



FOR SALE

# NNN INVESTMENT PROPERTY

1101 Sand Bar Ferry Road, Beech Island, SC 29842

**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 NNN 5-year lease signed. Lease rate is \$16,805 year one and increases each year. Tenant pays property taxes and insurance. Landlord has zero expense responsibilities.

This sale includes 3.46 acres zoned commercial off Sand Bar Ferry Rd in Beech Island SC. Site is less than 1/3 mile from the Savannah River. The main tract contains an operational garage with two car lifts and multiple roll up doors. The site has another building that was previously used as an office space for an automotive repair business. The building is a shell and in substantial disrepair. Combined the site is approximately 3.46 acres with some of it being open or undeveloped land.

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

Sale Price:	\$199,500
Lot Size:	3.46 Acres
Building Size:	2,964 SF
NOI:	\$16,805.88
Cap Rate:	8.42%

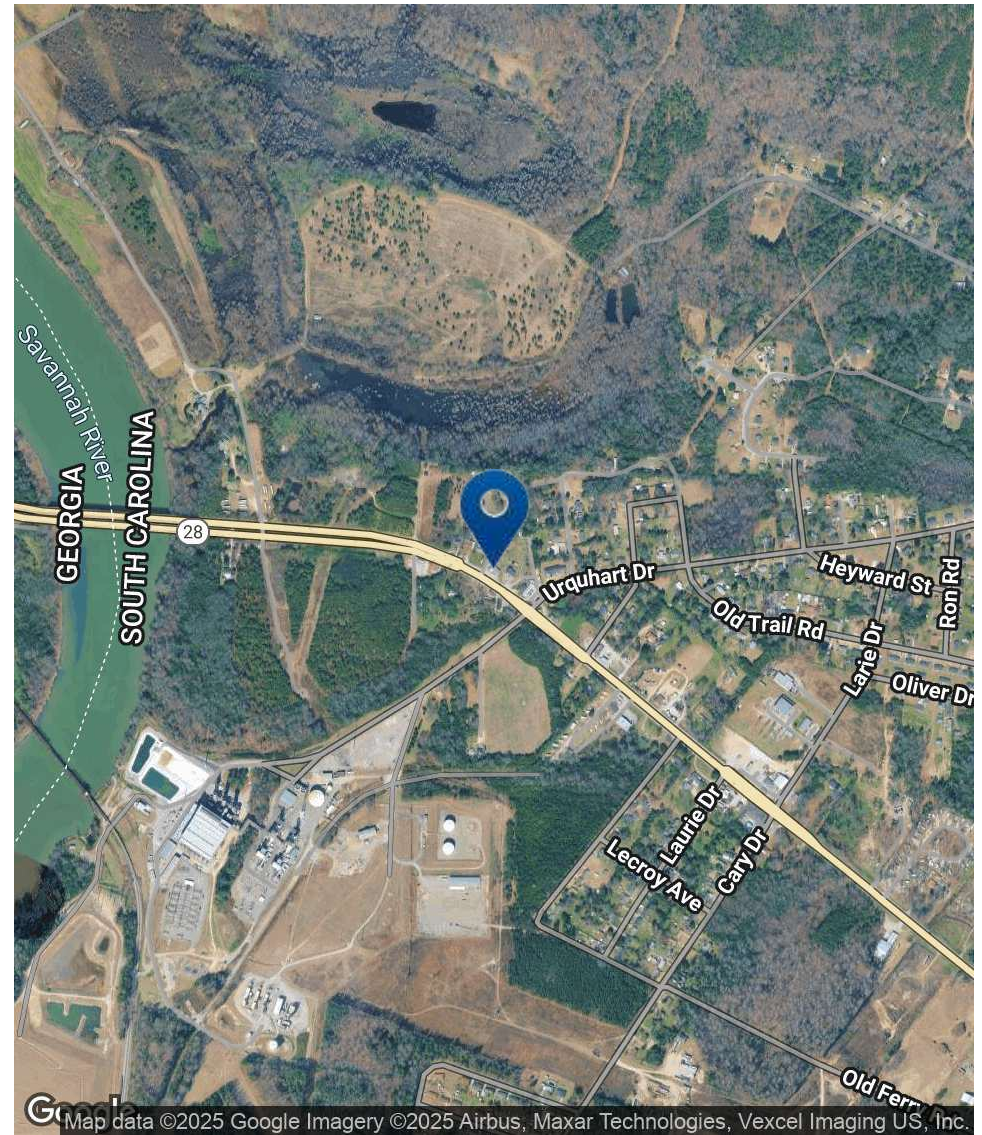
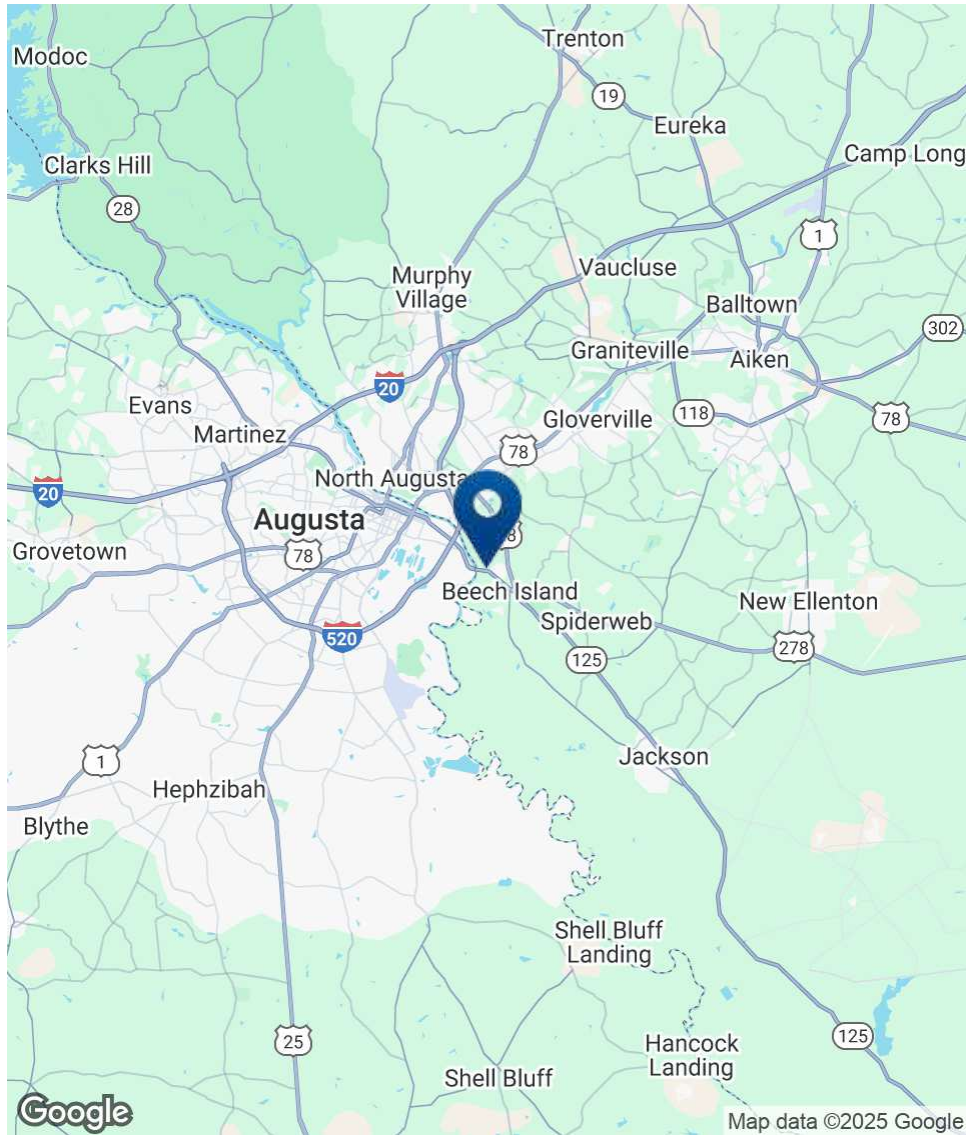
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	2,409	11,014	79,103
Total Population	5,890	25,400	189,131
Average HH Income	\$52,874	\$56,196	\$76,648



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# Location Map



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# Additional Photos



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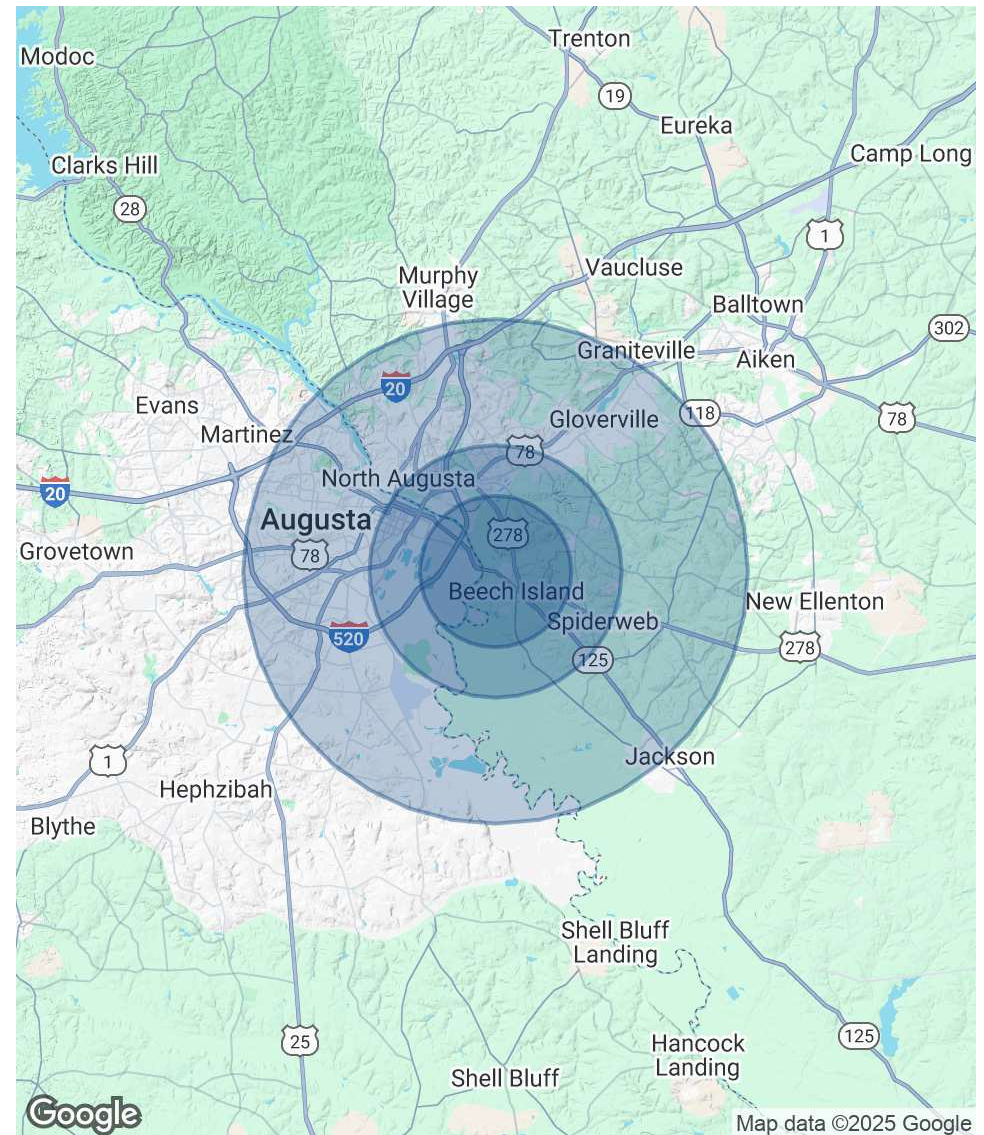
# Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,890	25,400	189,131
Average Age	40	41	40
Average Age (Male)	38	40	39
Average Age (Female)	41	42	42

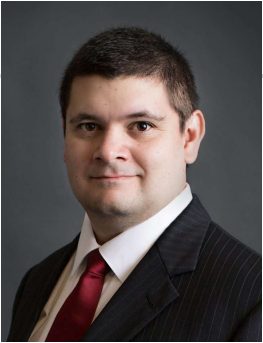
  

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,409	11,014	79,103
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$52,874	\$56,196	\$76,648
Average House Value	\$165,044	\$170,125	\$212,701

Demographics data derived from AlphaMap



# 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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