



FOR SALE

INCOME PRODUCING
MEDICAL OFFICE IN
COLUMBIA COUNTY

442 Park West Drive, Grovetown, GA 30813

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

JODI LYLES
Sales Administrator
creads@shermanandhemstreet.com
706.288.1067

Property Summary



PROPERTY DESCRIPTION

Great income producing property with limited landlord responsibilities. New Tenant as of 6/1/2024 is an excellent credit Pharmaceutical Laboratory. Lease is 5 years with three 5 year options to renew with increases. Landlord pays property taxes/insurance and is responsible for the roof. Tenant is making improvements to the property as part of their tenancy. Roof is new and interior is being renovated by tenant. The building was previously used as a dialysis center. The layout includes a large open room with offices around the exterior walls.

LOCATION DESCRIPTION

Site is located just off of I-20 at the Belair Road exit. Fort Eisenhower is minutes away via Jimmie Dyess Parkway which connects directly to Park West Dr. Property is surrounded by retailers to include Cracker Barrel, McDonald's, Pilot Travel Center, multiple hotels, and several light industrial users. Area has high traffic counts and excellent demographics.

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OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	0.46 Acres
NOI:	\$48,887.00
Cap Rate:	5.75%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,870	17,074	41,918
Total Population	5,866	47,144	117,636
Average HH Income	\$78,537	\$91,333	\$96,694

Income & Expenses

INCOME SUMMARY

GROSS INCOME	\$60,000
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EXPENSES SUMMARY

Property Taxes	\$5,313
Insurance	\$4,600
HVAC/Roof Reserve	\$1,200
OPERATING EXPENSES	\$11,113

NET OPERATING INCOME	\$48,887
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Additional Photos



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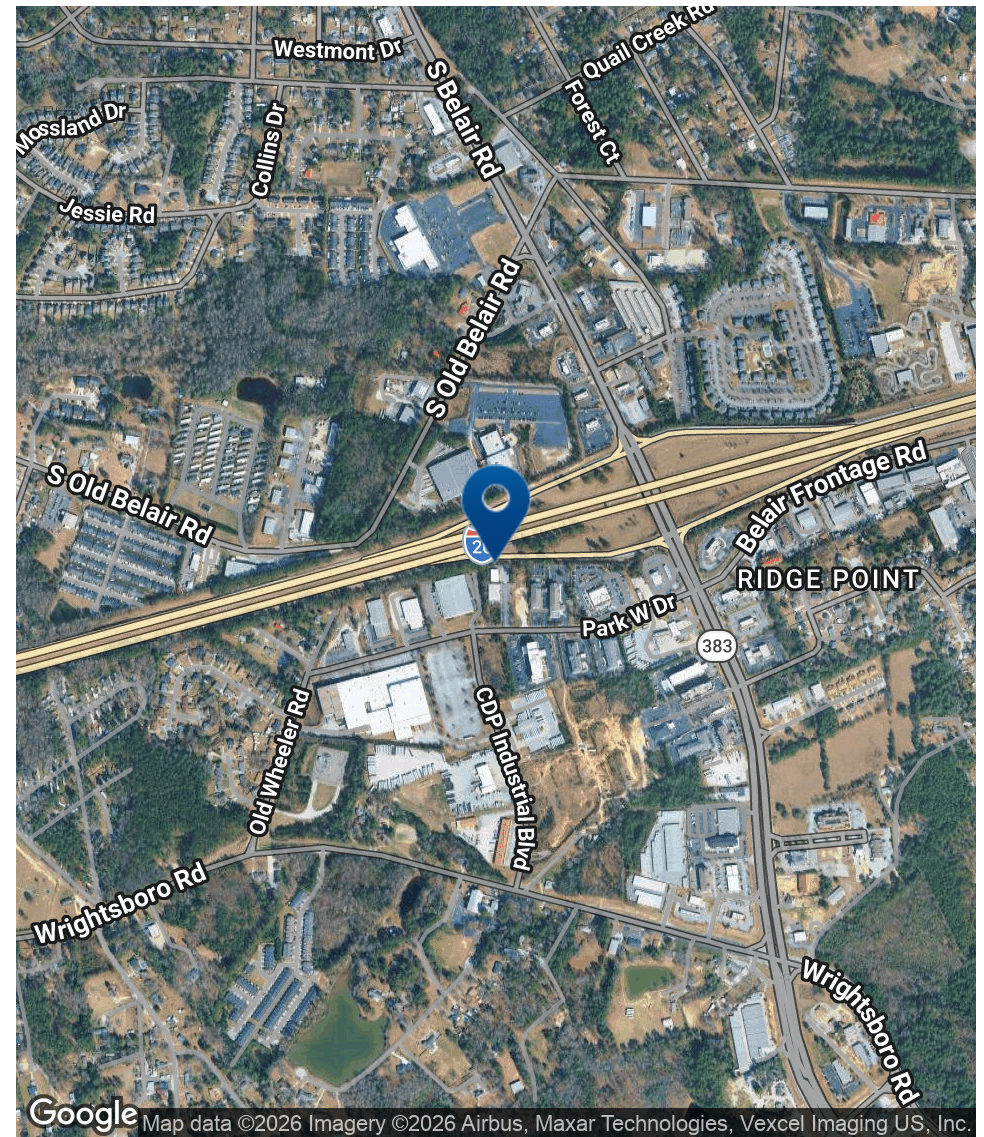
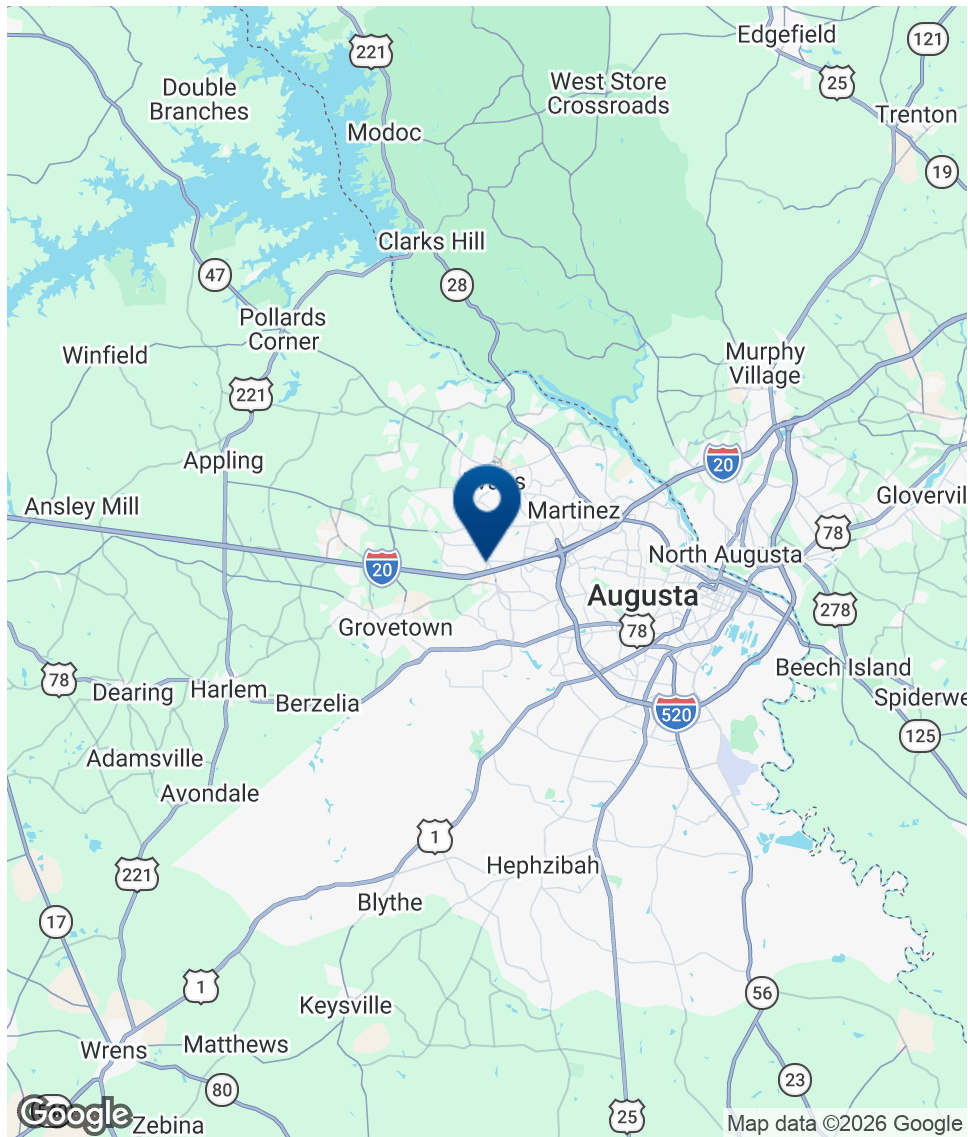
Additional Photos



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Location Map



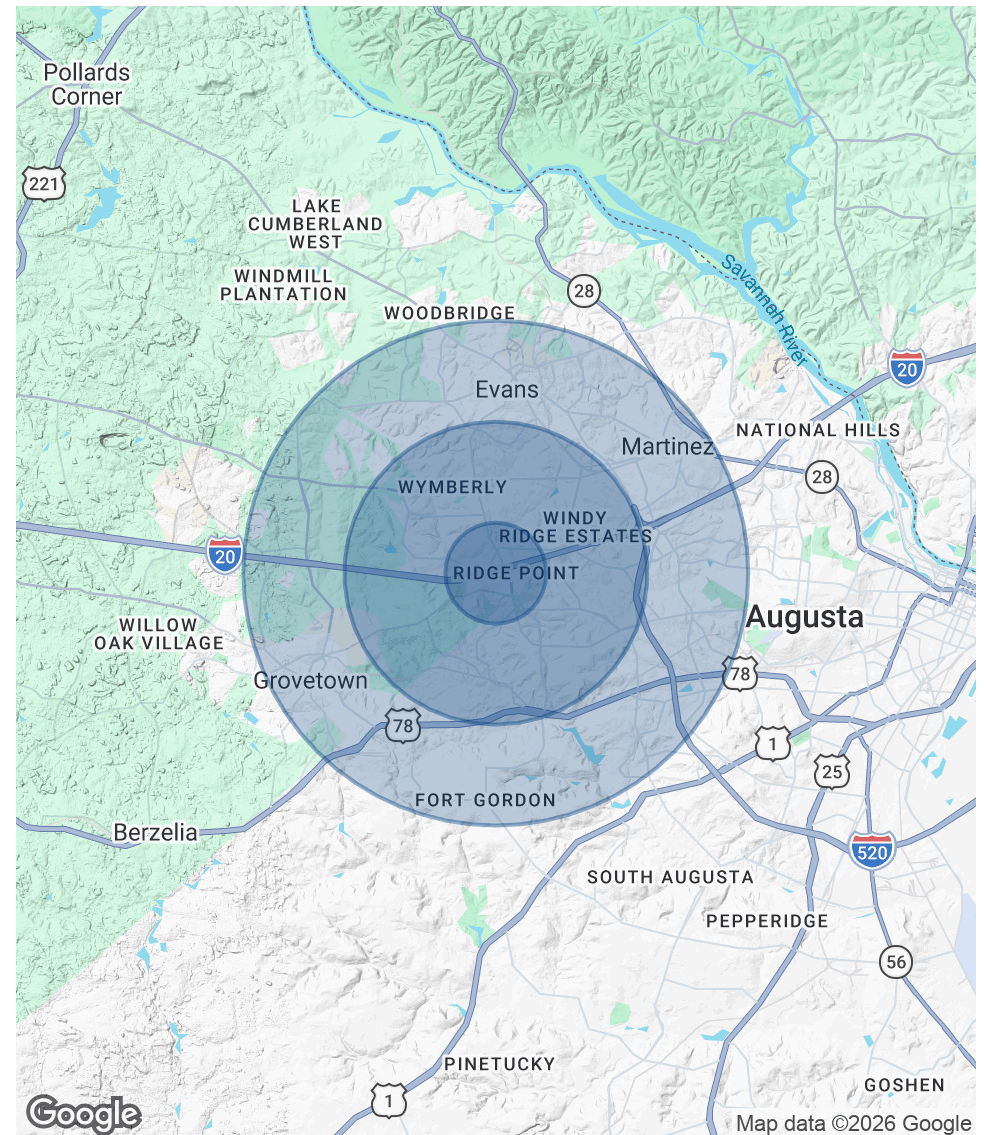
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,866	47,144	117,636
Average Age	37.2	39.0	38.0
Average Age (Male)	33.8	36.9	36.2
Average Age (Female)	44.5	41.5	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,870	17,074	41,918
# of Persons per HH	3.1	2.8	2.8
Average HH Income	\$78,537	\$91,333	\$96,694
Average House Value	\$175,120	\$230,685	\$255,072
RACE	1 MILE	3 MILES	5 MILES
% White	70.0%	60.5%	58.2%
% Black	14.3%	26.6%	27.6%
% Asian	1.2%	3.4%	3.8%
% Hawaiian	0.0%	0.0%	0.2%
% American Indian	0.2%	0.2%	0.3%
% Other	2.7%	3.1%	2.7%

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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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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