



FOR SALE/LEASE

GARAGE WITH DEVELOPMENT LAND

1101 Sand Bar Ferry Rd, Beech Island, SC 29842

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

LOCATION DESCRIPTION

Site is located in Beech Island Sc in Aiken County. The site sits just a 1/3 mile past the Sand Bar Ferry Bridge that crosses the Savannah River leading into Augusta, Georgia. Site is located in close proximity to commercial and industrial sites.

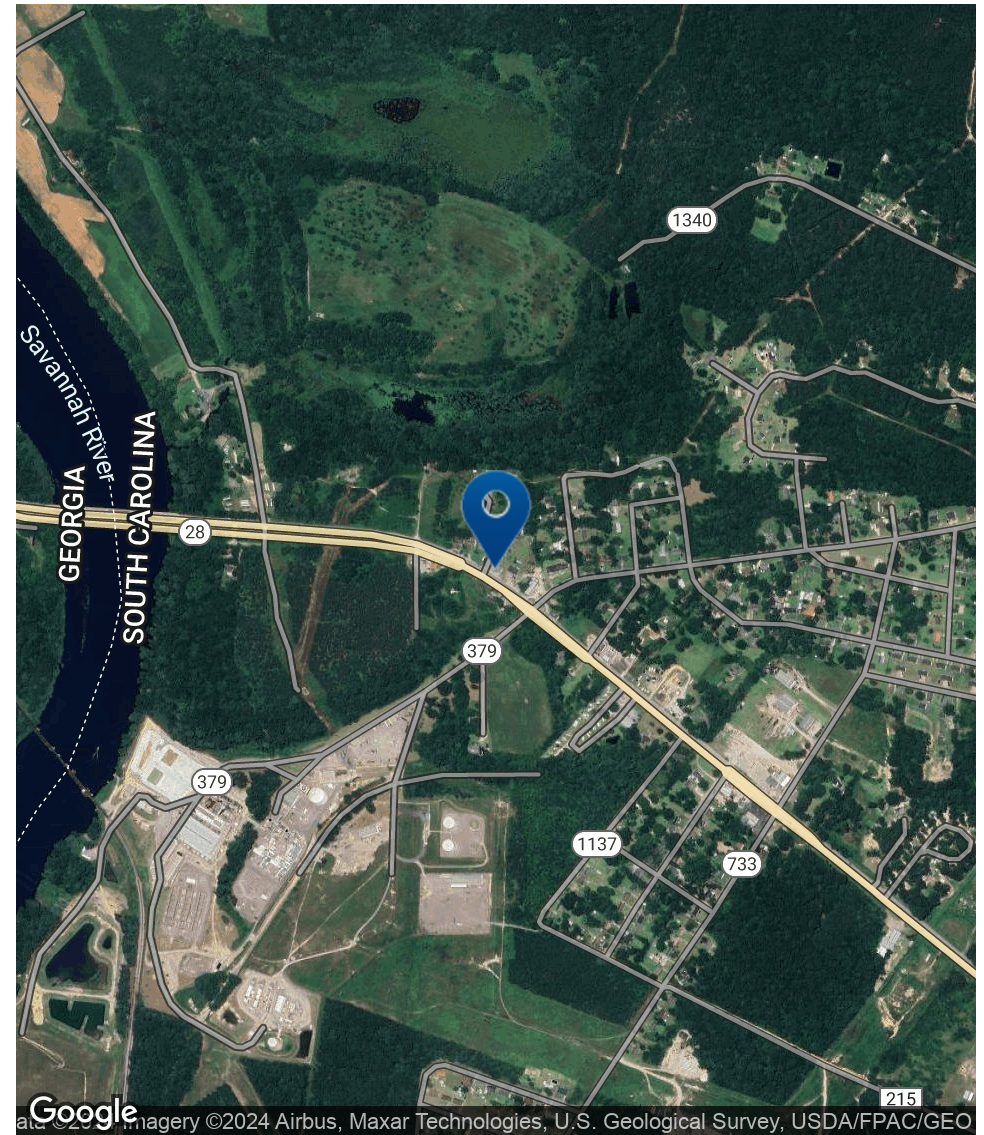
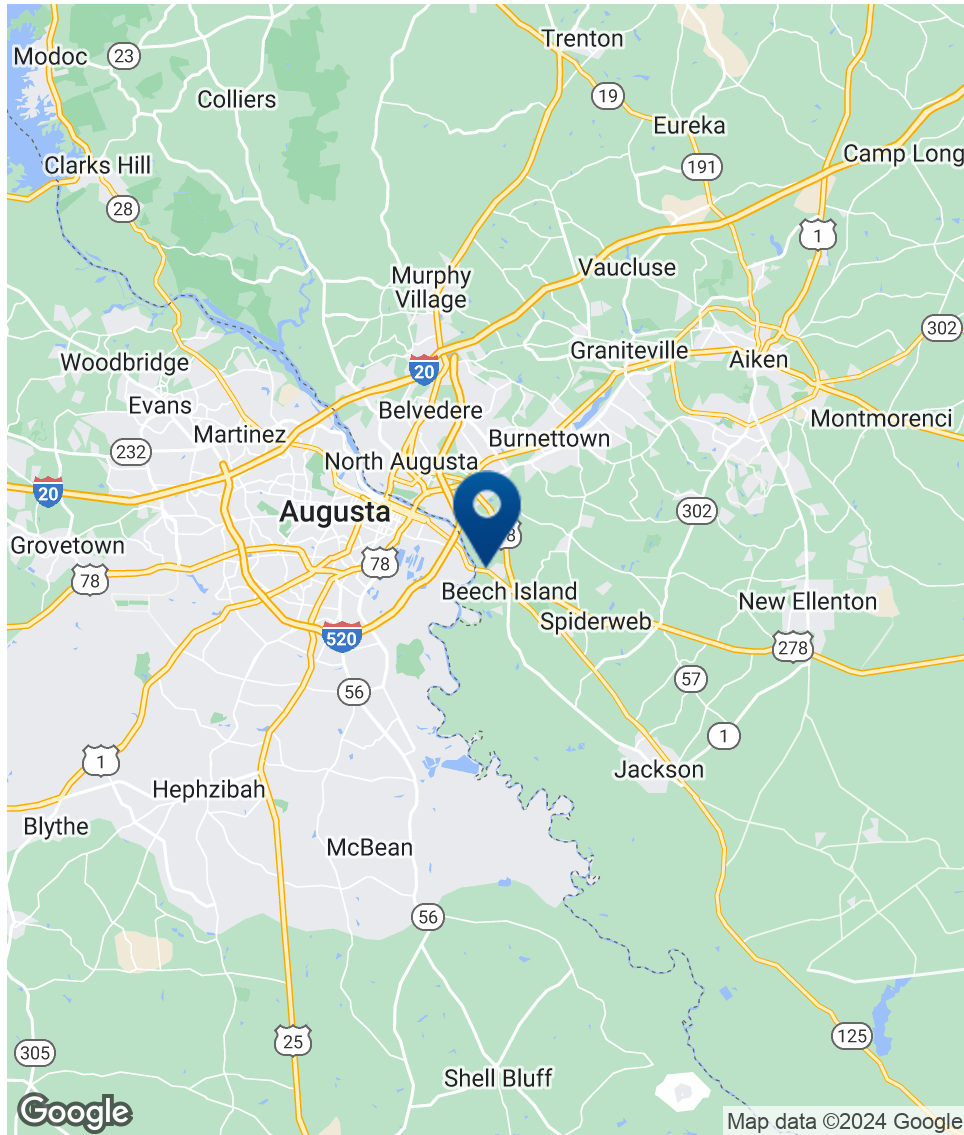
OFFERING SUMMARY

Lot Size:	3.46 Acres
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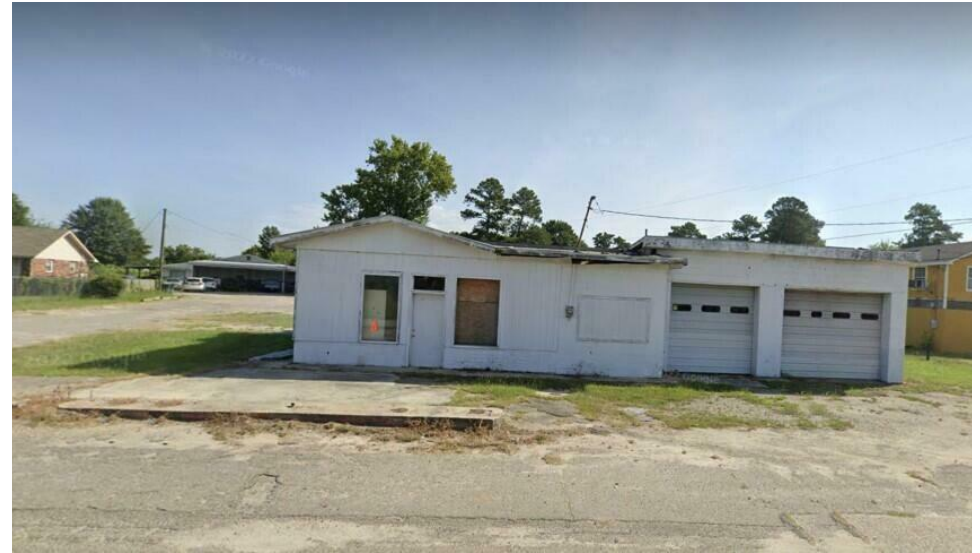
Location Map



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Additional Photos



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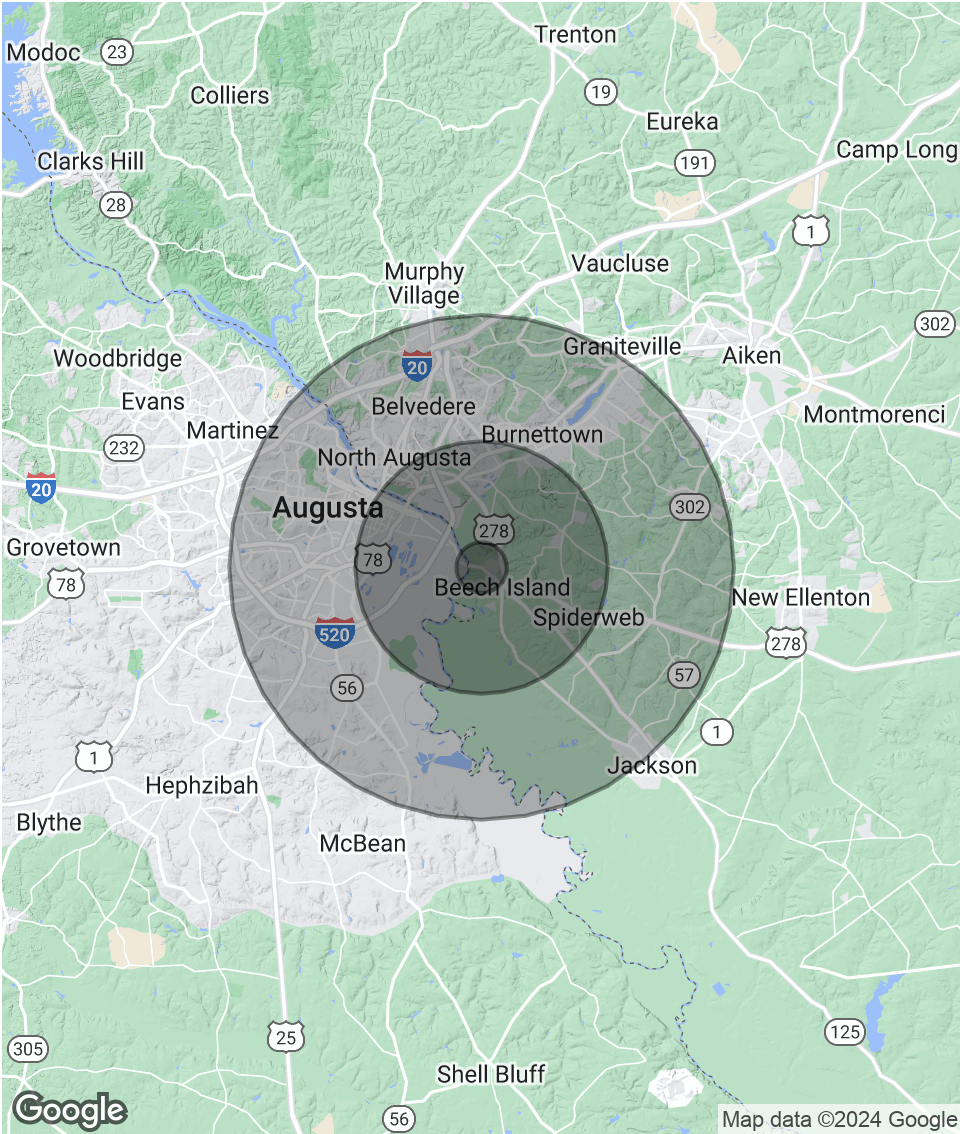
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	549	25,964	197,553
Average Age	35.7	37.7	37.8
Average Age (Male)	35.5	35.1	35.8
Average Age (Female)	33.3	40.0	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	244	12,555	91,236
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$44,158	\$33,436	\$51,678
Average House Value	\$136,653	\$107,901	\$131,195

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio 1



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)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
Evans, GA 30809
706.722.8334



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