



FOR SALE

PRICE REDUCED - MEDICAL
OFFICE

321 Bacon St, Edgefield, SC 29824

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

PRICE REDUCED - Listed below appraised value. Medical office investment property has 5 years left on renewal term. Initial five year lease was recently renewed for an additional 5 years with 3% annual bumps in base rental rate. Space is built out as an optometrists office with a retail component. Tenant is Elevate Eye Care which operates which has many locations across 8 states. Building is a 2,035 SF brick construction that was updated in 2021 by current tenant.

Space is well-configured, making it ideal for owner-users or investors seeking steady income. Building has 10 parking spaces and is ADA compliant. The property features a welcoming reception area, comfortable waiting room, two exam rooms, a dedicated lab, private office, pantry/dispensary space, and a private corridor that enhances flow and privacy—all tailored for medical or professional use.

LOCATION DESCRIPTION

This property sits in the heart of historic Edgefield, South Carolina, just steps from the town square's restaurants, shops, and civic offices. It offers convenient access to U.S. Highway 25, the main corridor connecting Edgefield to Augusta and Greenwood, ensuring steady local and regional traffic. With its central location near government offices and a growing residential base, the site is well positioned for a range of commercial or professional uses.

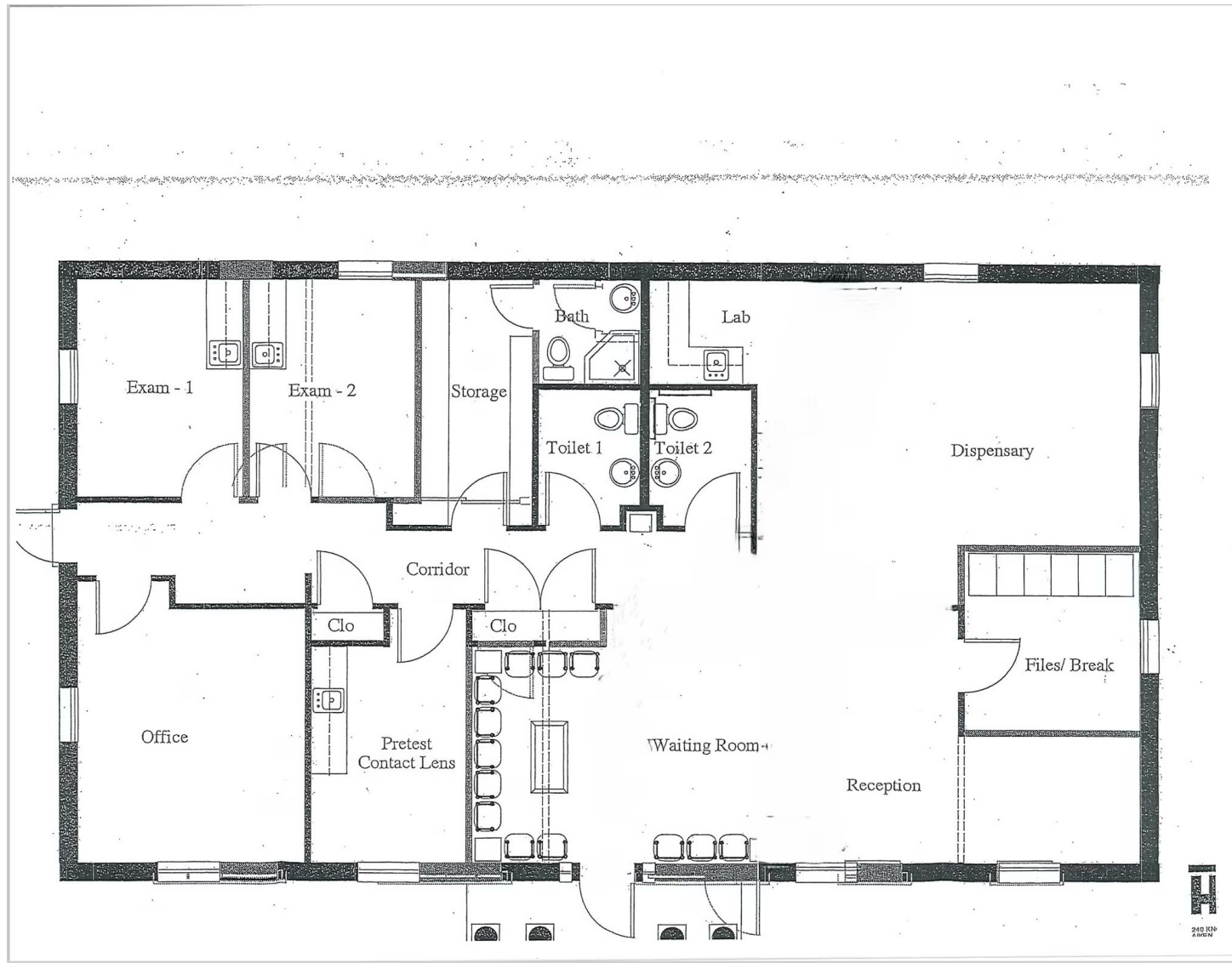
OFFERING SUMMARY

Sale Price:	\$249,000
Lot Size:	0.18 Acres
Building Size:	2,031 SF
NOI:	\$14,729.00



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FLOORPLAN



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Income & Expenses

INCOME SUMMARY

GROSS INCOME	\$20,776
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EXPENSES SUMMARY

Property Taxes	\$3,897
Insurance	\$1,650
R&M - Misc	\$500
OPERATING EXPENSES	\$6,047

NET OPERATING INCOME	\$14,729
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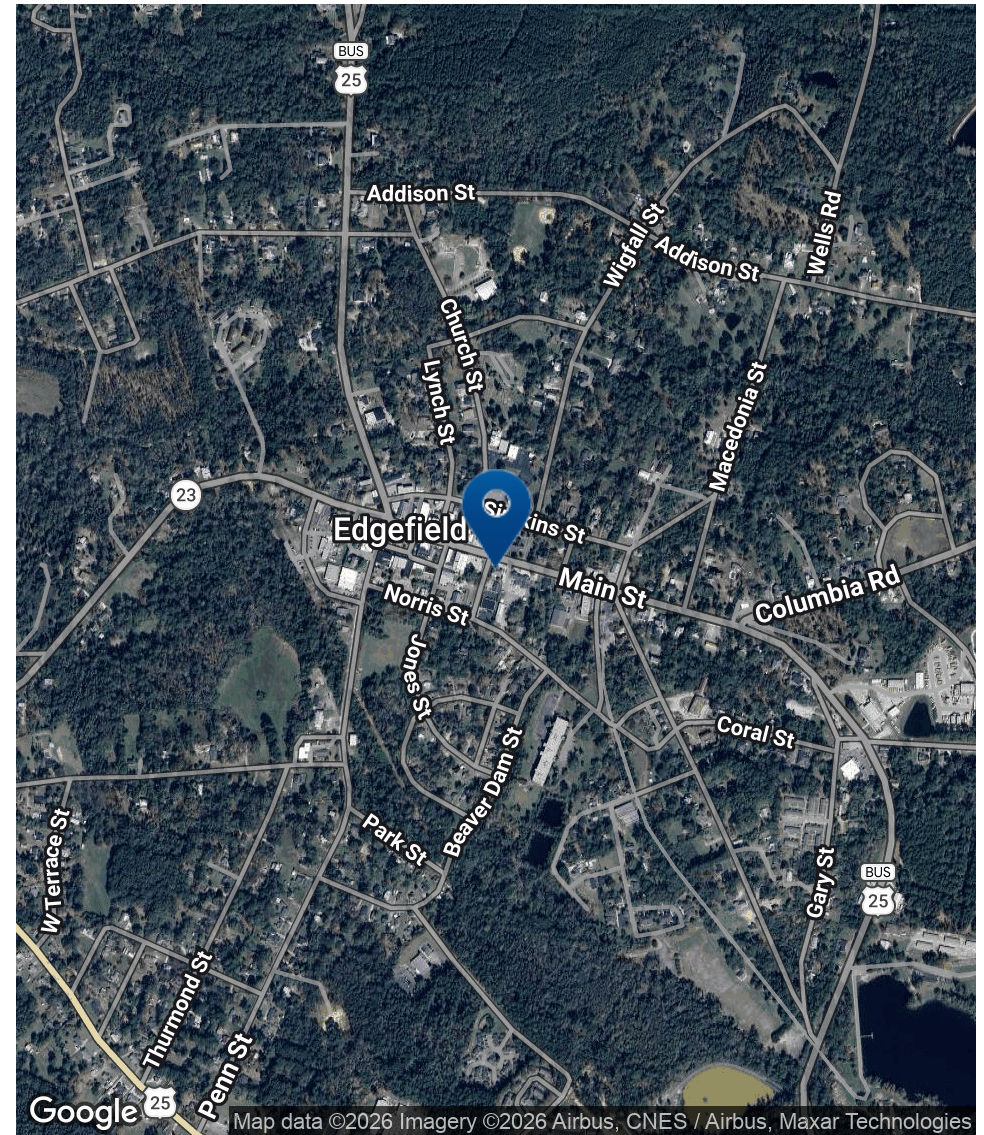
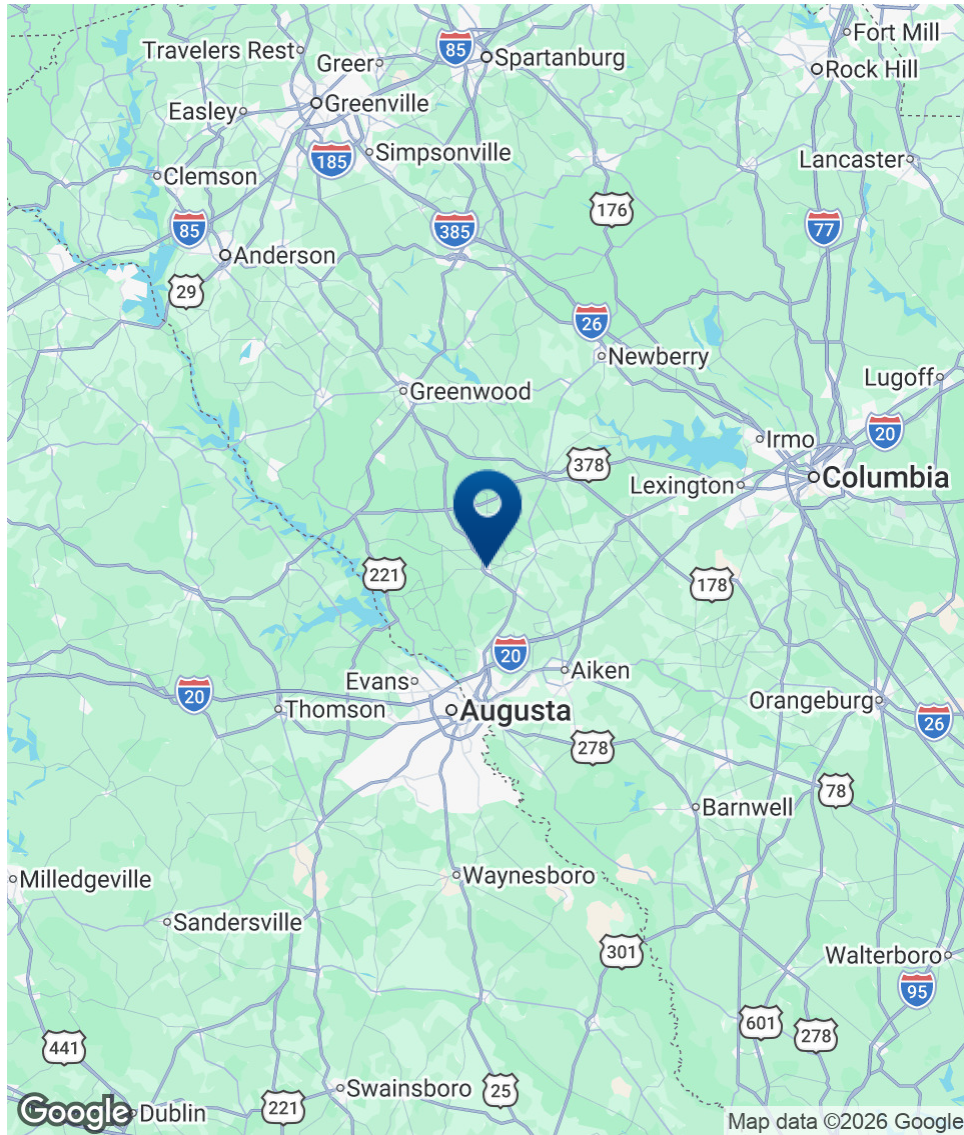
Additional Photos



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Location Map



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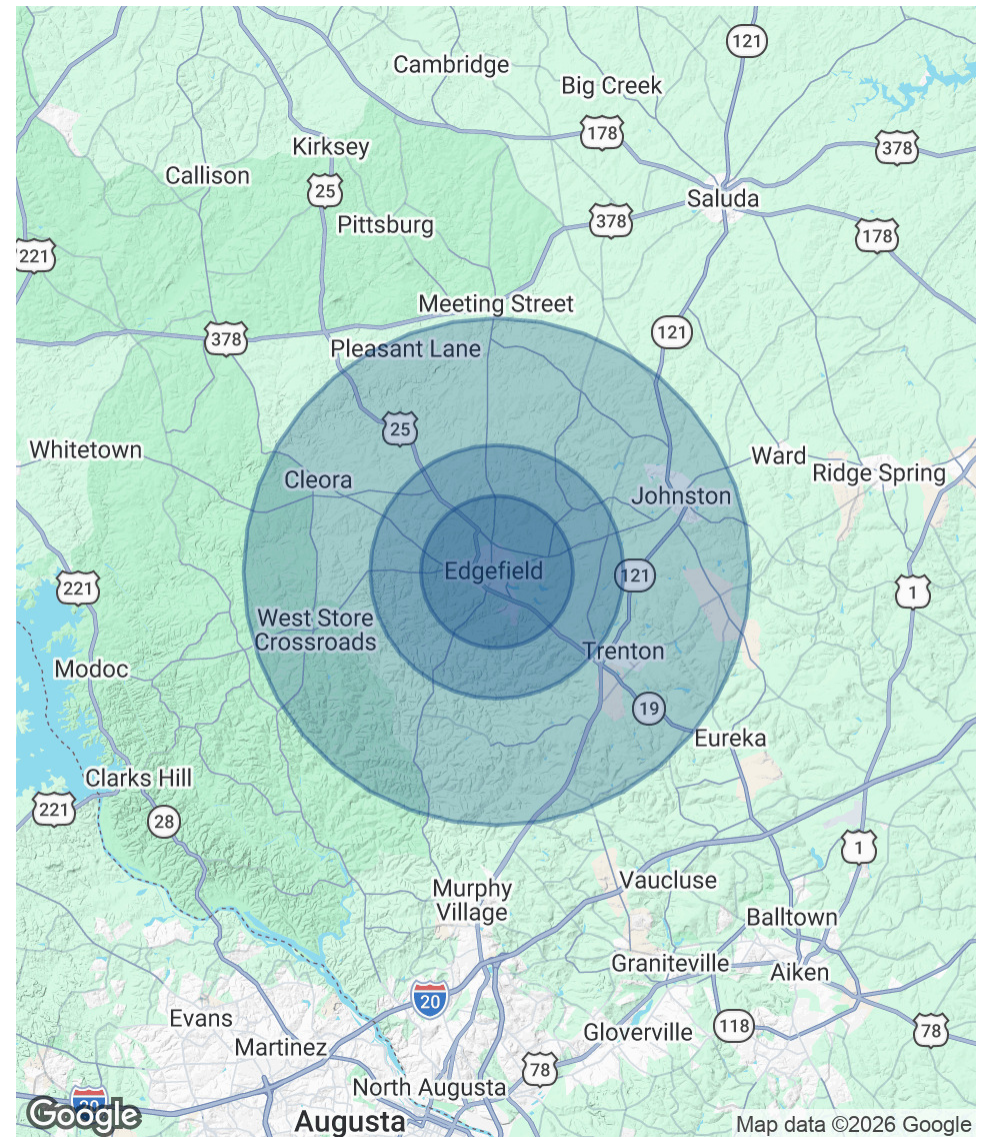
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Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,217	6,528	16,706
Average Age	44	44	44
Average Age (Male)	43	43	43
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,599	2,134	6,262
# of Persons per HH	3.3	3.1	2.7
Average HH Income	\$80,792	\$80,382	\$81,086
Average House Value	\$192,110	\$197,698	\$217,914

Demographics data derived from AlphaMap



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Advisor Bio 1



JOE EDGE, SIOR, CCIM

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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
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706.722.8334



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