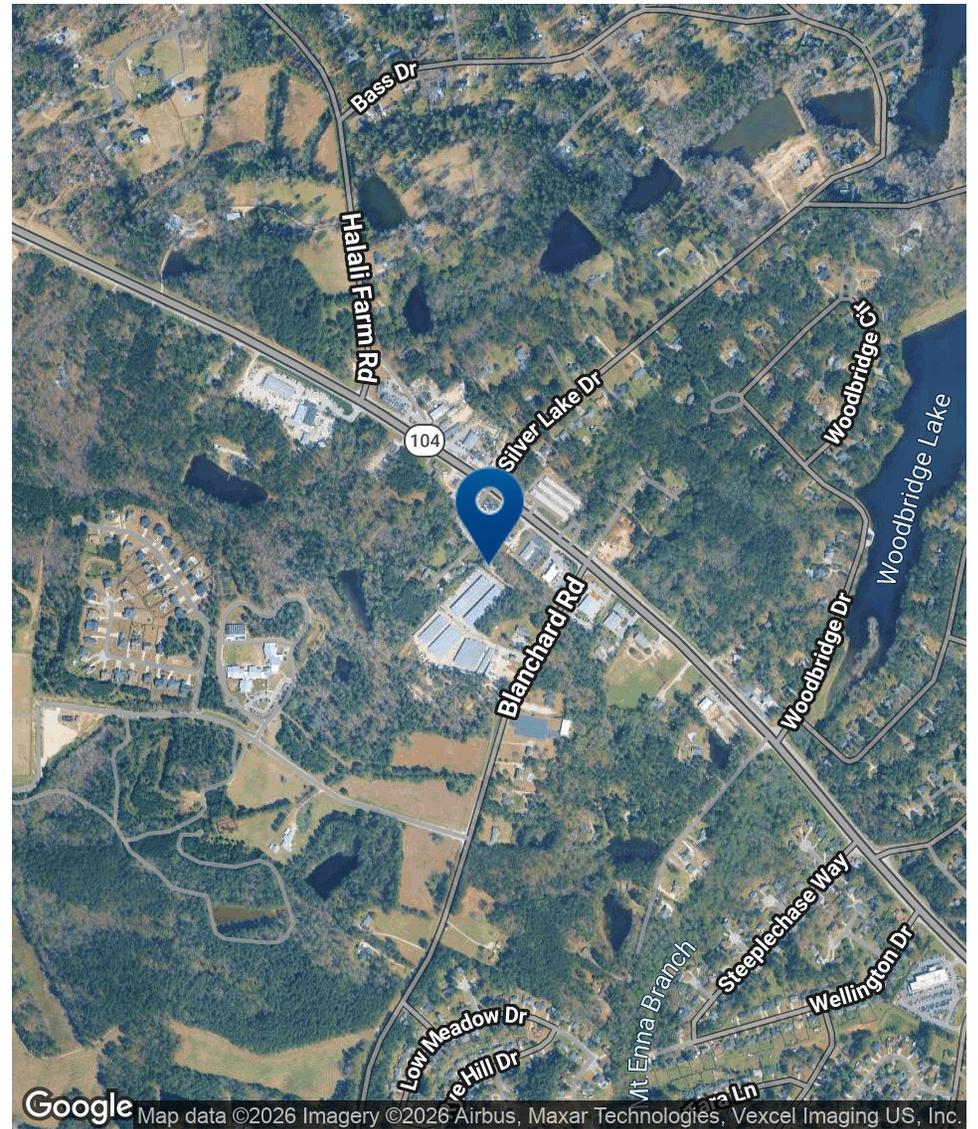
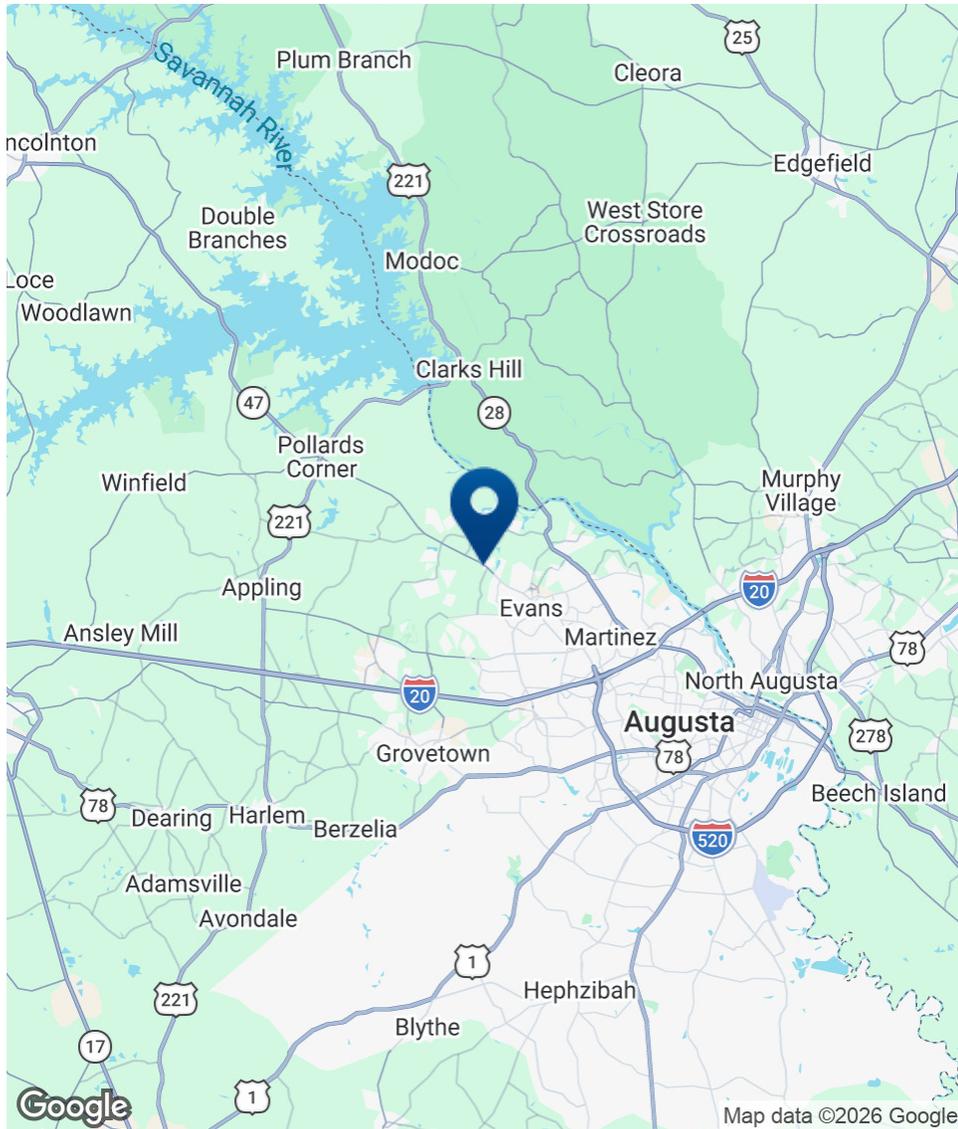


FOR SALE

BLANCHARD RD @ WASHINGTON RD

868 Blanchard Road, Evans, GA 30809

Location Map



SHERMAN & HEMSTREET
Real Estate Company

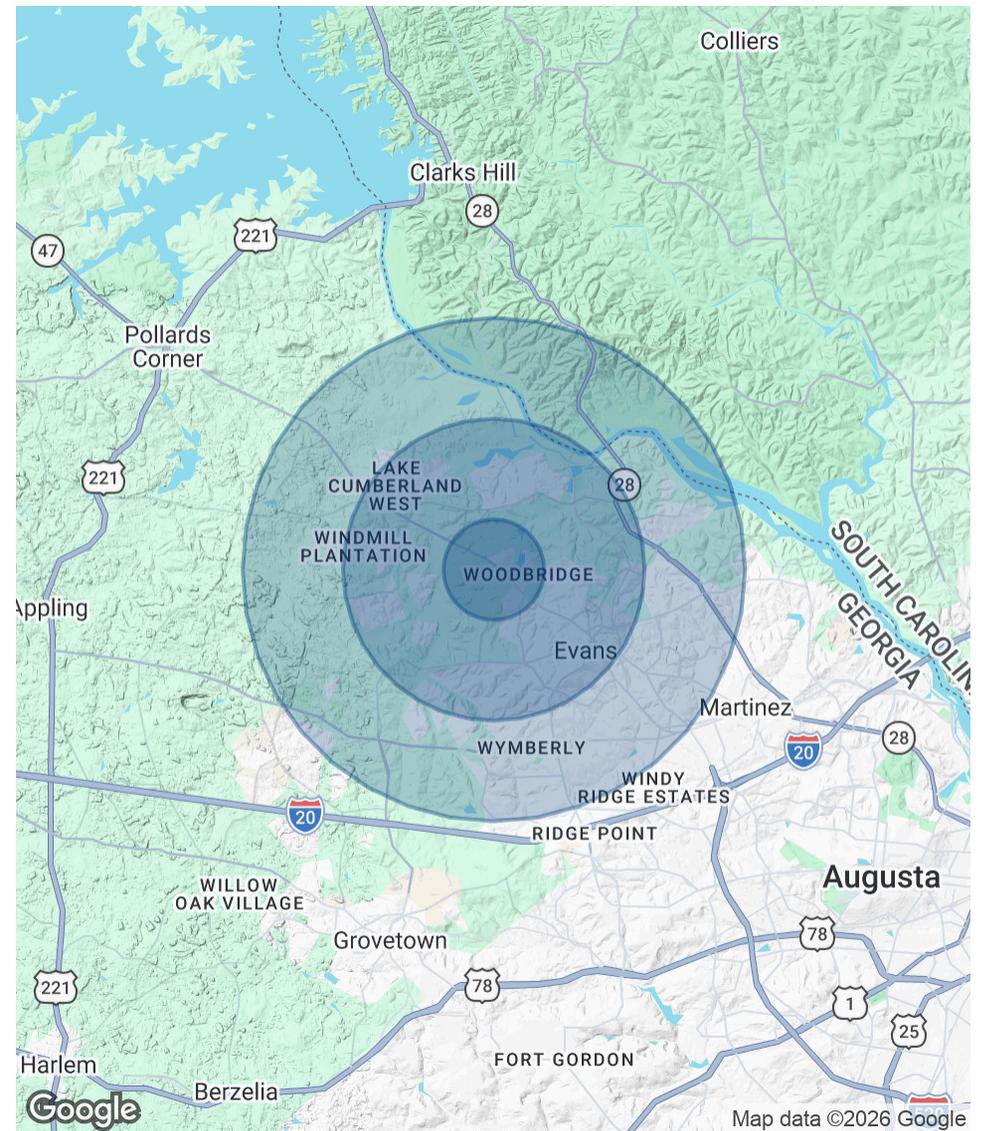
JOE EDGE, SIOR, CCIM
President & Broker
jedge@shermanandhemstreet.com
706.288.1077

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,737	39,895	85,918
Average Age	41	40	39
Average Age (Male)	40	39	38
Average Age (Female)	43	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	964	13,636	30,485
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$132,602	\$148,294	\$135,376
Average House Value	\$351,967	\$371,435	\$336,475

Demographics data derived from AlphaMap



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 President & Broker
 jedge@shermanandhemstreet.com
 706.288.1077

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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