

FOR SALE

1119 OSWALD DRIVE

1119 Oswald Drive, Allendale, SC 29810



**SHERMAN &
HEMSTREET**
Real Estate Company

ALEX HANSBARGER

Commercial Sales Associate

ahansbarger@shermanandhemstreet.com

706.722.8334

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

Church property offering 6,250 square foot primary building that includes a mobile home (office) connected through a breezeway. 2.48-acre lot is mostly cleared and flat for parking or more development. Church offers large service area, foyer, large dining hall with full kitchen (appliances not included), private office, and 5 bathrooms. Adjacent to county's neighborhood softball park.

PROPERTY HIGHLIGHTS

- CLIMATE CONTROLLED
- EASY HIGHWAY ACCESS
- METAL ROOF
- MOBILE HOME INCLUDED- SEPARATE METERS
- 2.48-ACRE SITE WITH ROOM TO DEVELOP

OFFERING SUMMARY

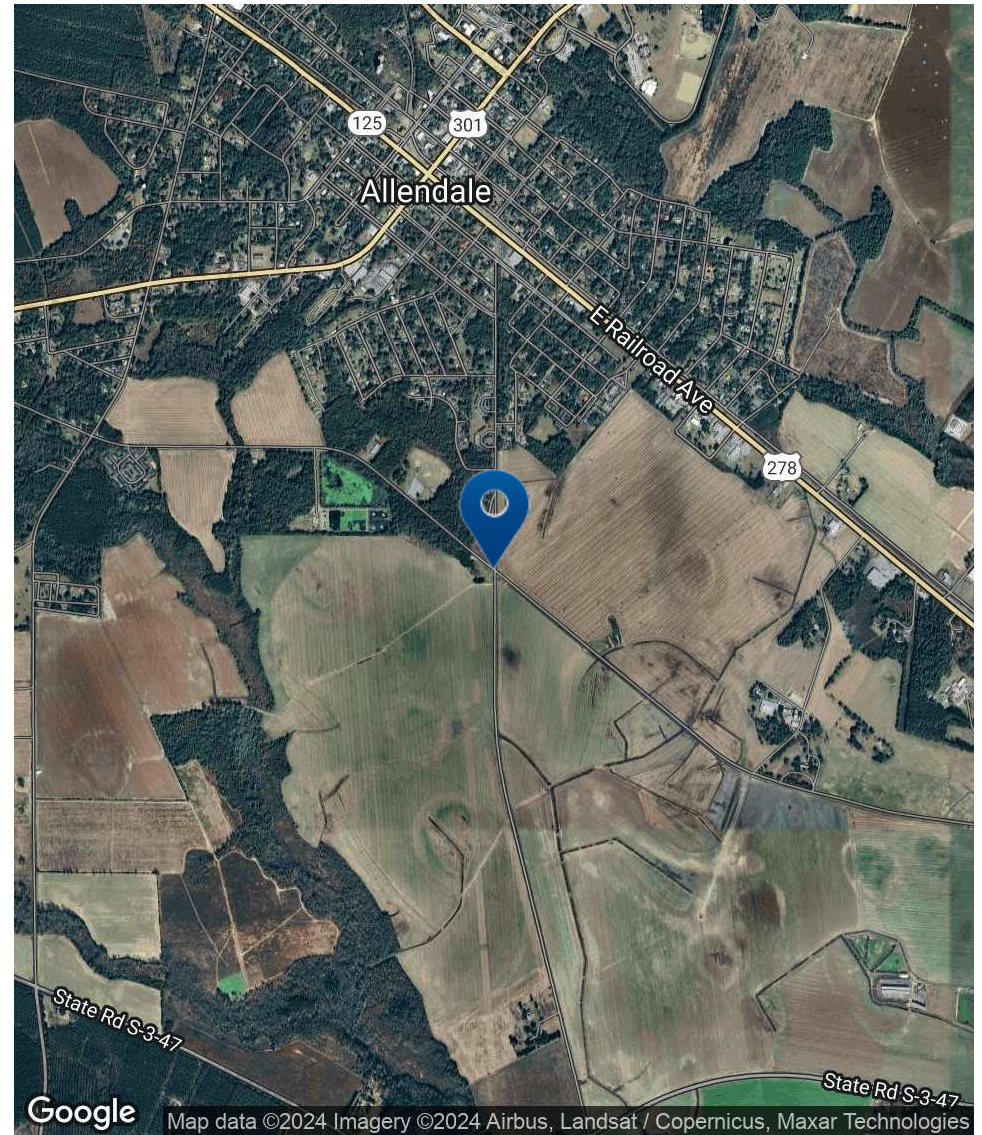
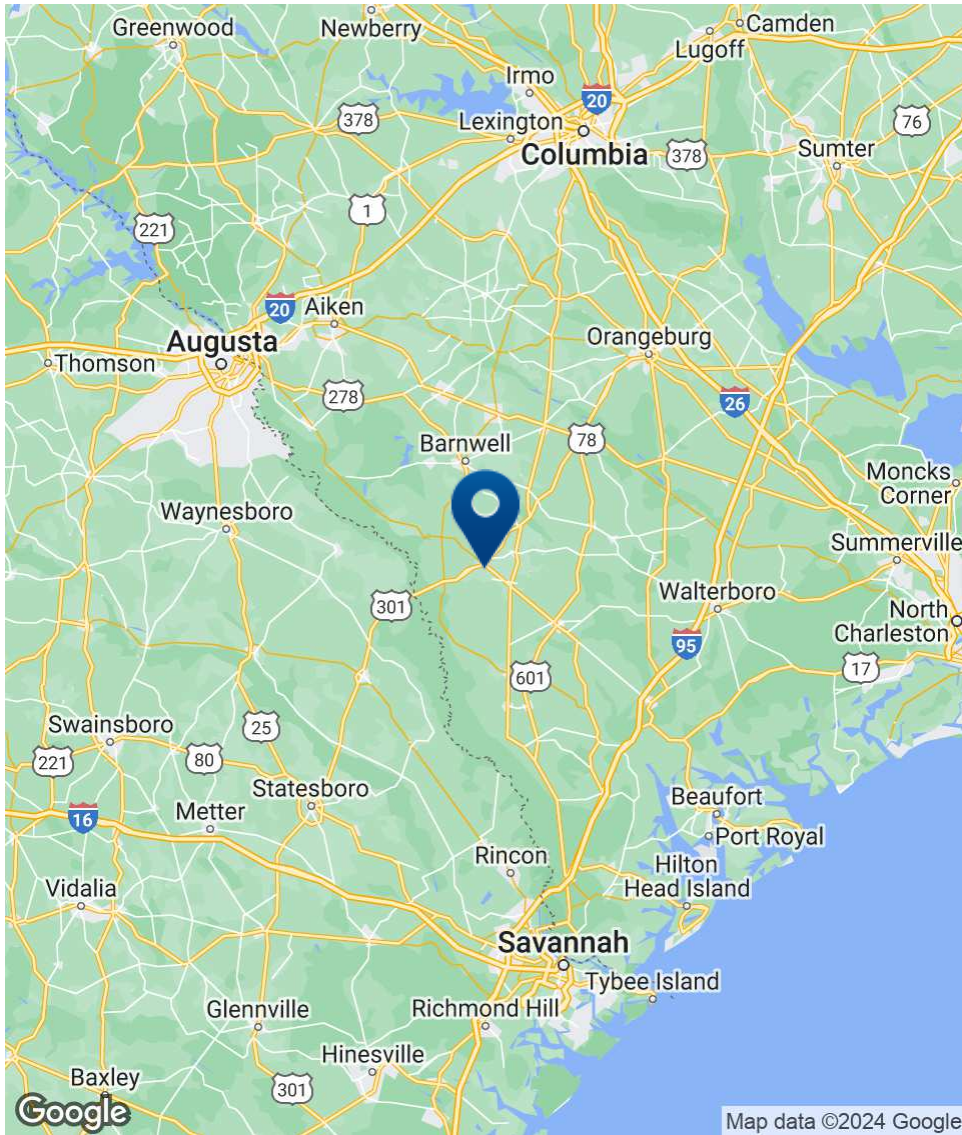
Sale Price:	\$70,000
Lot Size:	2.48 Acres
Building Size:	6,250 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	464	2,278	4,274
Total Population	908	4,429	8,426
Average HH Income	\$24,684	\$29,885	\$33,148



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Location Map



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Additional Photos



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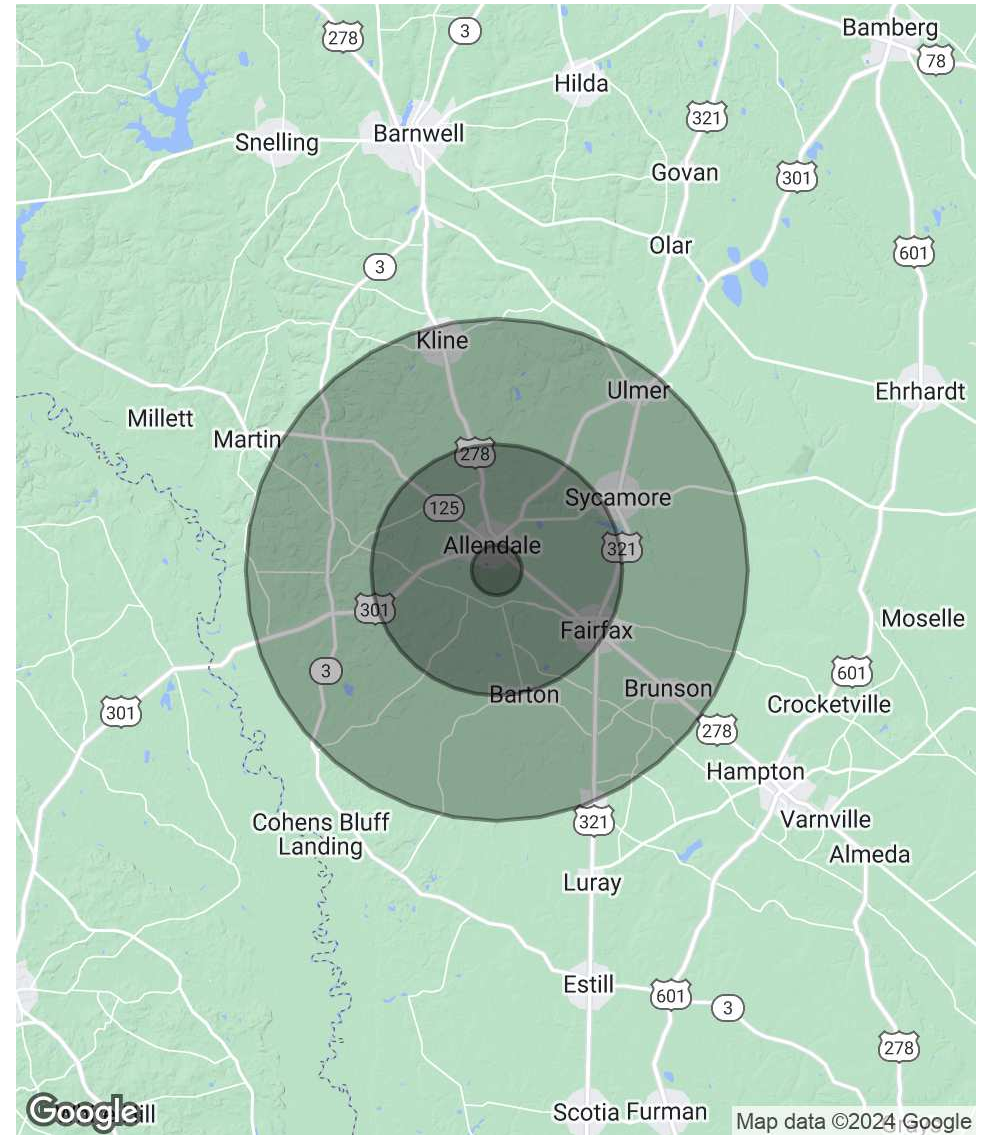
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	908	4,429	8,426
Average Age	30.7	38.5	39.8
Average Age (Male)	24.0	35.5	37.1
Average Age (Female)	32.6	42.4	44.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	464	2,278	4,274
# of Persons per HH	2.0	1.9	2.0
Average HH Income	\$24,684	\$29,885	\$33,148
Average House Value	\$16,523	\$32,261	\$50,144

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio 1



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GA #420237

PROFESSIONAL BACKGROUND

Alex Hansbarger specializes in commercial real estate sales and leasing and has over 7 year of experience in the real estate industry. With a focus on southeastern Georgia, Alex has services both local and national clients' brokerage needs from the northern Savannah region to Statesboro and Dublin Georgia. He has extensive experience working with investment properties from his time working in a real estate firm in Athens. While at that firm Alex's team was the ranked number one from 2016 through 2019, closing 100+ transactions per year. Sales and networking have been his passion his entire life through private business, connecting professionals to opportunities, and providing top-notch services to his clients. Personal and professional growth has always been his aim.

Sherman & Hemstreet Real Estate Co. is the region's largest CRE firm, providing commercial real estate services for Eastern and Southern Georgia as well as the western half of South Carolina. In addition to Georgia and South Carolina S&H handles investment property transactions and is licensed in both North Carolina and Alabama. In addition to being one of the region's top commercial real estate brokerage firms S&H is one of the largest property management firms in the southeast. Currently S&H manages industrial, office, and retail assets for a wide range of clients

EDUCATION

Hondros College of Business

Sherman & Hemstreet Real Estate Company

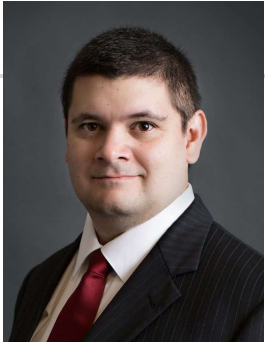
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Advisor Bio 2



JOE EDGE, SIOR, CCIM

President & Broker

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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 or www.sior.com.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

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