

Donovan Road A

132 A Donovan Road, Wrightsville, GA 31096



OFFERING SUMMARY

Sale Price: \$500,000

Lot Size: 17.0 Acres

Year Built: 2000

Building Size: 33,605

Zoning: Commercial

Price / SF: \$14.88

PROPERTY OVERVIEW

Two buildings. One large warehouse that was built as a USDA food grade building. It has never been operated out of but the cooling equipment has been removed. Site will require some updates to be useable. The second building was a daycare but could be used for office space. Both buildings sit on the same parcel which has extra land and parking available. Both buildings are available for lease or sale.

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.

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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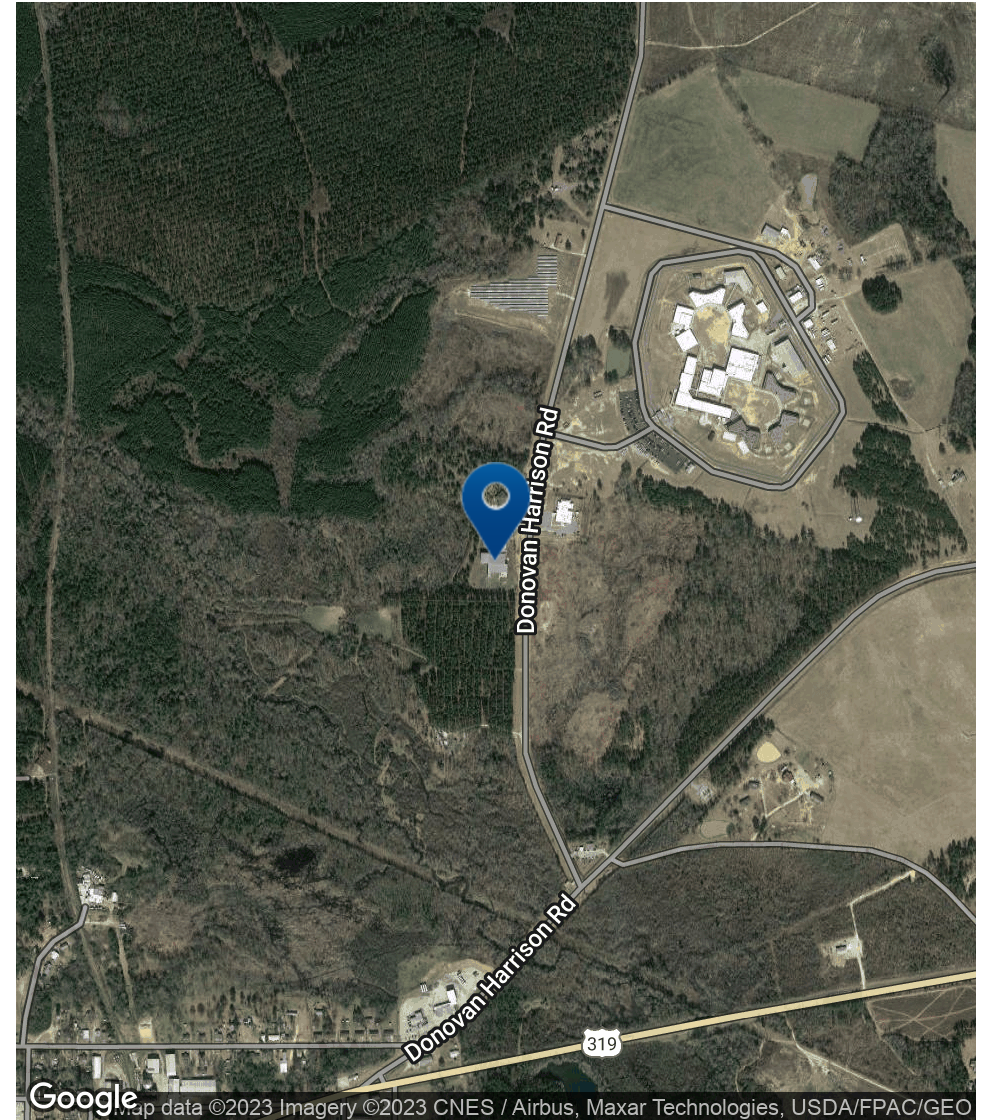
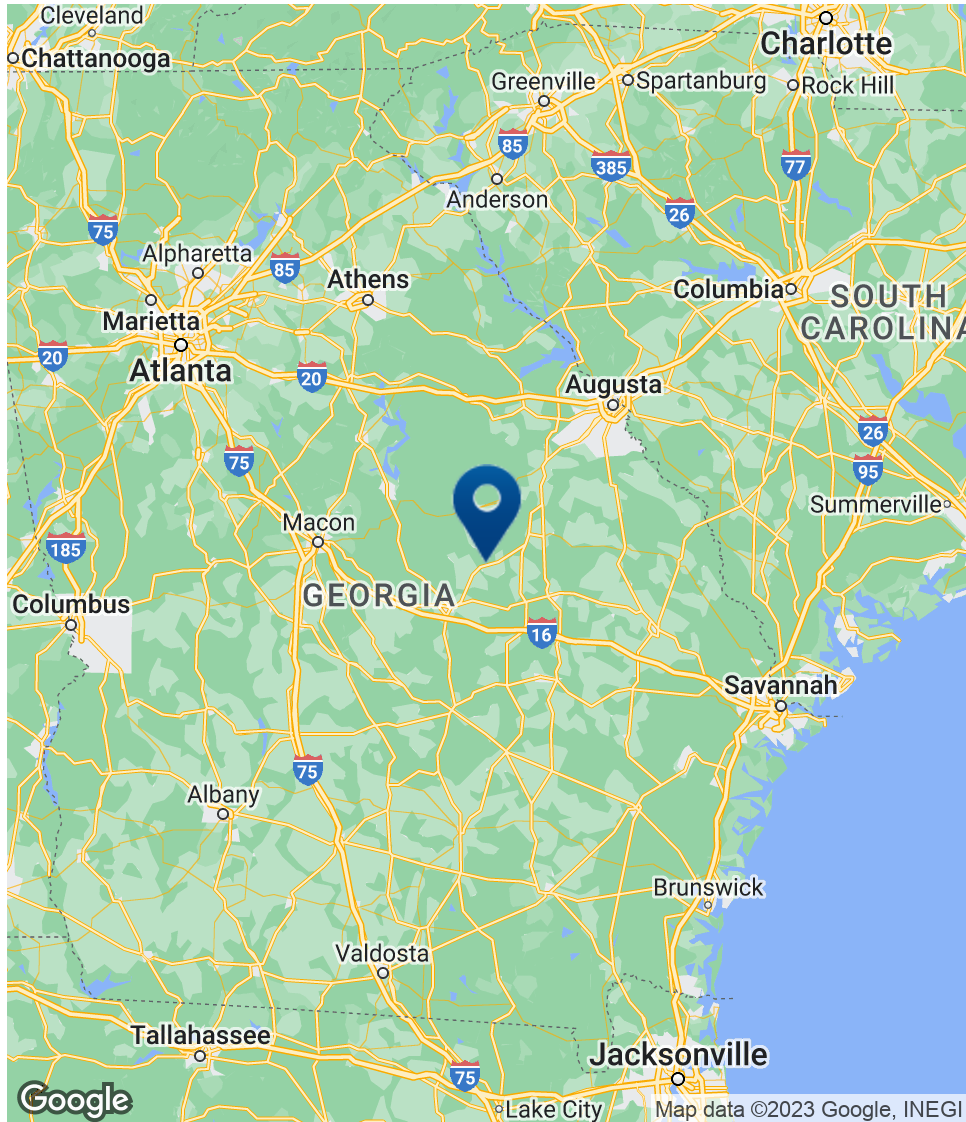
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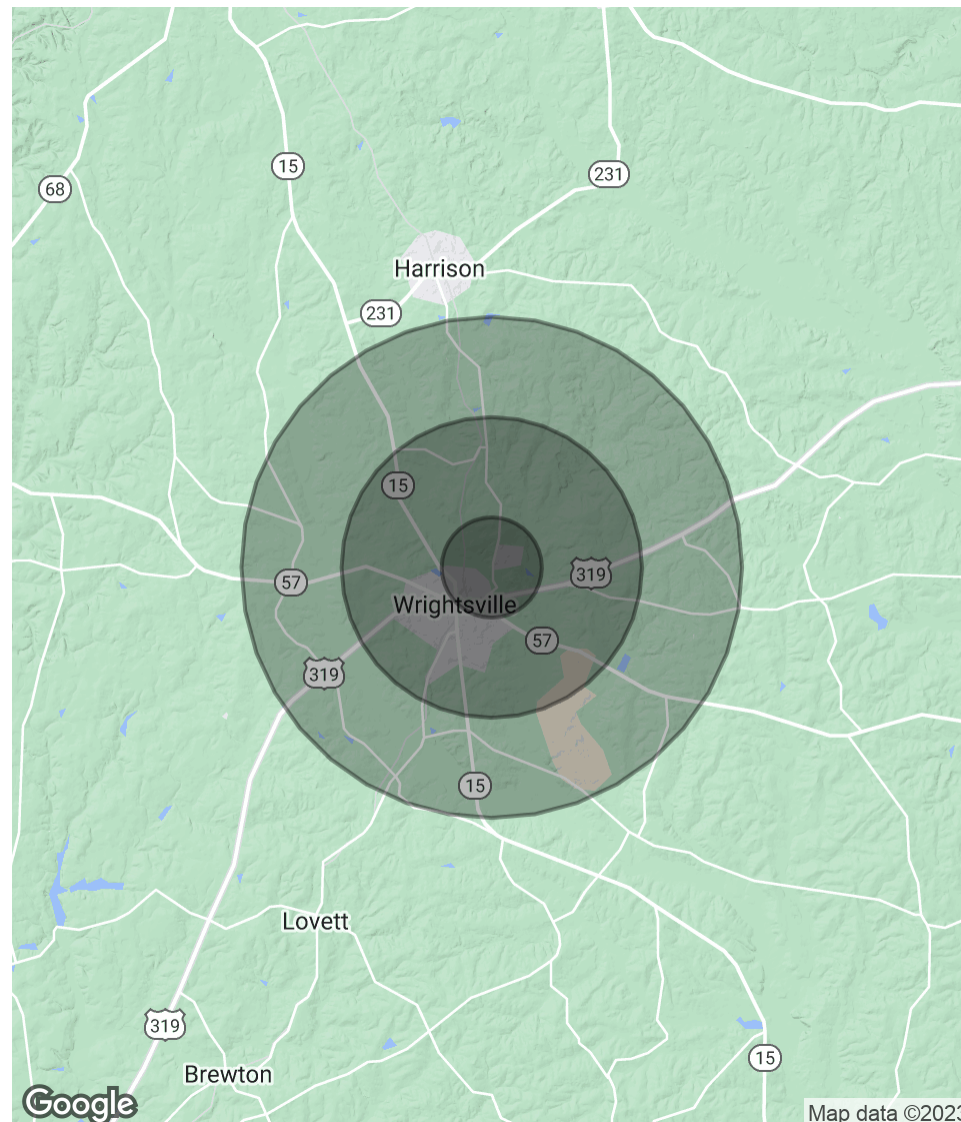
POPULATION

	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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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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