

Donovan Road A

132 A Donovan Road, Wrightsville, GA 31096



OFFERING SUMMARY

Available SF:

Lease Rate: N/A

Lot Size: 17.0 Acres

Year Built: 2000

Building Size: 33,605

Zoning: Commercial

PROPERTY OVERVIEW

Building never occupied & built to USDA standards for several types of food; drive-in freezers and coolers; walk-in freezer. Best use is as a food processing plant, as that is what it was built out for and never occupied. That said, building is suitable for warehouse, manufacturing or a myriad of other uses.

LOCATION OVERVIEW

On Donovan Road in Wrightsville, GA near a major intersection. Across the street from Sheriffs station. Wrightsville is located between Macon and Savannah GA just off of I:16 headed towards Atlanta.

PROPERTY HIGHLIGHTS

- Great access to state highways and I-16
- Highly competitive lease rate
- Bring all offers

SHERMAN & HEMSTREET REAL ESTATE COMPANY

624 Ellis St. , Augusta, GA 30901
shermanandhemstreet.com
706.722.8334

JOE EDGE, SIOR, CCIM

jedge@shermanandhemstreet.com
706.288.1077

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SHERMAN & HEMSTREET REAL ESTATE COMPANY

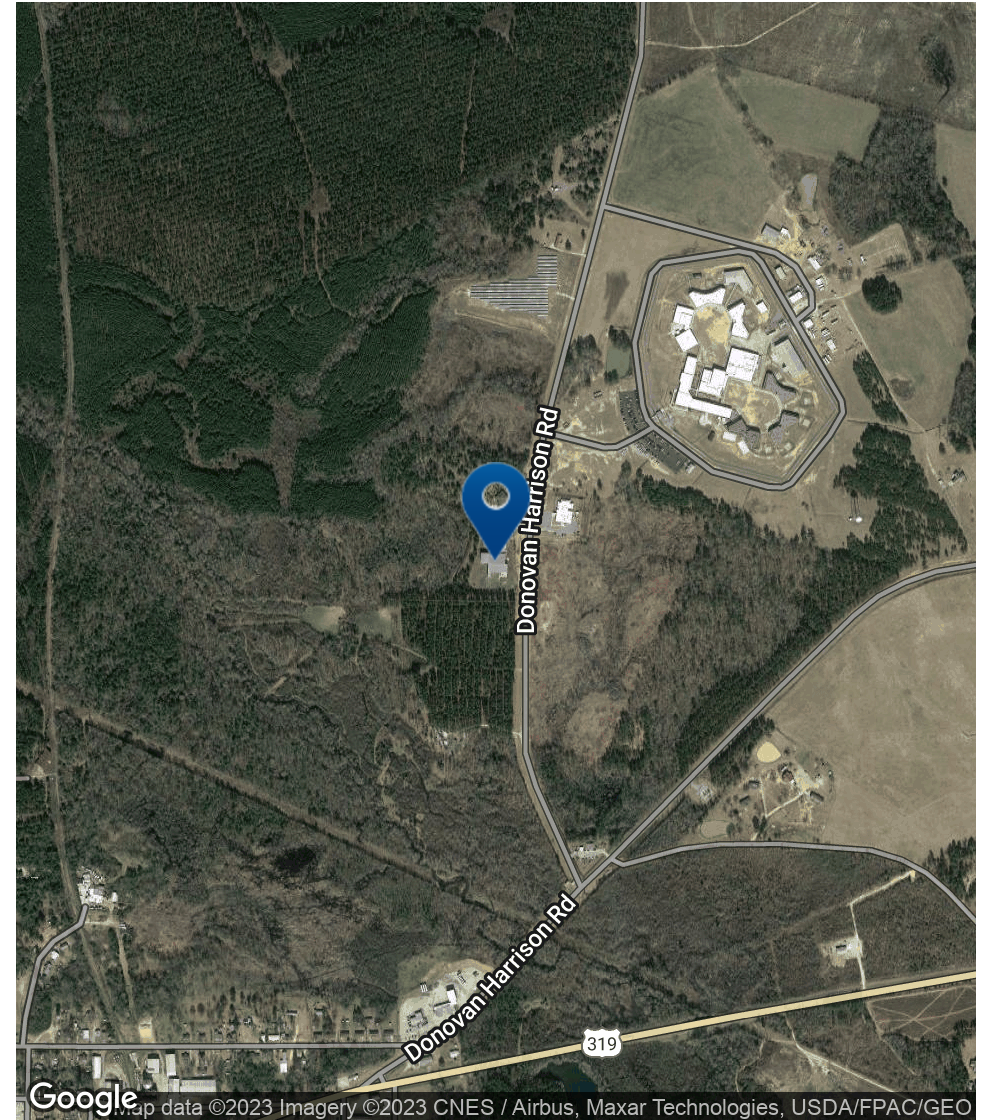
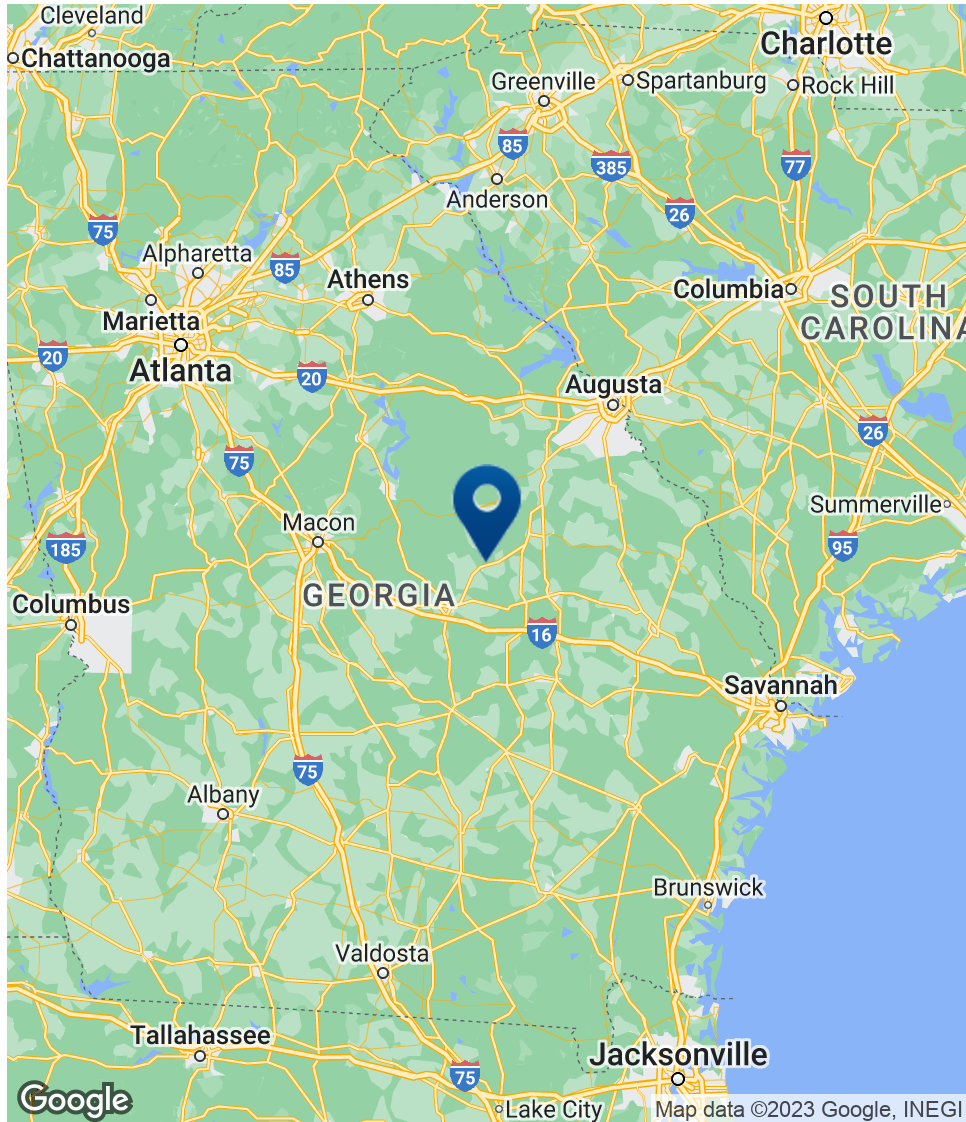
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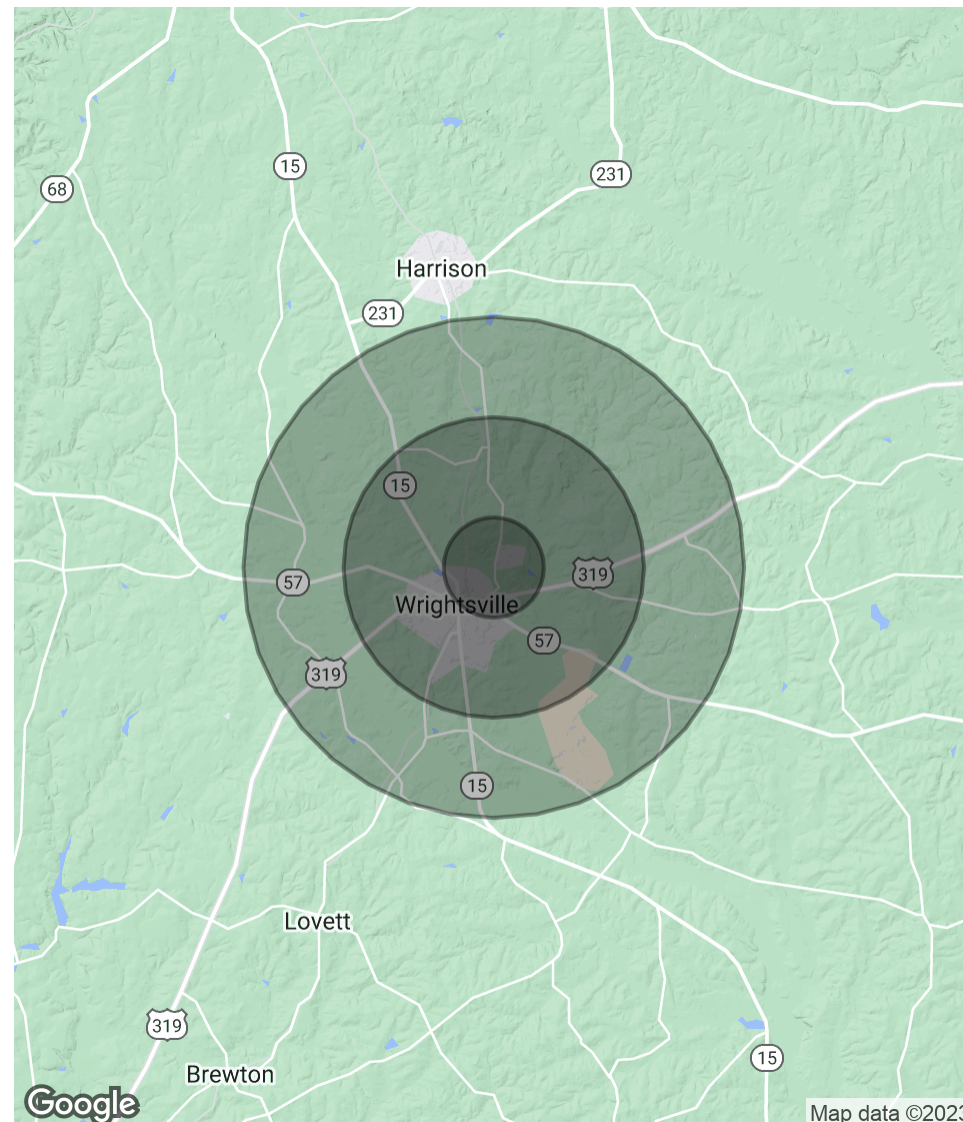
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,653	72,819	159,690
Average age	39.6	35.2	35.1
Average age (Male)	33.3	32.8	33.1
Average age (Female)	42.0	37.2	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,353	30,841	65,630
# of persons per HH	2.2	2.4	2.4
Average HH income	\$49,371	\$44,843	\$45,694
Average house value	\$184,295	\$173,357	\$139,583

* Demographic data derived from 2020 ACS - US Census



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JOE EDGE, SIOR, CCIM

President & Broker



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Augusta, GA 30901
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PROFESSIONAL BACKGROUND

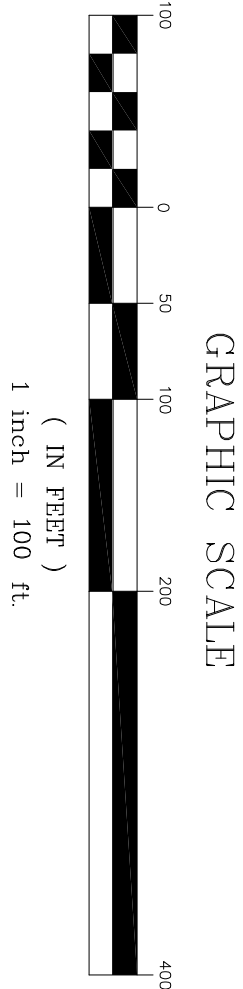
Joe Edge has been a licensed real estate broker for sixteen years. After four years of serving in the Marine Corps, Joe started his career in real estate shortly thereafter acquiring the then 90-year-old firm Sherman & Hemstreet, Augusta, GA's largest commercial real estate firm in 2006. Currently, S&H 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)



NOTE:
CITY WATER AND SANITARY SEWER LINES
ARE IN PLACE. A RESIDENTIAL TYPE WATER METER IS
PRESENTLY INSTALLED AND SERVING THE DAYCARE CENTER
AND SERVING TO WATER THE GRASS. THIS FACILITY,
HOWEVER, REQUIRES A COMMERCIAL TYPE WATER METER,
BUT CAN NOT BE INSTALLED UNTIL APPROVED BY THE STATE
OF GEORGIA ENVIRONMENTAL PROTECTION DIVISION (EPD).
THAT APPROVAL PROCESS IS UNDER WAY AND WILL SOON BE
COMPLETE.

W.F. JACKSON
DEED BOOK 136, PAGE 118
PLAT BOOK 12, PAGE 78

RICHARD STANLEY
DEED BOOK 136, PAGE 119
PLAT BOOK 13, PAGE 164

WOODED AREA

NOTE:
DASHED LINES SHOW P/L's
AS PER PLATS & DEEDS.

NOTE:
SOLID LINES SHOW P/L's AS
PER MARKERS FOUND ON GROUND.

ENTERPRISE NATIONAL BANK OF
PALM BEACH, FLORIDA
17.929 ACRES

NOTE: LINES NOT
DRAWN TO SCALE

BRUCE DEAL
DEED BOOK 136, PAGE 128
PLAT BOOK 13, PAGE 166

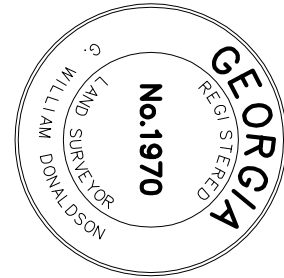
GARY M. HARRISON &
ALLISON HARRISON
DEED BOOK 136, PAGE 122
PLAT BOOK 13, PAGE 167

DONALDSON SURVEYS

IN MY OPINION, THIS IS A CORRECT
REPRESENTATION OF THE LAND PLATTED AND
CONFORMS WITH THE MINIMUM STANDARDS
REQUIRED BY LAW.

MARKER SYMBOL KEY
☐ CMF CONC. MARKER FOUND
● RBS REBAR SET
○ RBF REBAR FOUND
⊙ IPS IRON PIN FOUND
⊙ IPS IRON PIN SET
■ CMS CONC. MARKER SET
⊙ TP POWER POLE
⊙ SL SECURITY LAMP
⊙ WATER VALVE
⊙ PIPE HYDANT
⊙ SEWER MANHOLE
-X-X-X- FENCE LINE
-d-d- OVERHEAD POWER LINES

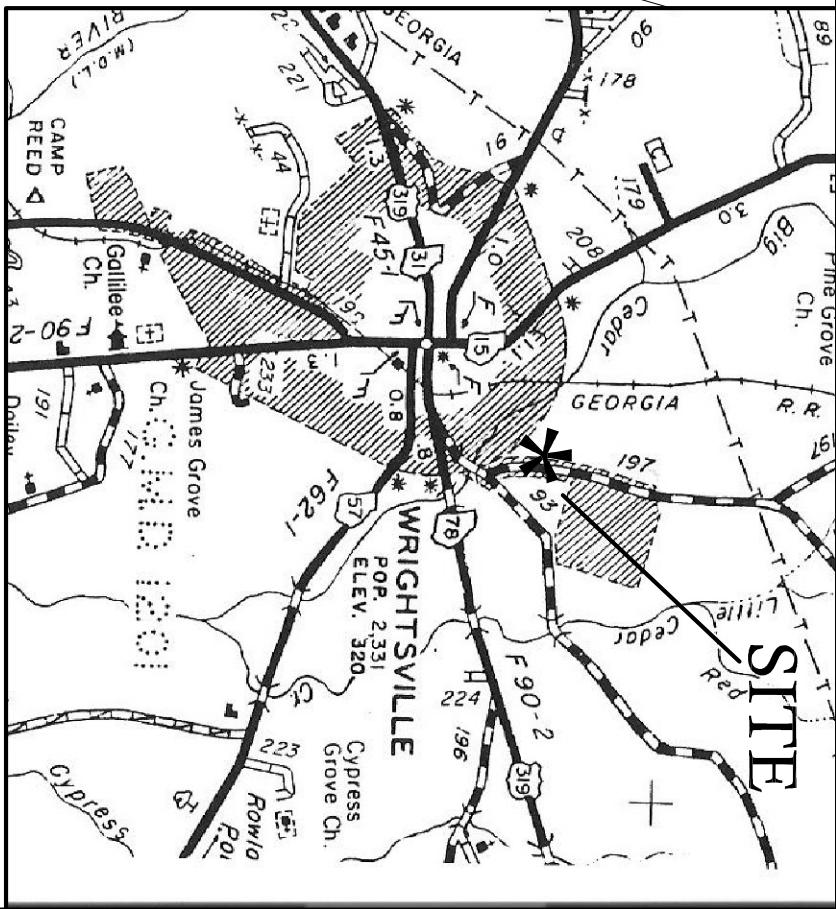
FIELD EQUIPMENT
E.O.M. (GS-313) XX
2" MIN. DATA COLLECTOR
2" MIN. DATA COLLECTOR
K1 A THEODOLITE (30")
100' STEEL TAPE
PRECISION DATA
FIELD E.O.C. (GS-313) XX
METHOD OF ADJ. LEAST SQUARES
PLAT E.O.C. 11578.549



478-237-7339
P.O. BOX 1138
SWAINSBORO, GA 30401

DONALDSON SURVEYS
P.O. BOX 1138
SWAINSBORO, GEORGIA 30401

478-237-7339 (FAX)
478-237-3456 (FAX)



SEE PAGE 3
FOR DETAIL

ADDRESS FOR ESTABLISHMENT:
ENTERPRISE NATIONAL BANK
OF PALM BEACH, FLORIDA
RT. 1, BOX 762
DONOVAN ROAD
WRIGHTSVILLE, GA. 31096

SEE PAGE 2
FOR DETAIL

DONOVAN-HARRISON ROAD
COUNTY ROAD 197
100' R/W

L=30.00'
R=5730.90'
S03°20'04"W
(CHORD)

PLAT OF A 17.929 ACRE TRACT OF LAND
LOCATED IN THE CITY OF WRIGHTSVILLE,
G.M.D 48, JOHNSON COUNTY, GEORGIA.
JUNE 2, 2003
(REVISED: JUNE 23, 2003)
SURVEYED FOR:
ENTERPRISE NATIONAL BANK OF
PALM BEACH, FLORIDA