

FOR SALE

NORTH AUGUSTA CAR DEALERSHIP SITE

5585 Jefferson Davis Highway, North Augusta, SC 29842

JOE EDGE, SIOR, CCIM

President & Broker

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706.288.1077



**SHERMAN &
HEMSTREET**
Real Estate Company

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RETAIL PROPERTY FOR SALE

North Augusta Car Dealership Site | 5585 Jefferson Davis Highway North Augusta, SC 29842

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sherman & Hemstreet Real Estate Company in compliance with all applicable fair housing and equal opportunity laws.

Section 1

PROPERTY INFORMATION

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Executive Summary

RETAIL PROPERTY FOR SALE

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OFFERING SUMMARY

Sale Price: Sealed Bid

Lot Size: 9.58 Acres

Year Built: 2020

Building Size: 15,600

Zoning: Commercial

PROPERTY OVERVIEW

Sealed Bids due MARCH 10th. Hyundai dealership under construction. 80% completed. Seller is not going to complete construction and the property will sell to highest offer. Completed project appraised at \$7,625,000. Site has approximately 1.4M to 1.5M left of construction. Property will sell to highest offer. Contract must be agreed to by March 15th after all bids are received March 10th. See entire diligence file by clicking document vault and electronically signing NDA. Property is at a point where it can be completed as a Hyundai dealership or as another dealership use. It could also be converted to another vehicle related use fairly easily,

LOCATION OVERVIEW

Located along I:520 and Jefferson Davis Highway (US Highway 1) in Beech Island, South Carolina. This property borders the interstate and has access to multiple high traffic thoroughfares. Nissan Dealership is across the street along with multiple other developments in area.

Additional Photos

RETAIL PROPERTY FOR SALE

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Section 2

LOCATION INFORMATION

5585 Jefferson Davis Highway, North
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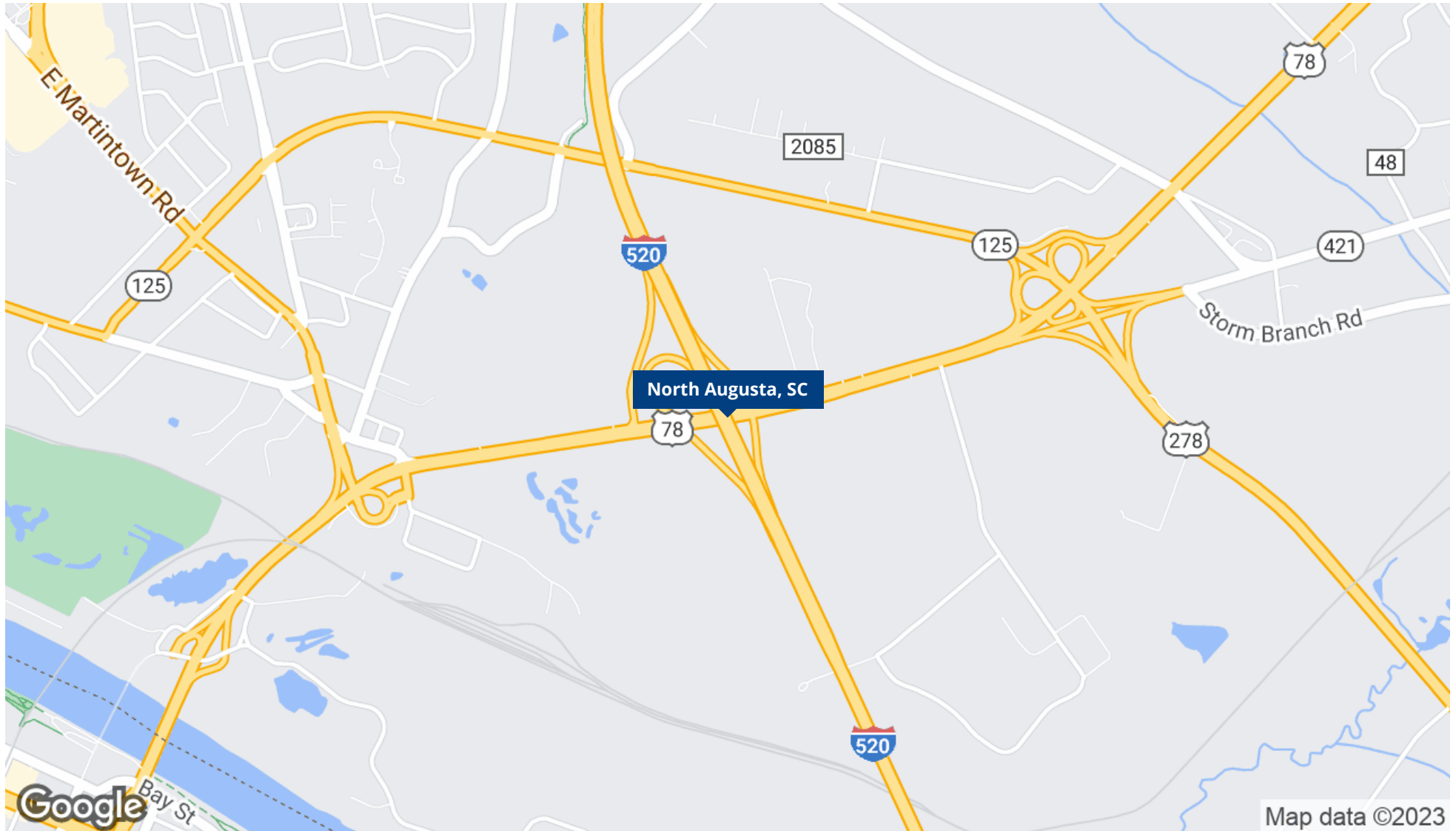
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Regional Map

RETAIL PROPERTY FOR SALE

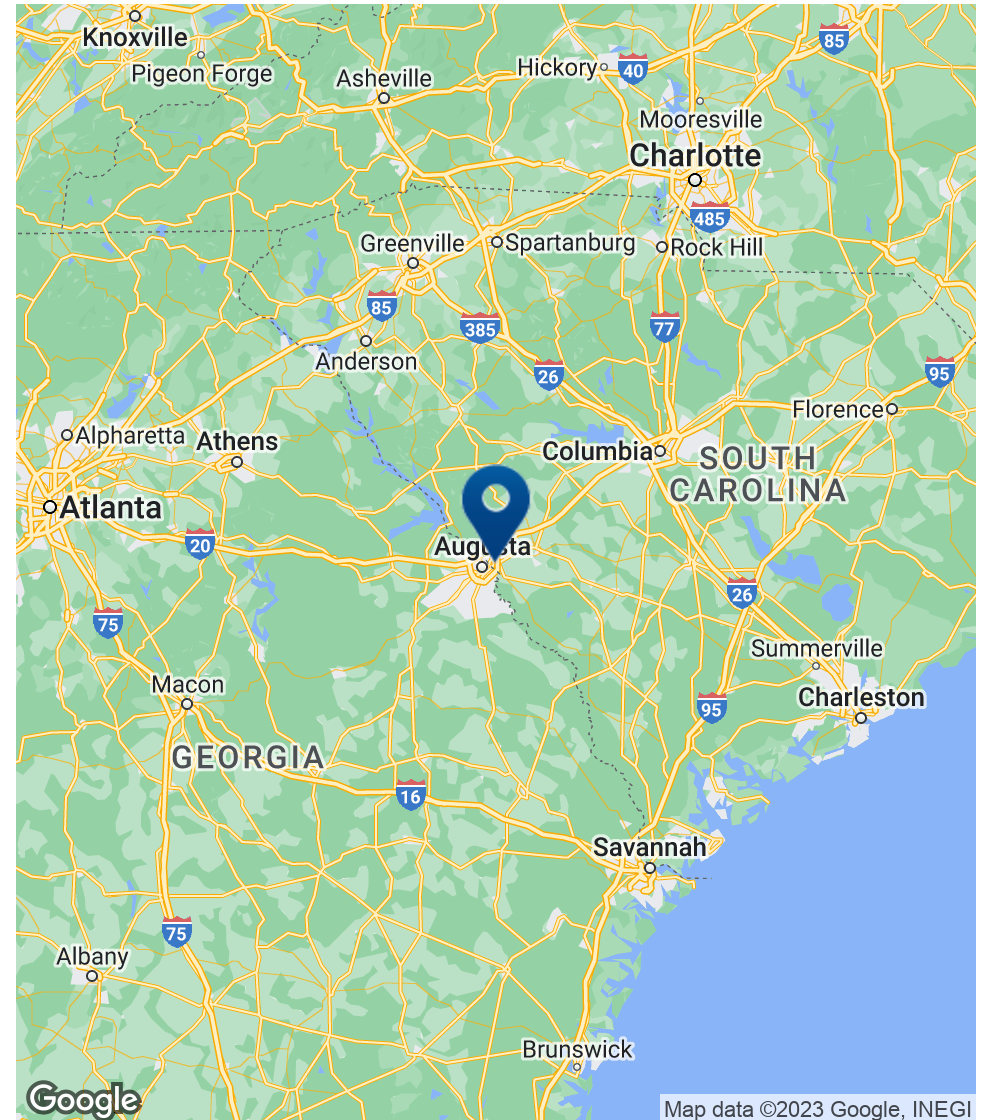
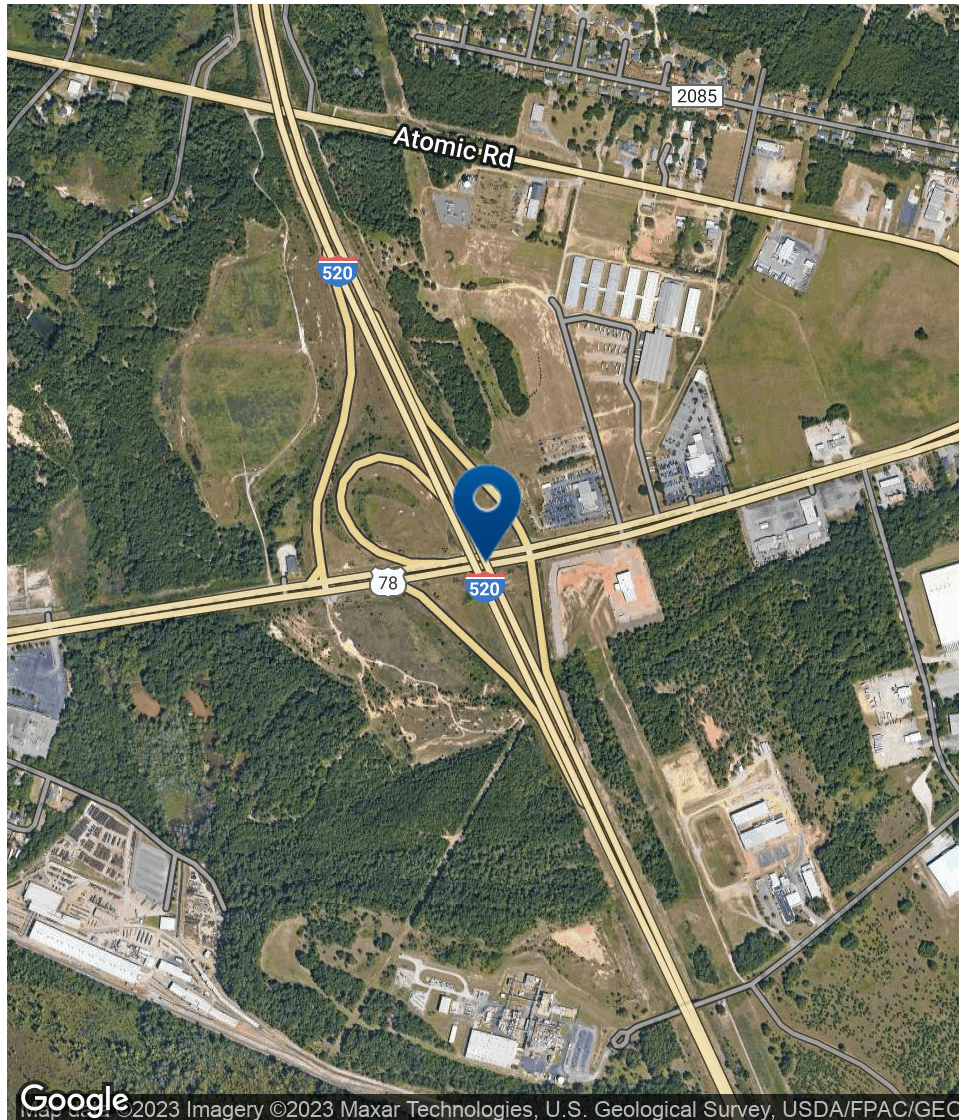
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Location Maps

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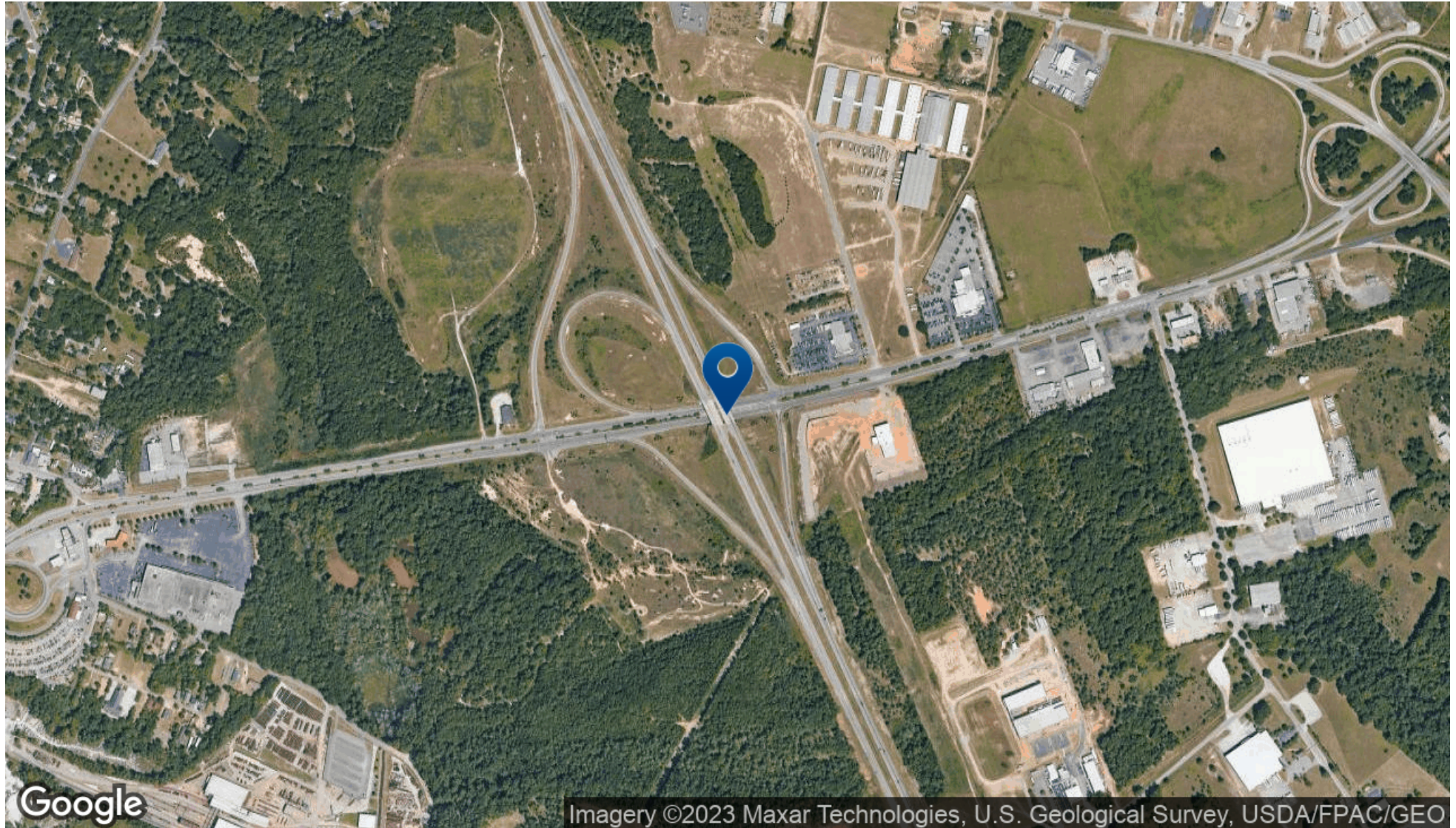
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Aerial Maps

RETAIL PROPERTY FOR SALE

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Section 3

DEMOGRAPHICS

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Demographics Map & Report

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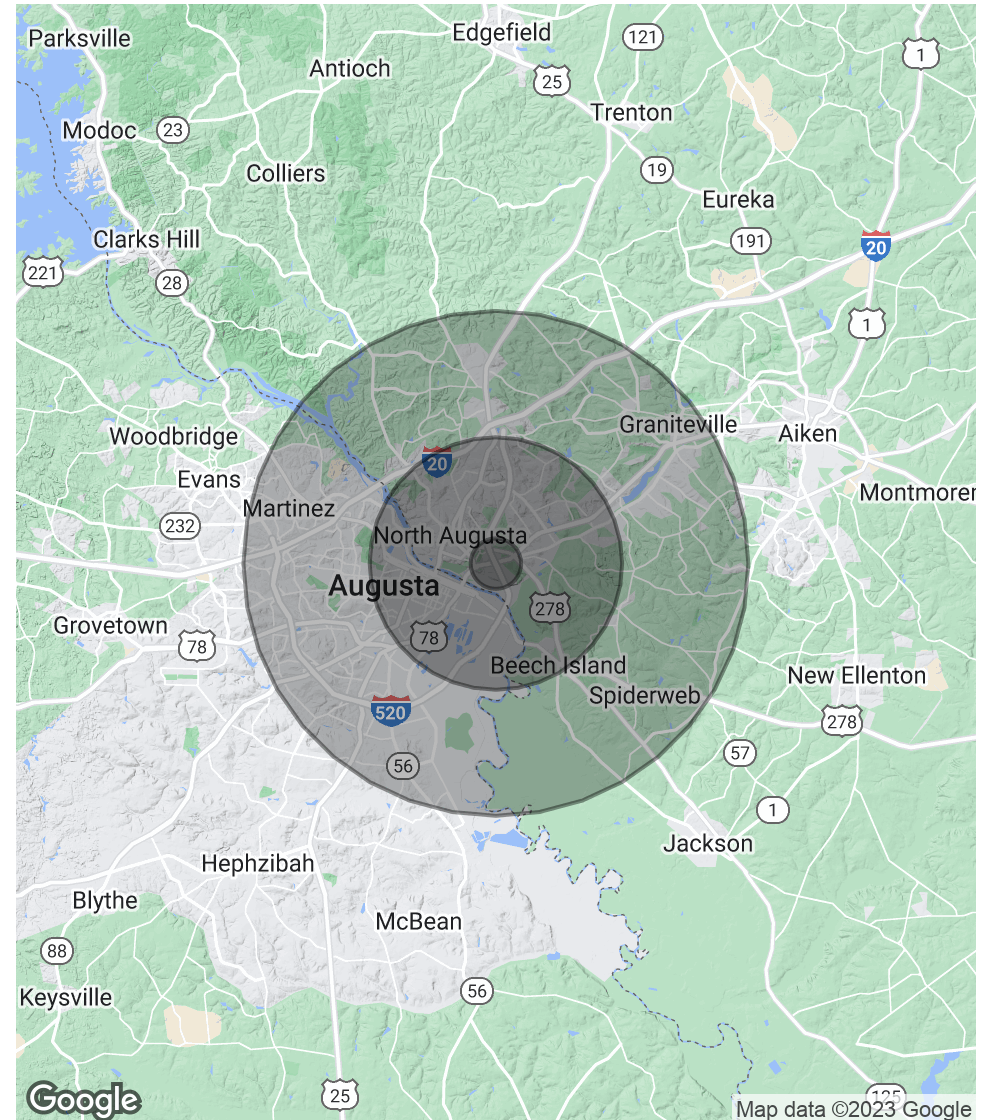
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,849	64,383	214,566
Average age	38.6	37.1	36.8
Average age (Male)	34.9	35.2	35.4
Average age (Female)	42.0	38.6	38.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	771	26,196	87,140
# of persons per HH	2.4	2.5	2.5
Average HH income	\$40,683	\$44,629	\$52,671
Average house value	\$114,578	\$140,324	\$147,252

* Demographic data derived from 2020 ACS - US Census



Section 4

ADVISOR BIOS

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Advisor Bio & Contact 1

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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 & AFFILIATIONS

Certified Commercial Investment Member (CCIM)
Society of Industrial and Office Realtors (SIOR)