



FOR LEASE

GOLD RUSH SHOPPING CENTER

314 Mine St, McCormick, SC 29835

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

Gold Rush Shopping Center is a 38,024 square foot grocery anchored neighborhood center in McCormick, South Carolina. Built in 1993, the single-story neighborhood center sits on a 5-acre parcel with 464 feet of frontage on South Mine Street. Site has ample parking and easy access. Currently there are three vacant spaces all around 1,300 SF.

LOCATION DESCRIPTION

Site sees daily traffic volumes exceeding 6,000 vehicles. It is situated very close to the key intersection in town at South Main Street and Washington Street, providing convenient access and strong visibility. The surrounding area is primarily residential and serves as the main commercial corridor for McCormick County. The property draws from a regional customer base, with over 8,000 residents within a 15-minute drive. It is located approximately 45 miles northwest of Augusta, GA, and 75 miles southwest of Greenville, SC, making it a central retail hub for rural communities in the South Carolina–Georgia border region.

OFFERING SUMMARY

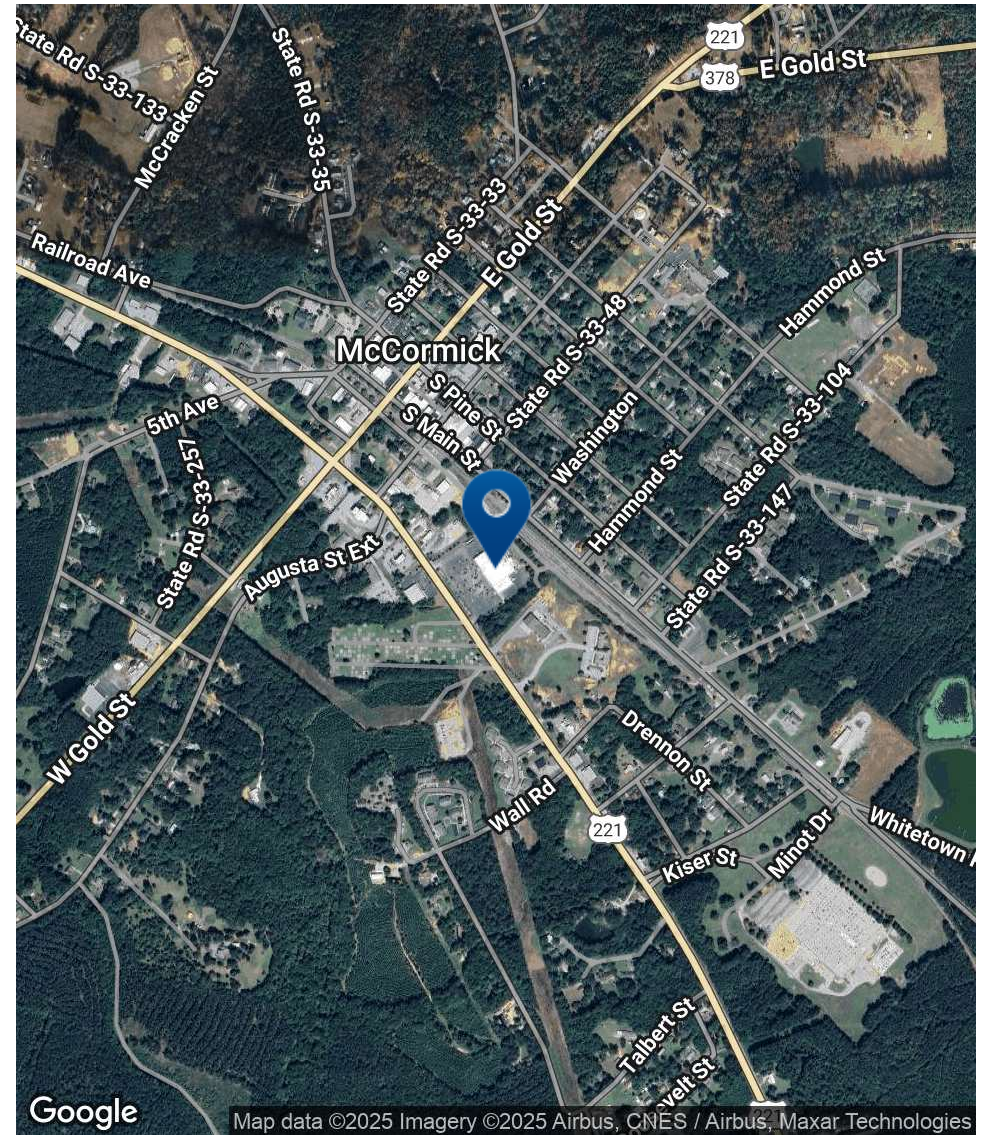
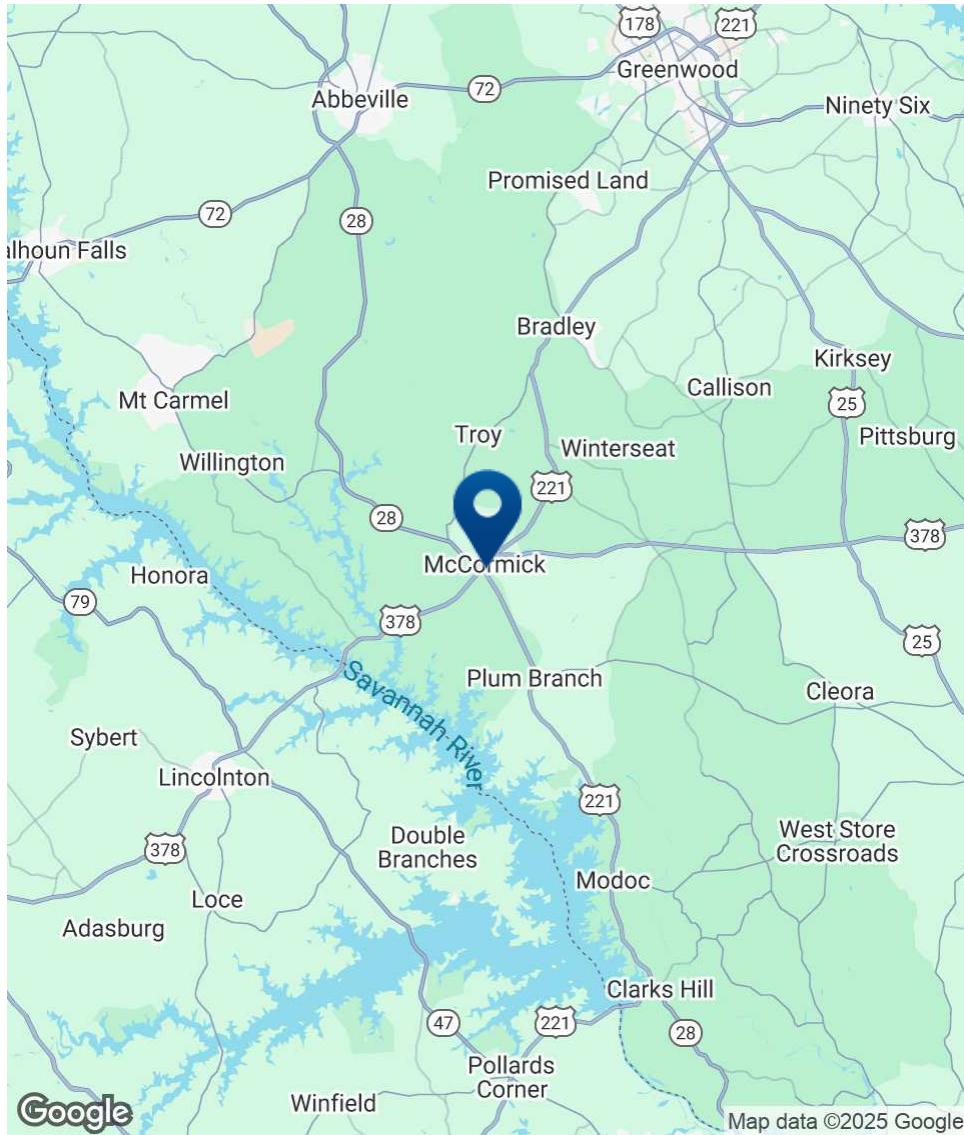
Lease Rate:	Negotiable
Available SF:	1,300 - 1,355 SF
Lot Size:	5 Acres
Building Size:	38,024 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	89	263	621
Total Population	173	510	1,226
Average HH Income	\$55,219	\$56,797	\$58,045



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Location Map



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Additional Photos



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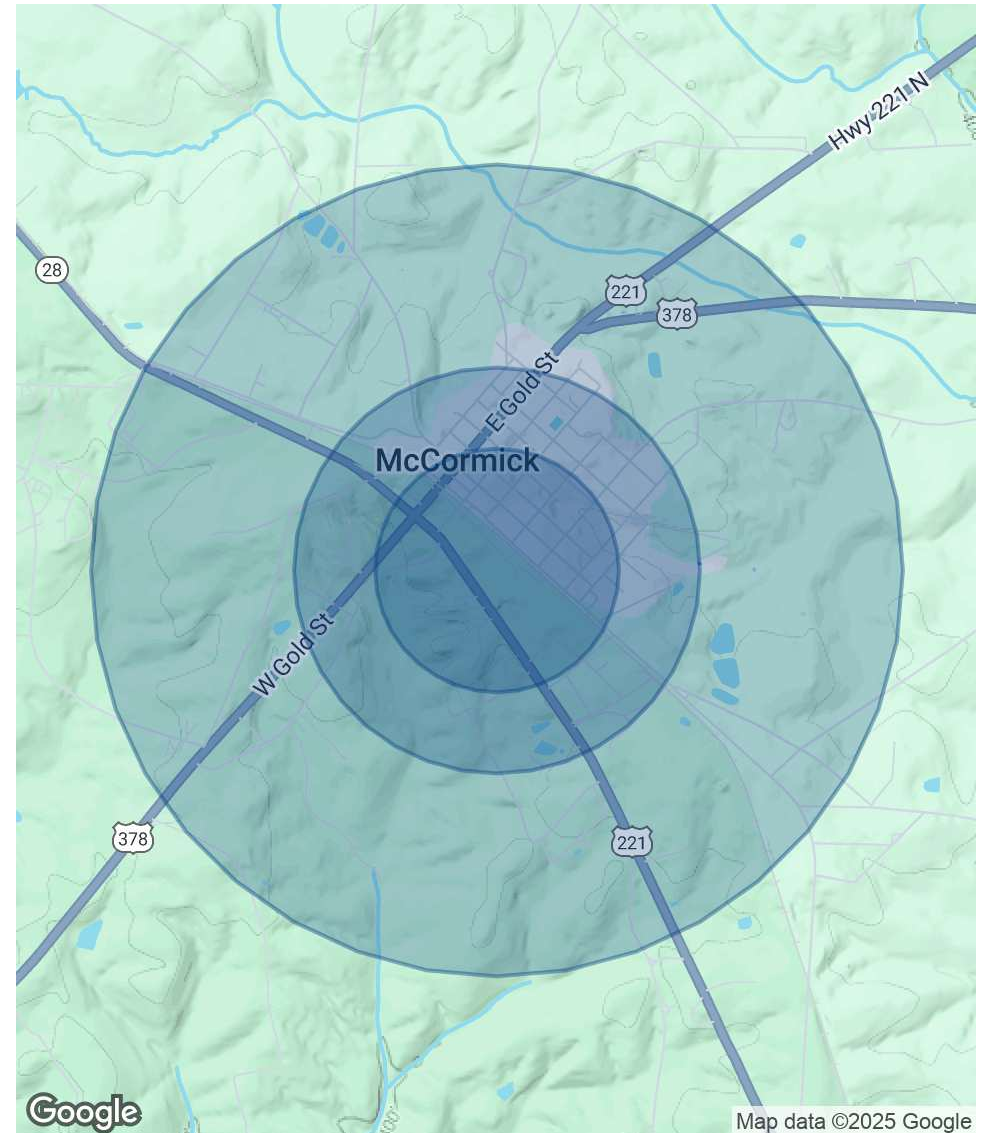
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Demographics Map & Report

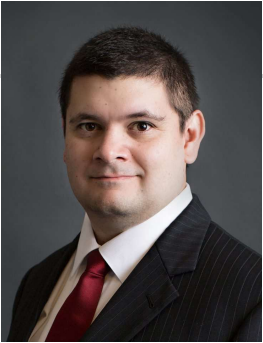
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	173	510	1,226
Average Age	45	46	47
Average Age (Male)	44	45	45
Average Age (Female)	47	48	48

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	89	263	621
# of Persons per HH	1.9	1.9	2
Average HH Income	\$55,219	\$56,797	\$58,045
Average House Value	\$117,469	\$123,238	\$127,365

Demographics data derived from AlphaMap



Advisor Bio 1



JOE EDGE, SIOR, CCIM

President & Broker

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PROFESSIONAL BACKGROUND

Joe Edge has been a licensed real estate broker for nearly two decades. 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.

Currently Sherman & Hemstreet manages over 10 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 or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

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