



FOR SALE

# COMMERCIAL LAND SITE

0 HWY 17, Royston, GA 30662

# Property Summary



## PROPERTY DESCRIPTION

Site is just over a half acre and was previously used by a propane company. Property is being sold "as is". Site has 350 feet of road frontage and an existing curb cut.

## LOCATION DESCRIPTION

Site is located on Highway 17 just north of Royston. Property is situated half way between Royston and Canon GA.

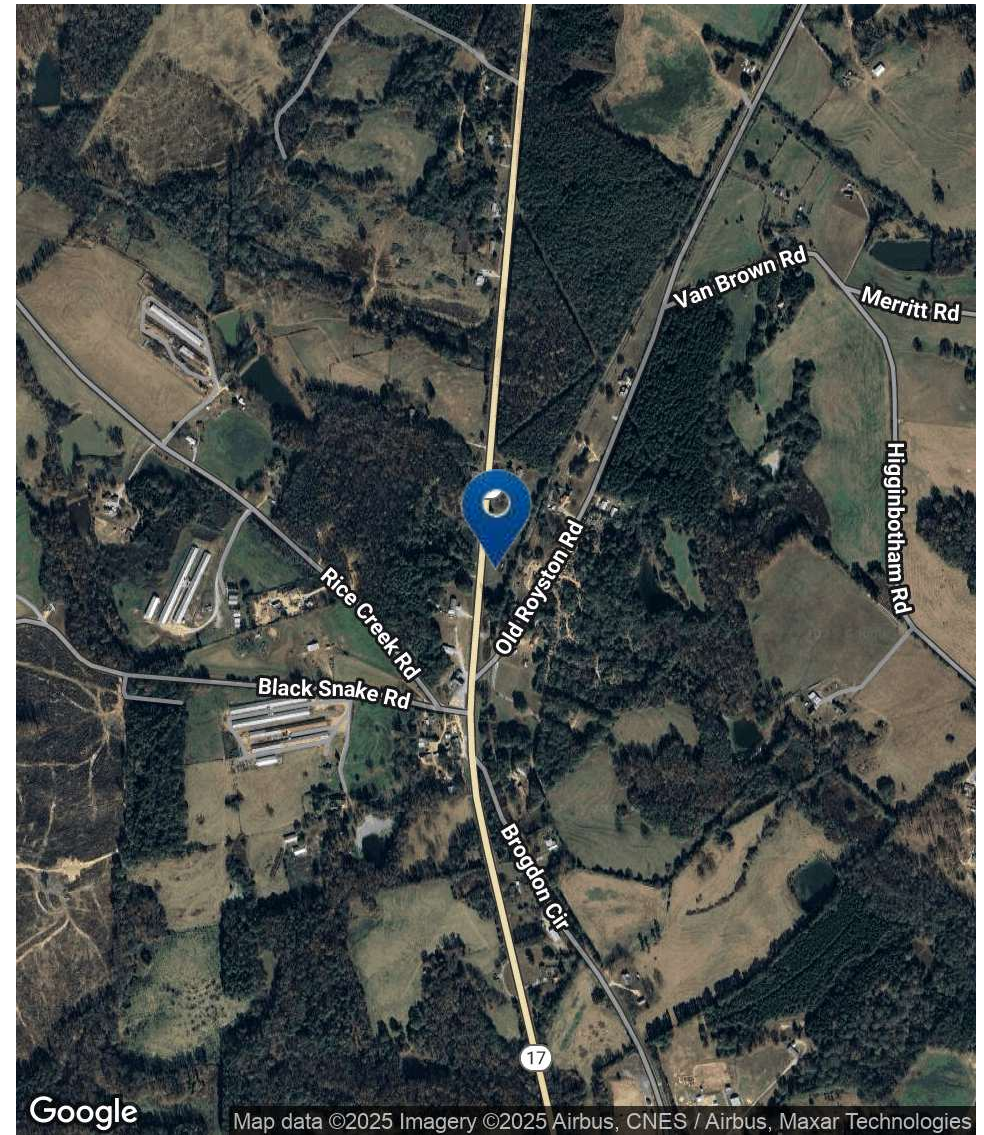
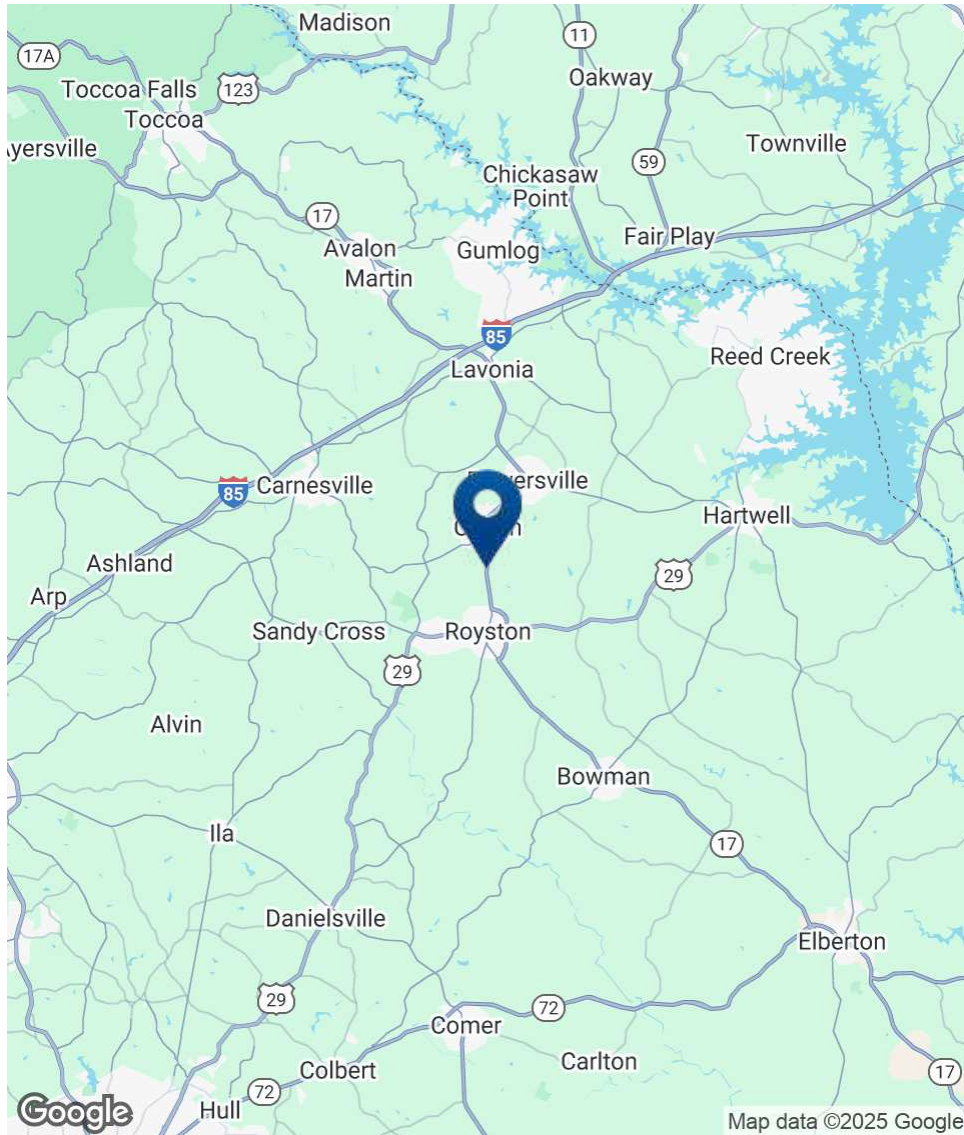
## OFFERING SUMMARY

Sale Price:	\$20,000
Lot Size:	0.54 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,879	3,835	11,243
Total Population	4,632	10,105	29,461
Average HH Income	\$66,681	\$75,232	\$77,156



# Location Map



**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**  
President & Broker  
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706.288.1077



# Additional Photos



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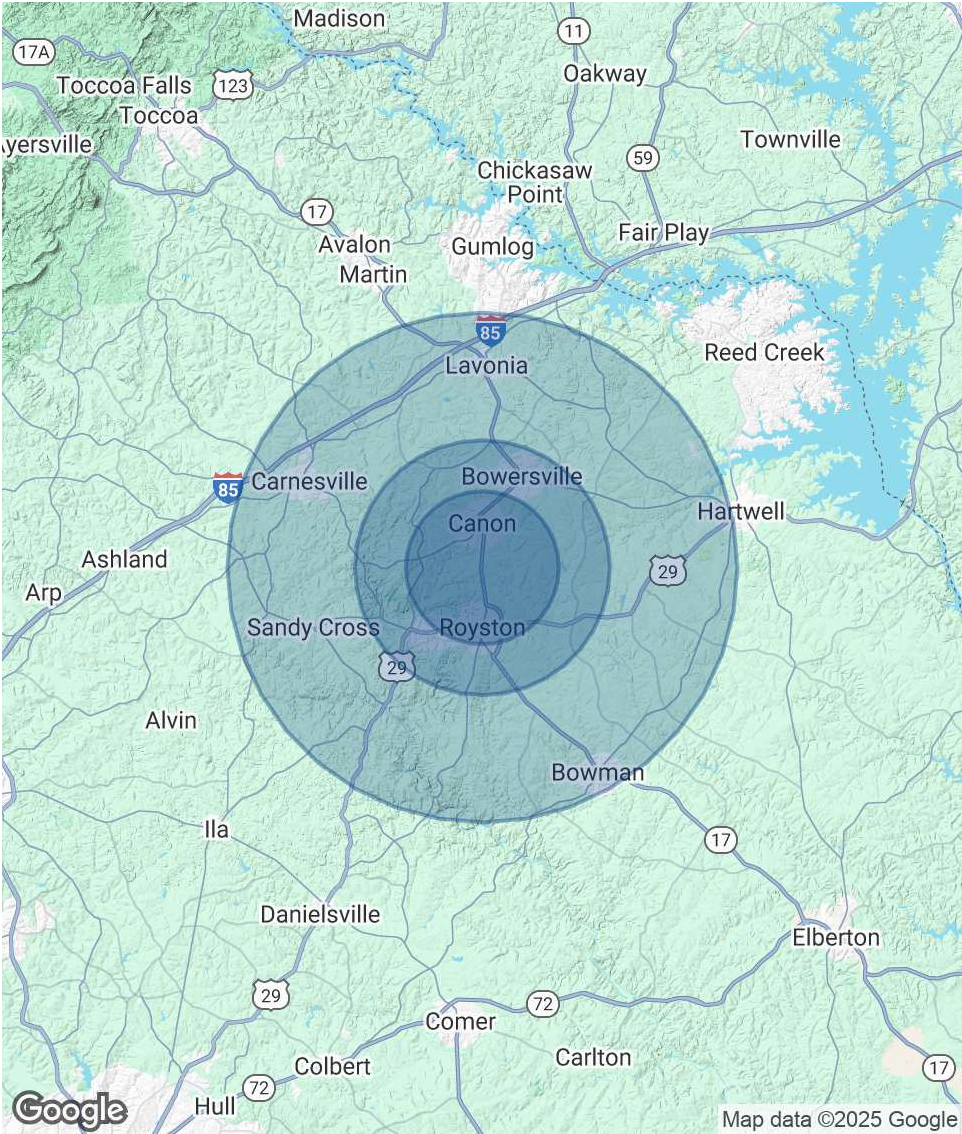


# Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,632	10,105	29,461
Average Age	41	40	41
Average Age (Male)	40	39	40
Average Age (Female)	43	42	42

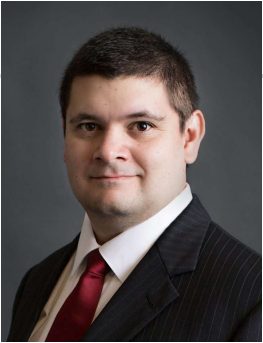
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,879	3,835	11,243
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$66,681	\$75,232	\$77,156
Average House Value	\$232,637	\$210,544	\$224,534

Demographics data derived from AlphaMap



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# Advisor Bio 1



**JOE EDGE, SIOR, CCIM**

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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](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

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