



FOR LEASE

340 EDGEFIELD RD

North Augusta, SC 29841

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

Turn-key fully built out restaurant on one of North Augusta's busiest thoroughfares. Building features 3,700 SF of space which recently renovated dining room, fully built out kitchen, vent hood system and drive thru. Site has excellent parking and a traffic count of over 20,000 cars per day.

LOCATION DESCRIPTION

Location is central to North Augusta and less than 1/2 mile from new Hobby Lobby store. Site is between Martintown Rd and Palmetto Parkway interchange.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	0.57 Acres
Building Size:	3,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,335	13,984	28,277
Total Population	5,729	34,032	66,364
Average HH Income	\$73,216	\$92,143	\$84,249



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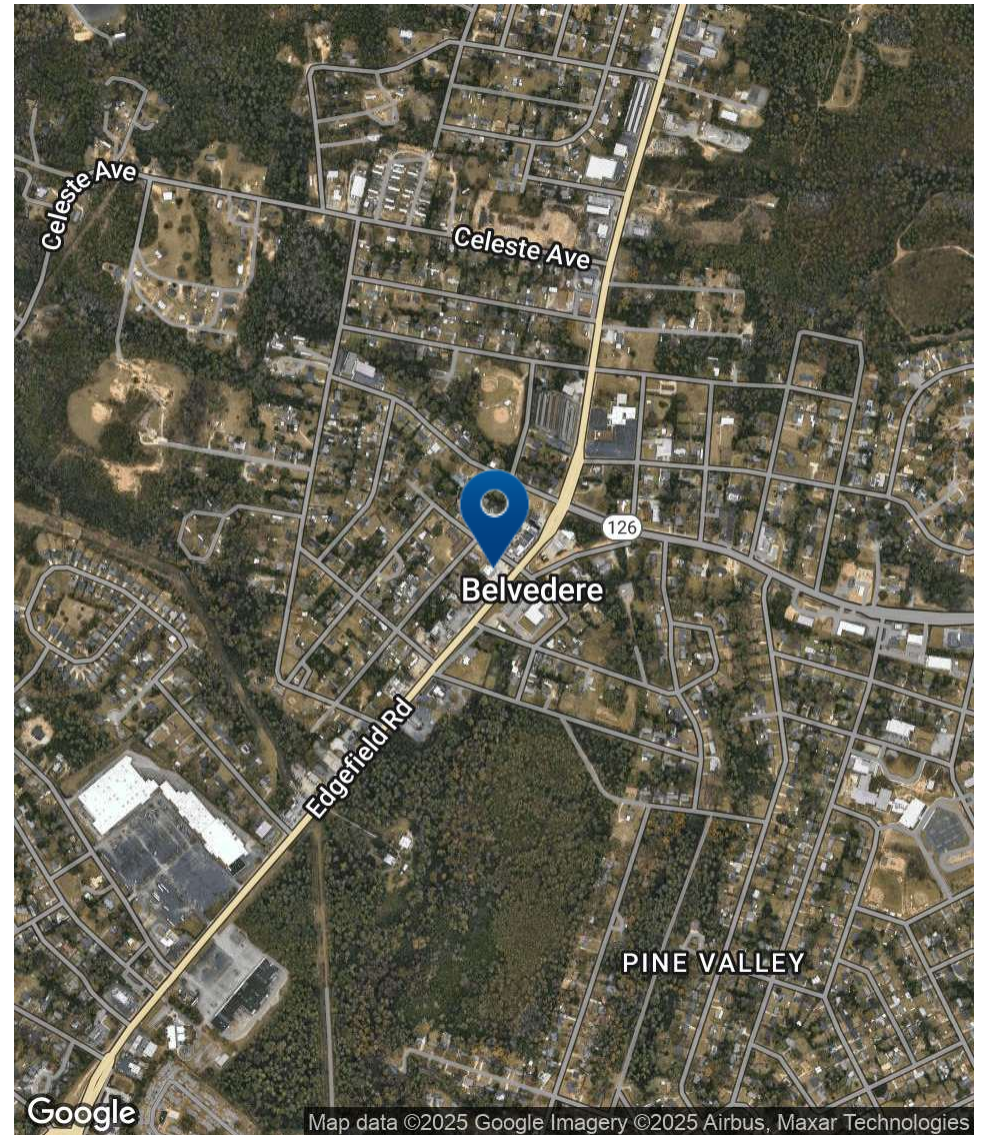
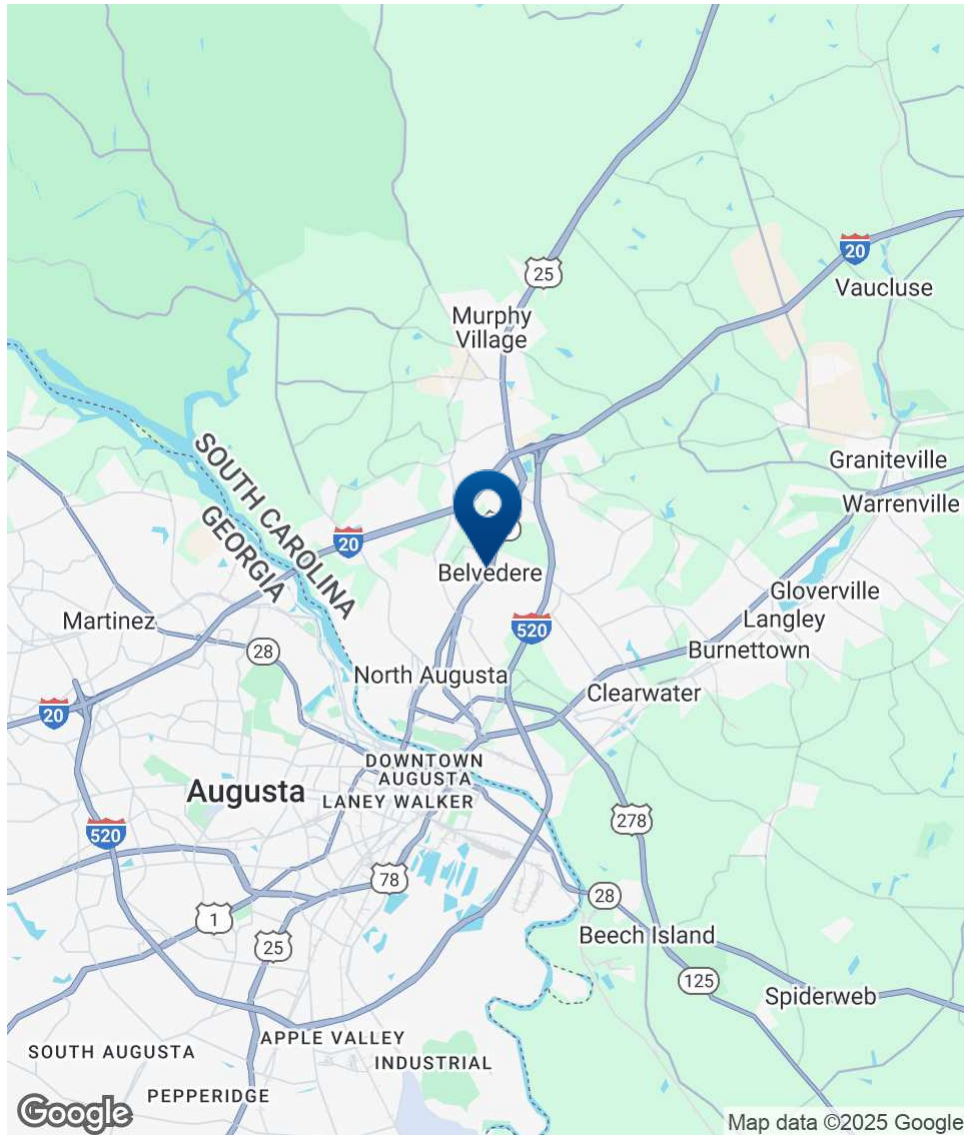
Retailer Map



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Location Map



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Additional Photos



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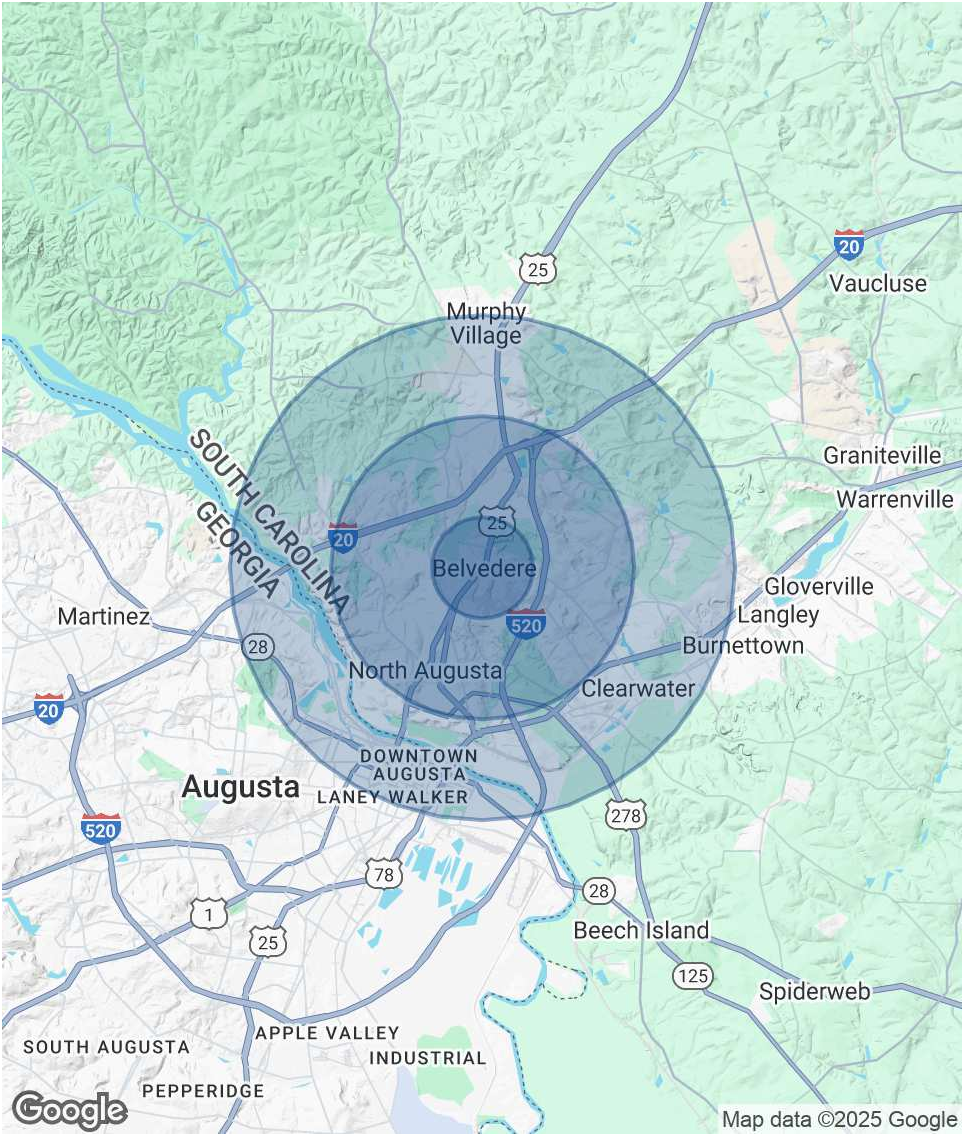
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,729	34,032	66,364
Average Age	39	42	41
Average Age (Male)	38	40	40
Average Age (Female)	41	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,335	13,984	28,277
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$73,216	\$92,143	\$84,249
Average House Value	\$181,406	\$239,856	\$236,818

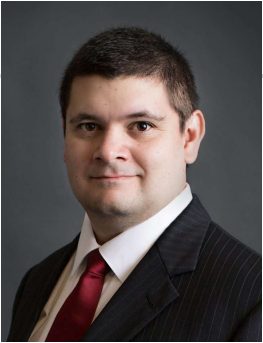
Demographics data derived from AlphaMap



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Advisor Bio 1



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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

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