



FOR LEASE

# EVANS RETAIL - OFFICE SITE

4752 Washington Rd, Evans, GA 30809

**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

This building can be used as office space or for a retail operation. Site is zoned C-2 which offers a versatile range of business uses. Site provides high visibility and accessibility, ensuring maximum exposure. Site is just over 9 acres. Building needs some work but can easily be put back into service.

## LOCATION DESCRIPTION

Location is deep in Evans off of Washington Road just before the intersection with Halali Farm Rd. Location has over 10,000 cars pass by per day. Demographics for the location are very strong.

## OFFERING SUMMARY

Lease Rate:	\$12.60 SF/yr (NNN)
Available SF:	1,900 SF
Lot Size:	9.04 Acres

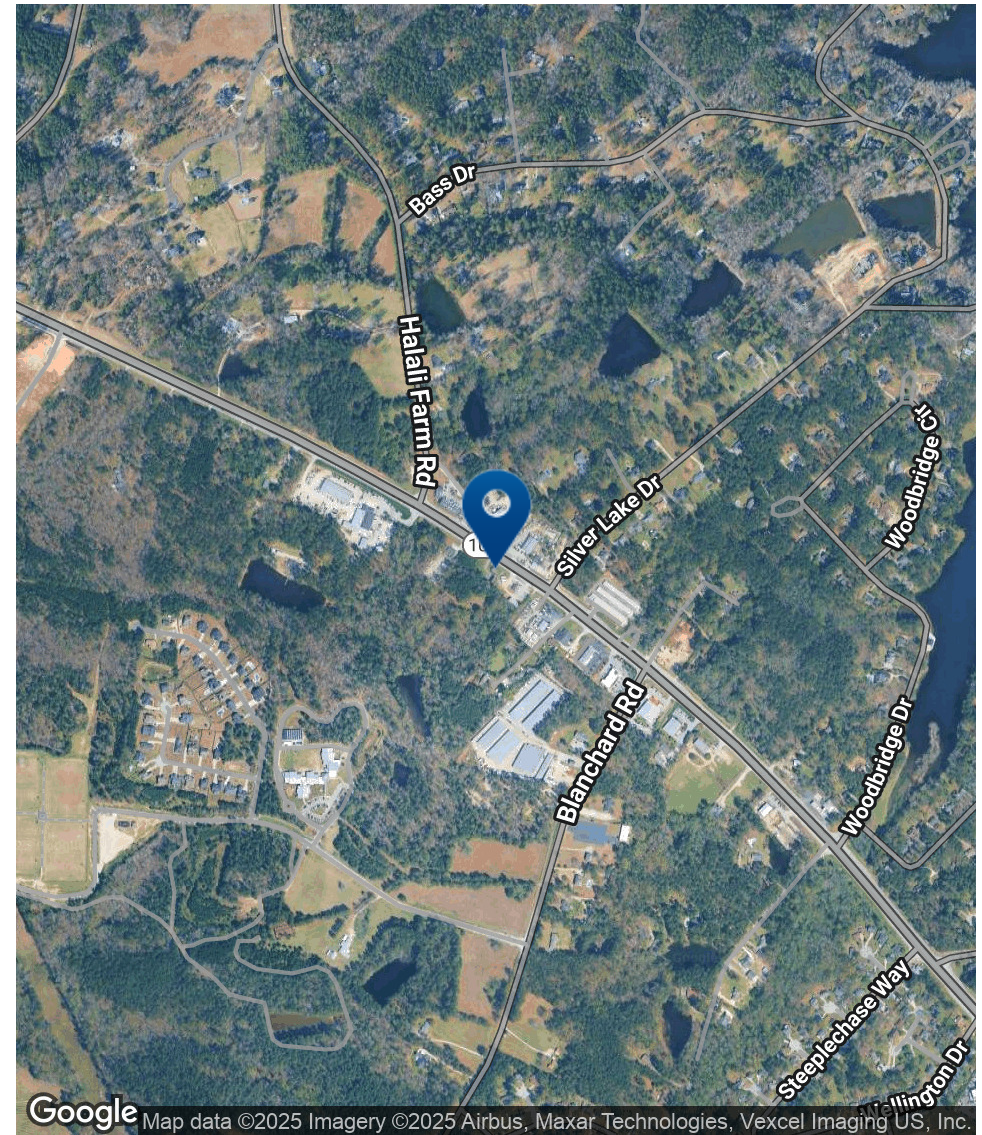
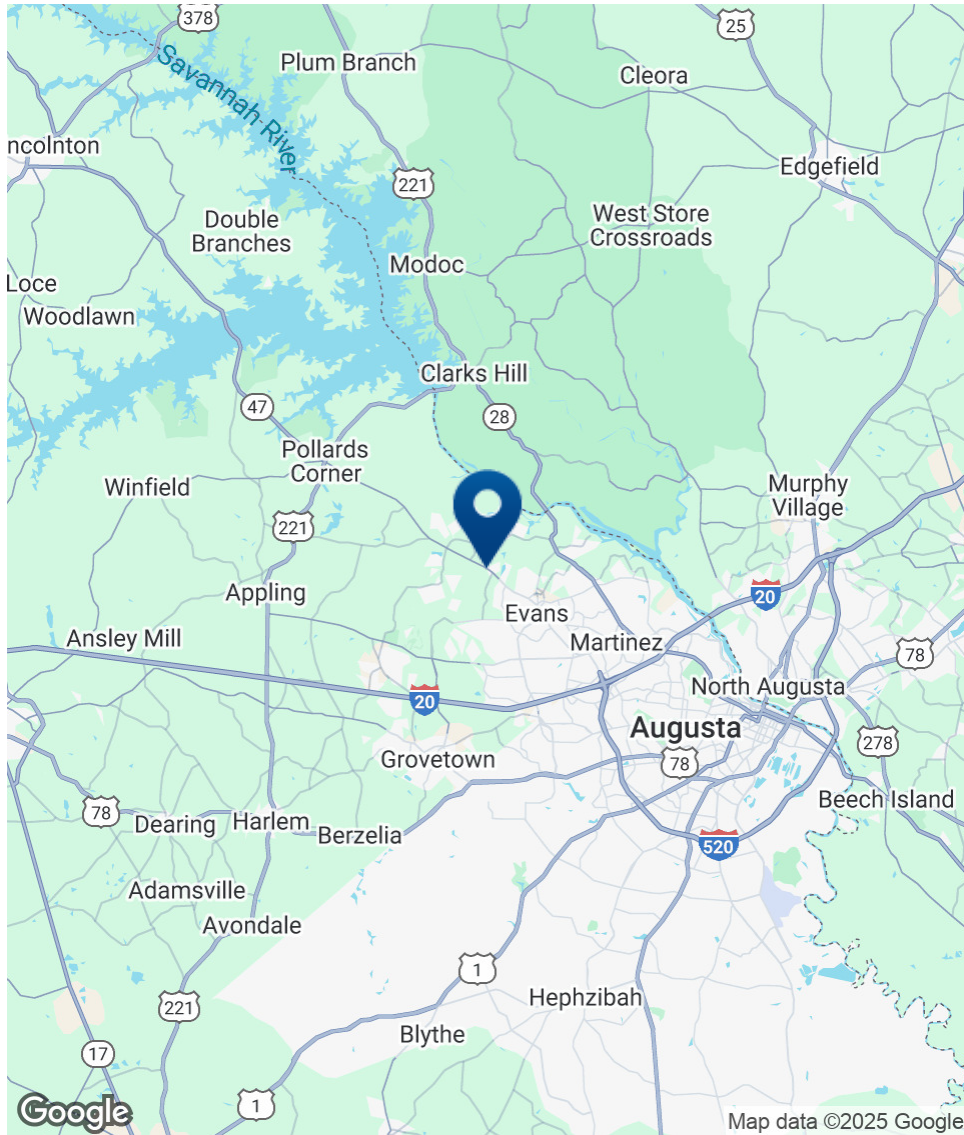
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	894	13,120	30,485
Total Population	2,540	38,568	85,918
Average HH Income	\$135,654	\$149,083	\$135,376



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# Location Map



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# Additional Photos



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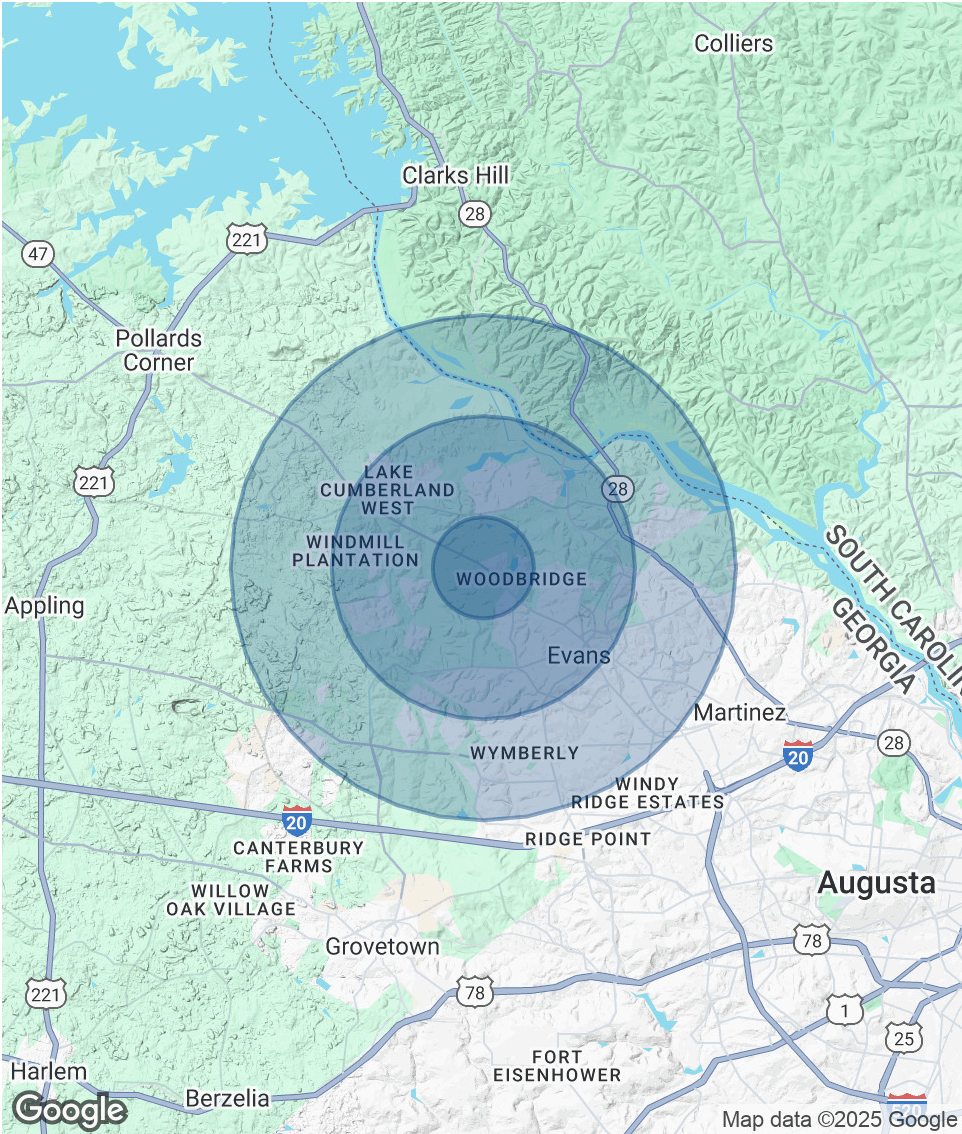


# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,540	38,568	85,918
Average Age	41	39	39
Average Age (Male)	40	38	38
Average Age (Female)	43	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	894	13,120	30,485
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$135,654	\$149,083	\$135,376
Average House Value	\$361,466	\$373,804	\$336,475

Demographics data derived from AlphaMap



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# Advisor Bio 1



**JOE EDGE, SIOR, CCIM**

President & Broker

jedge@shermanandhemstreet.com

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

## 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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