



FOR LEASE

3827 BROAD RIVER
ROAD

3827 Broad River Road, Columbia, SC 29044

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

One flex space unit is available in the rear building. The front building has 3 retail spaces that can be rented individually or combined into one 3,000 Sf unit. The space is ideal for general retail use. Area has very high traffic counts and is stable. Lease are all modified gross with \$100 per month cam fee which includes garbage, water and landscaping.

LOCATION DESCRIPTION

Located just outside of downtown Columbia (approximately 15 minutes away) in Richland County, South Carolina, the property is close to Interstate 26 and 20 as well as St Andrews Road. Columbia's central location on the eastern coast at the intersection of three major interstates (I-26, I-77, and I-20) and proximity to the Port of Charleston have positioned the metro well to attract industrial users.



OFFERING SUMMARY

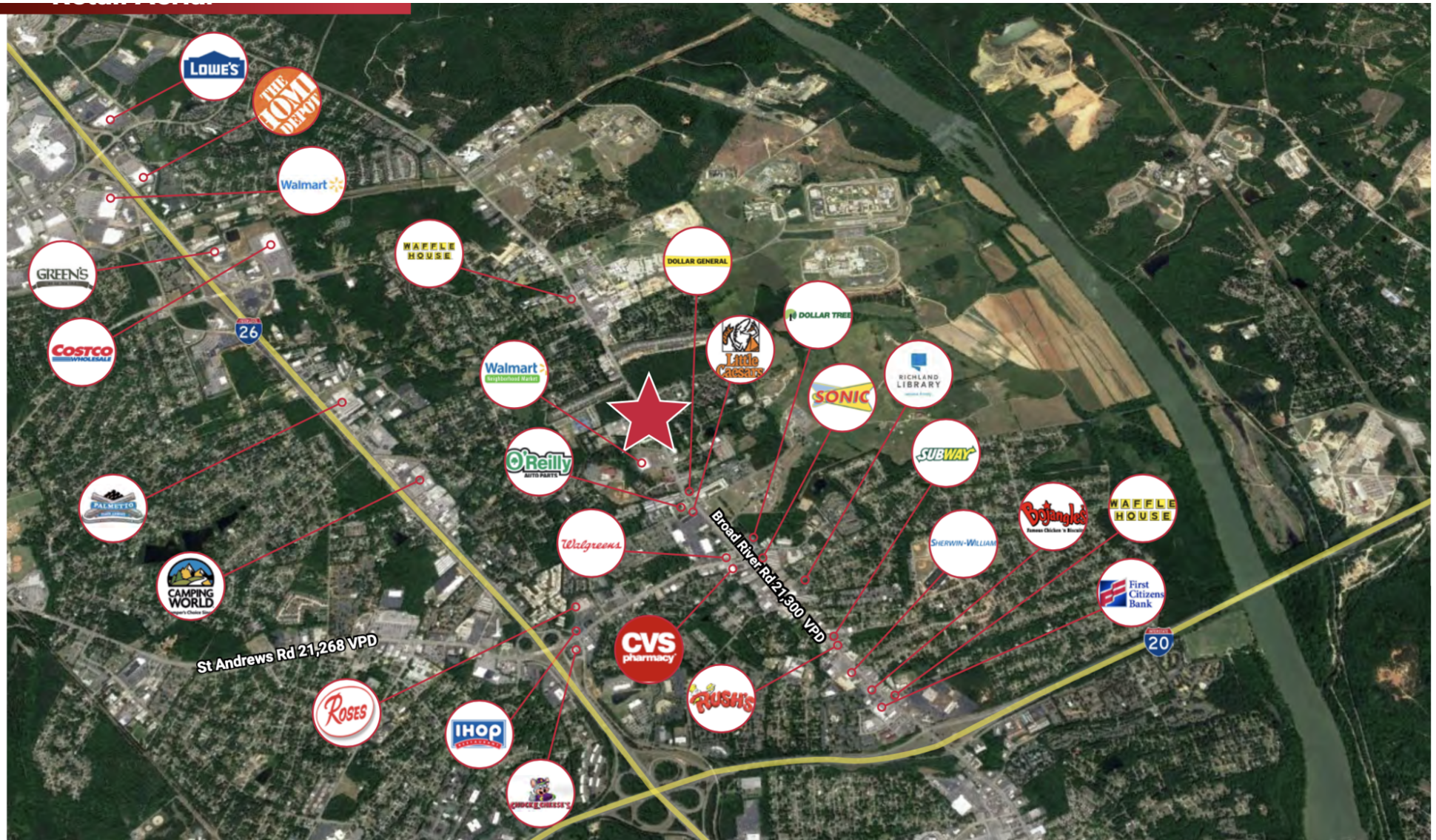
Lease Rate:	\$14.00 SF/yr (MG)
Available SF:	1,028 - 3,098 SF
Lot Size:	2.58 Acres
Building Size:	17,889 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,420	23,261	50,768
Total Population	9,665	51,014	108,989
Average HH Income	\$38,915	\$53,031	\$58,670



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Retailer Map



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Lease Spaces



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,028 - 3,098 SF	Lease Rate:	\$14.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite A Retail	Available	1,035 - 3,098 SF	Modified Gross	\$14.00 SF/yr
Suite B Retail	Available	1,035 - 3,098 SF	Modified Gross	\$14.00 SF/yr
Suite C Retail	Available	1,028 - 3,098 SF	Modified Gross	\$14.00 SF/yr
Suite M - Flexspace	Available	1,300 SF	Modified Gross	\$14.00 SF/yr



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An aerial satellite view of a suburban neighborhood. A blue location pin is placed on a road that runs diagonally from the top left towards the bottom right. To the left of the pin, the road is labeled 'Stoop Creek'. To the right of the pin, a road is labeled '176'. The area is filled with residential streets, houses, and green spaces. In the bottom left corner, the Google logo is visible. In the bottom right corner, there is a copyright notice: 'Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies'.



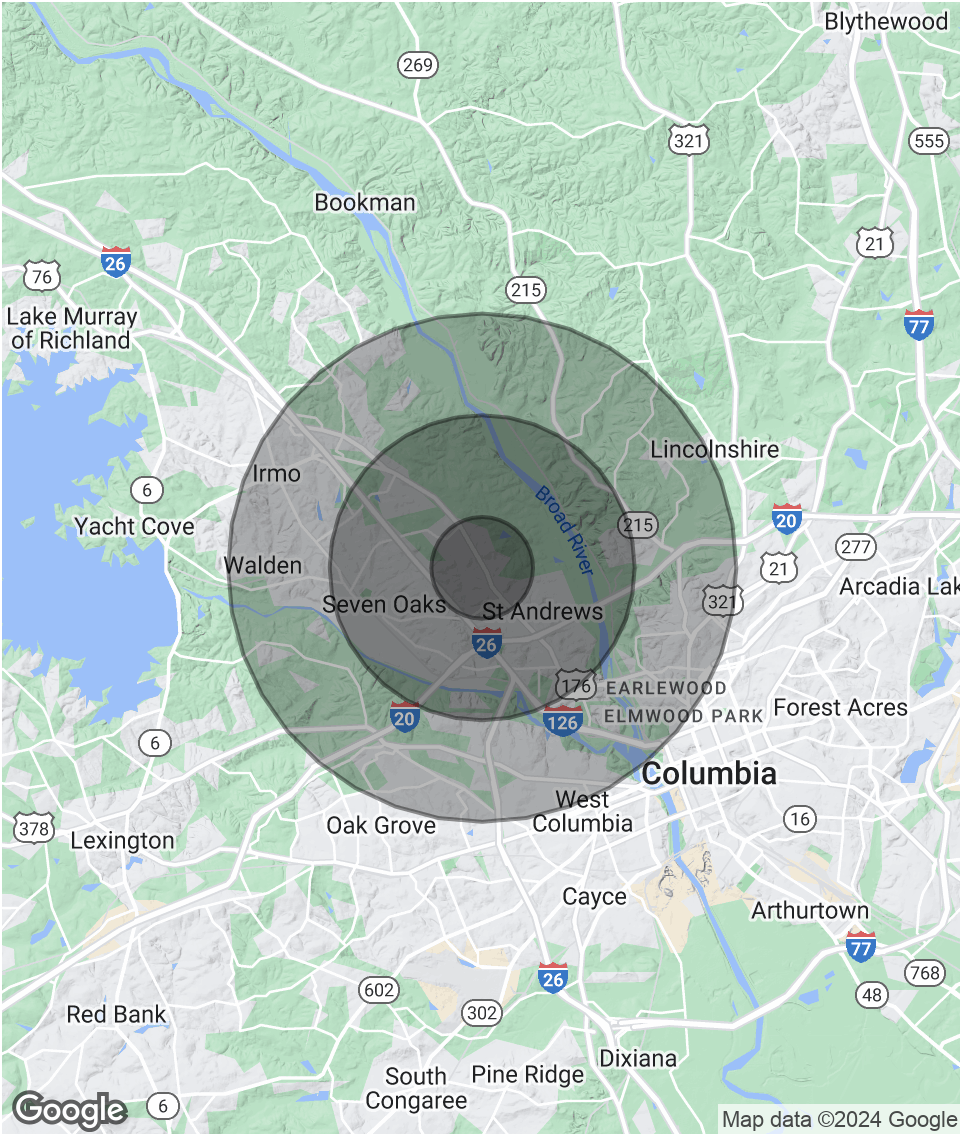
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,665	51,014	108,989
Average Age	29.9	35.3	37.3
Average Age (Male)	30.0	33.6	35.4
Average Age (Female)	30.5	36.7	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,420	23,261	50,768
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$38,915	\$53,031	\$58,670
Average House Value	\$88,236	\$111,271	\$134,004

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio 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

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)

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