



FOR SALE

PARK WEST  
DRIVE OFFICE

442 Park West Drive, Grovetown, GA 30813

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**

President & Broker

[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)

706.288.1077

# Property Summary



## PROPERTY DESCRIPTION

Brand new 5 year lease with three 5 year options to renew! Great income producing property with limited landlord responsibilities. New Tenant is an excellent credit Pharmaceutical Laboratory. 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.

## 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	2,171	20,232	50,362
Total Population	5,589	47,755	116,795
Average HH Income	\$51,767	\$63,261	\$67,074



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# Financial Summary

## INVESTMENT OVERVIEW

Price	\$850,000
Price per SF	\$211
CAP Rate	5.75%

## OPERATING DATA

Gross Income	\$60,000
Operating Expenses	\$11,113
Net Operating Income	\$48,887



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# Additional Photos



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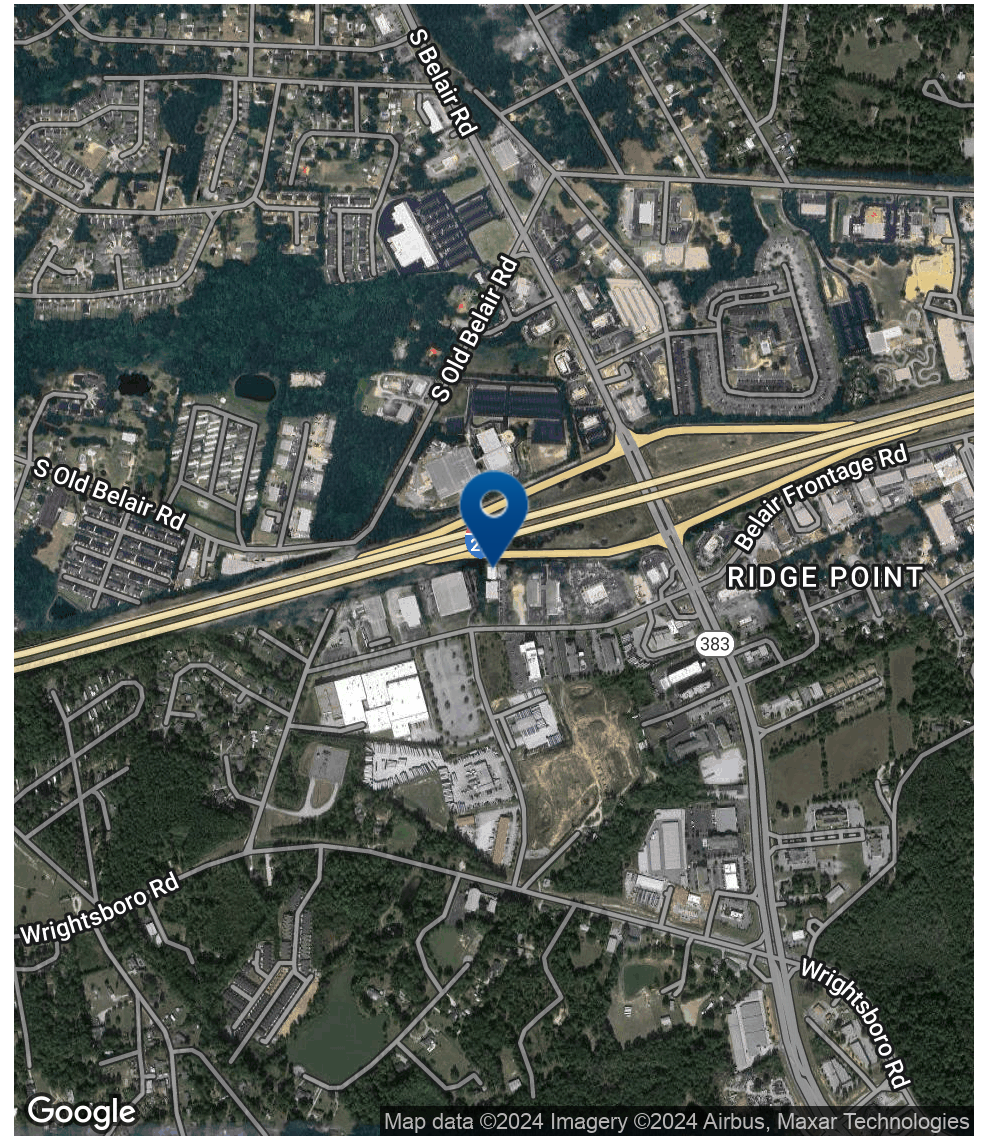
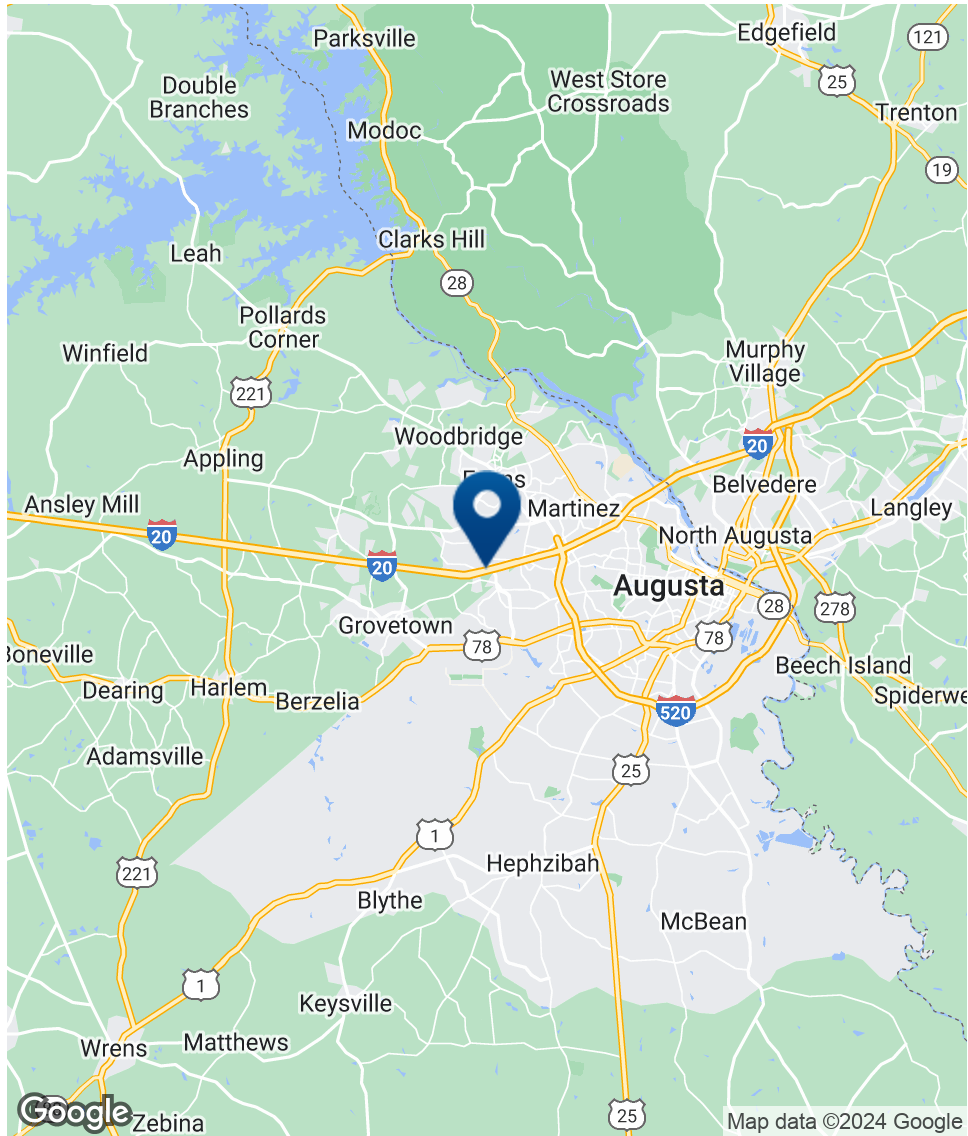
# Additional Photos



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# Location Map



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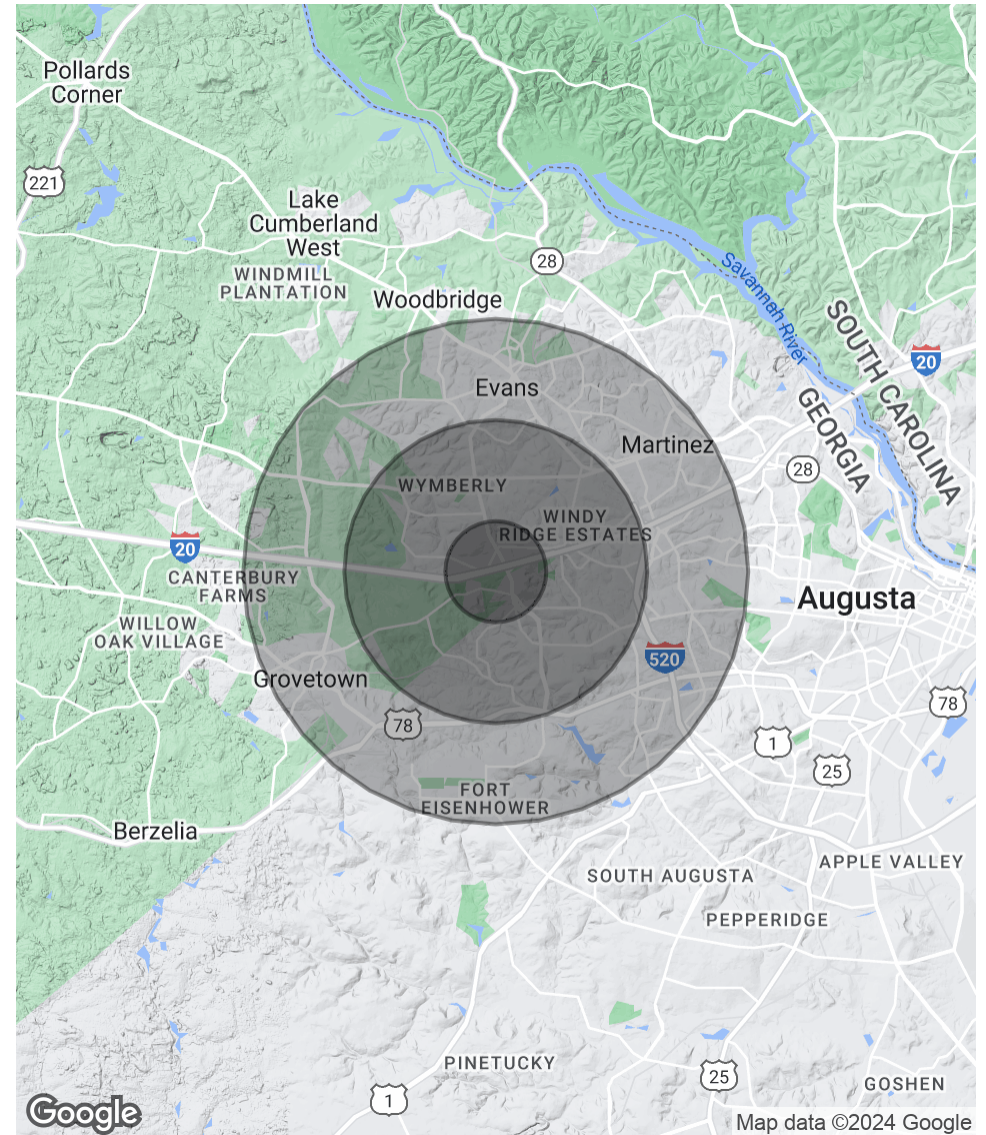
# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,589	47,755	116,795
Average Age	40.8	38.2	37.8
Average Age (Male)	34.9	37.7	38.1
Average Age (Female)	45.3	39.6	38.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,171	20,232	50,362
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$51,767	\$63,261	\$67,074
Average House Value	\$119,584	\$179,292	\$175,651

\* Demographic data derived from 2020 ACS - US Census



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# Advisor Bio 1



## JOE EDGE, SIOR, CCIM

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[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)

**Direct:** 706.288.1077 | **Cell:** 706.627.2789

## PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for sixteen years. 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. In addition to the Augusta, GA region, Joe is licensed and personally handles all transactions in Georgia, Alabama, South Carolina, and North Carolina.

Joe has also grown S&H into one of the nation's leading property management firms. Currently managing over 6,500 units consisting of apartments, single family rentals, and manufacturing housing communities. S&H also acts as an asset manager for over ten 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

4316 Washington Road  
Evans, GA 30809  
706.722.8334



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