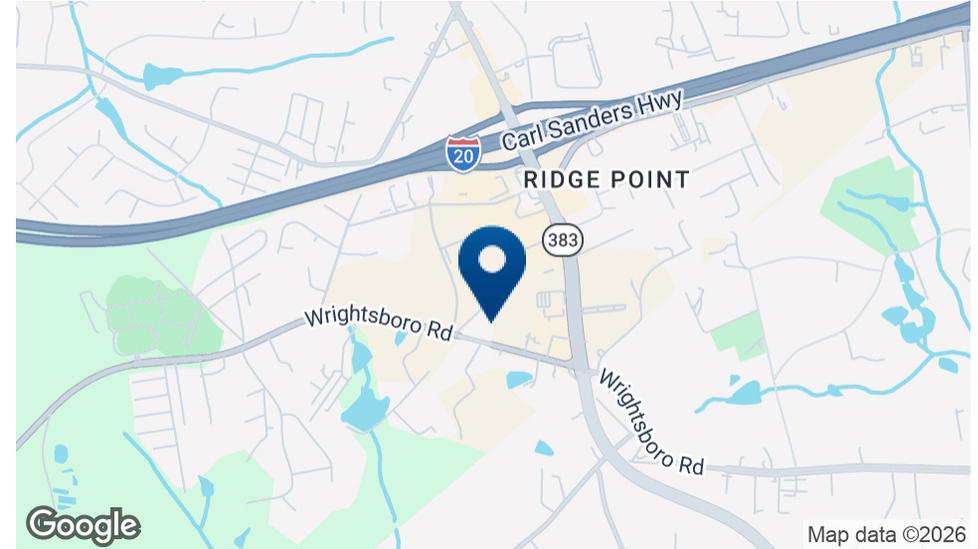




# Property Summary



## PROPERTY DESCRIPTION

This 3.43-acre property is zoned C-2 and located in Grovetown. The site contains no wetlands and is not situated within a flood zone. Access is provided from Wrightsboro Road, with numerous restaurants and commercial amenities nearby. The topography is generally flat, and sewer service is available. These characteristics make the property well suited for commercial development. Site is ideal for a hotel development

## LOCATION DESCRIPTION

The location is a high traffic area just off of Dyess Parkway. Site has easy access to Interstate 20 and Fort Gordon.

## OFFERING SUMMARY

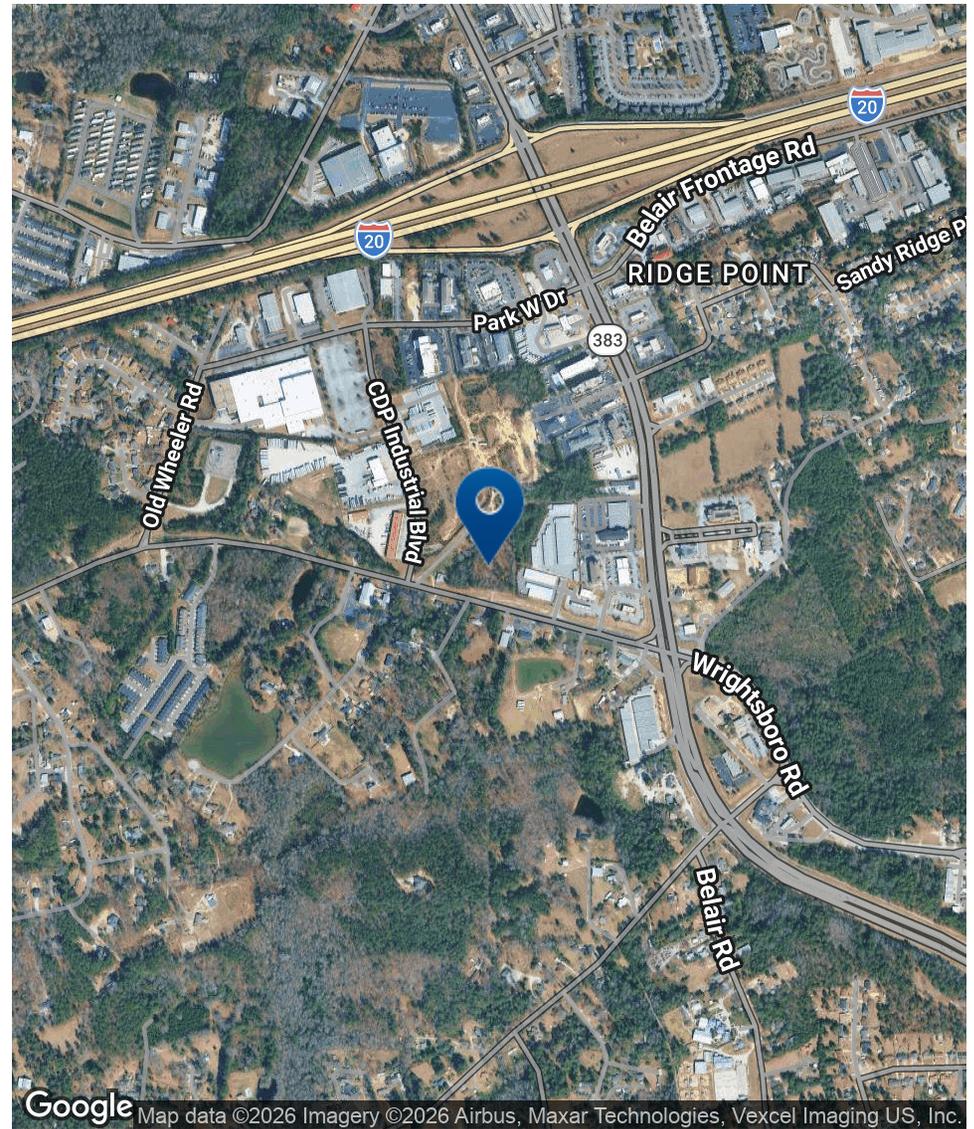
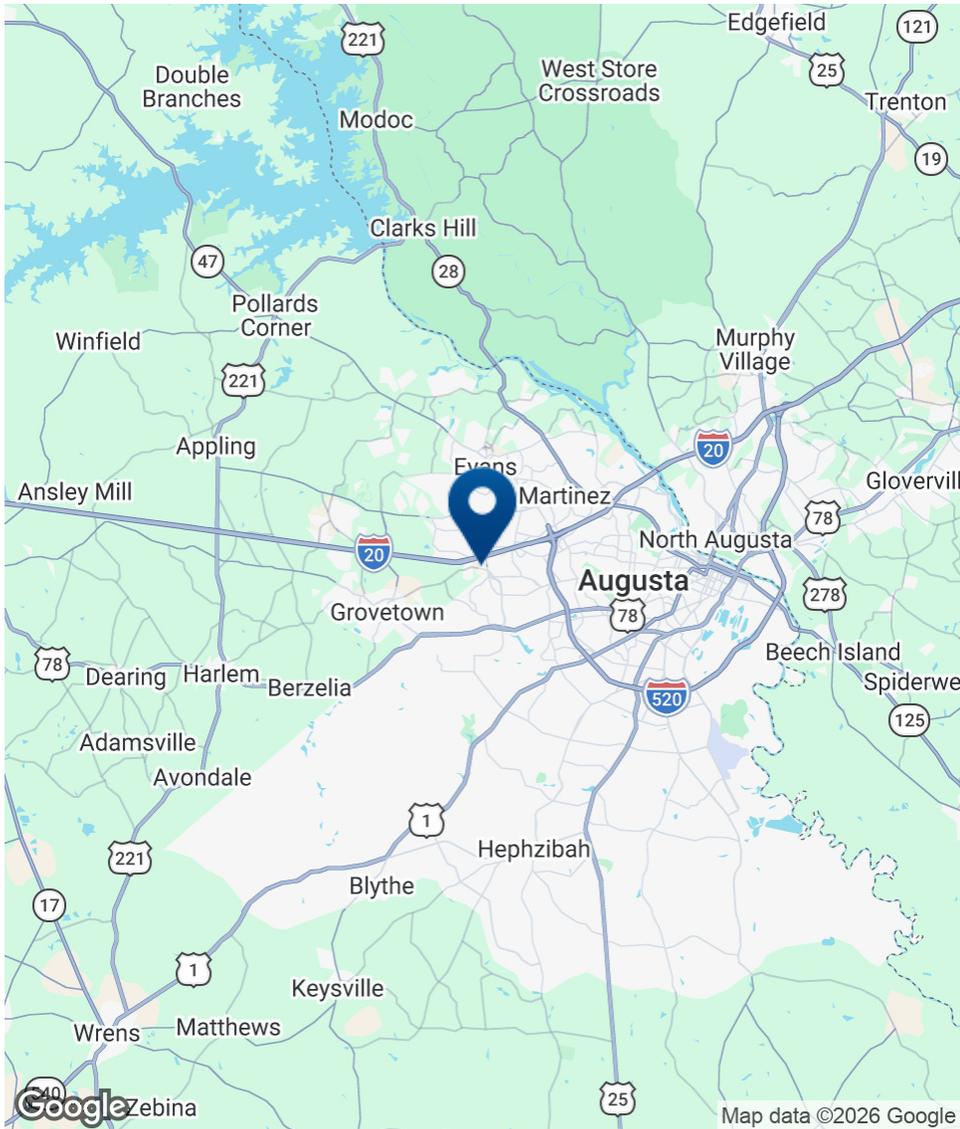
Sale Price:	\$0
Lot Size:	3.43 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,499	18,863	48,048
Total Population	3,555	46,976	126,453
Average HH Income	\$71,430	\$85,842	\$94,985



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# Location Map



**SHERMAN & HEMSTREET**  
Real Estate Company

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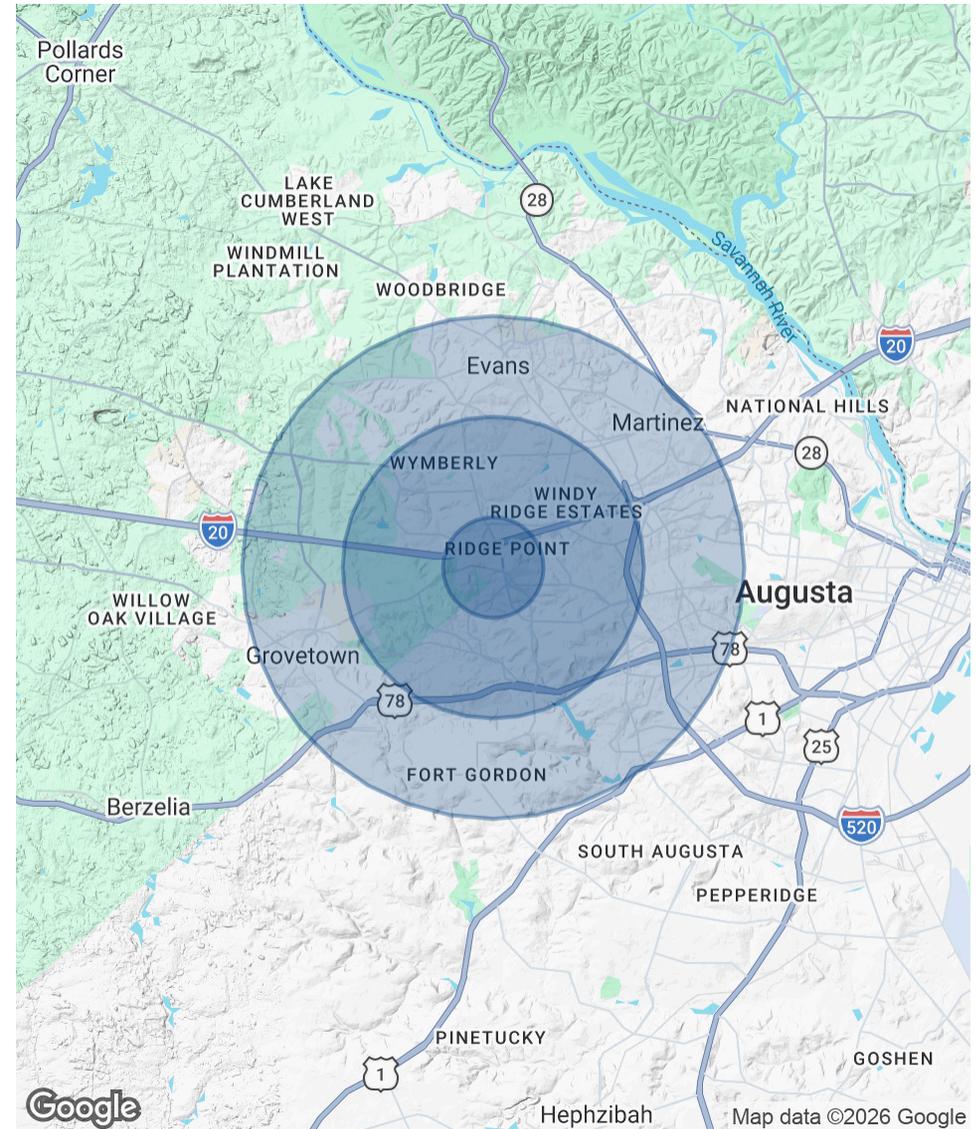
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,555	46,976	126,453
Average Age	39	40	38
Average Age (Male)	38	38	37
Average Age (Female)	40	41	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,499	18,863	48,048
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$71,430	\$85,842	\$94,985
Average House Value	\$189,156	\$227,031	\$256,032

Demographics data derived from AlphaMap



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# Advisor Bio 1



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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

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