



FOR LEASE

# GARAGE WITH DEVELOPMENT LAND

1101 Sand Bar Ferry Road, Beech Island, SC 29842

**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**

President & Broker

[jedge@shermanandhemstreet.com](mailto:jedge@shermanandhemstreet.com)

706.288.1077



# Property Summary



## PROPERTY DESCRIPTION

Property includes a commercially zoned land tract off of Sand Bar Ferry Rd in Beech Island Sc. Site is less than 1/3 mile from the Savannah River. The main tract contains an operational garage with two car lifts and multiple roll up doors. The site has another building that was previously used as an office space for an automotive repair business. The building is a shell and in substantial disrepair. Combined the site is approximately 3.46 acres with some of it being open or undeveloped land. The zoning on this tract is commercial and can accommodate a large variety of uses. Entire site is included with the Lease.

## 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

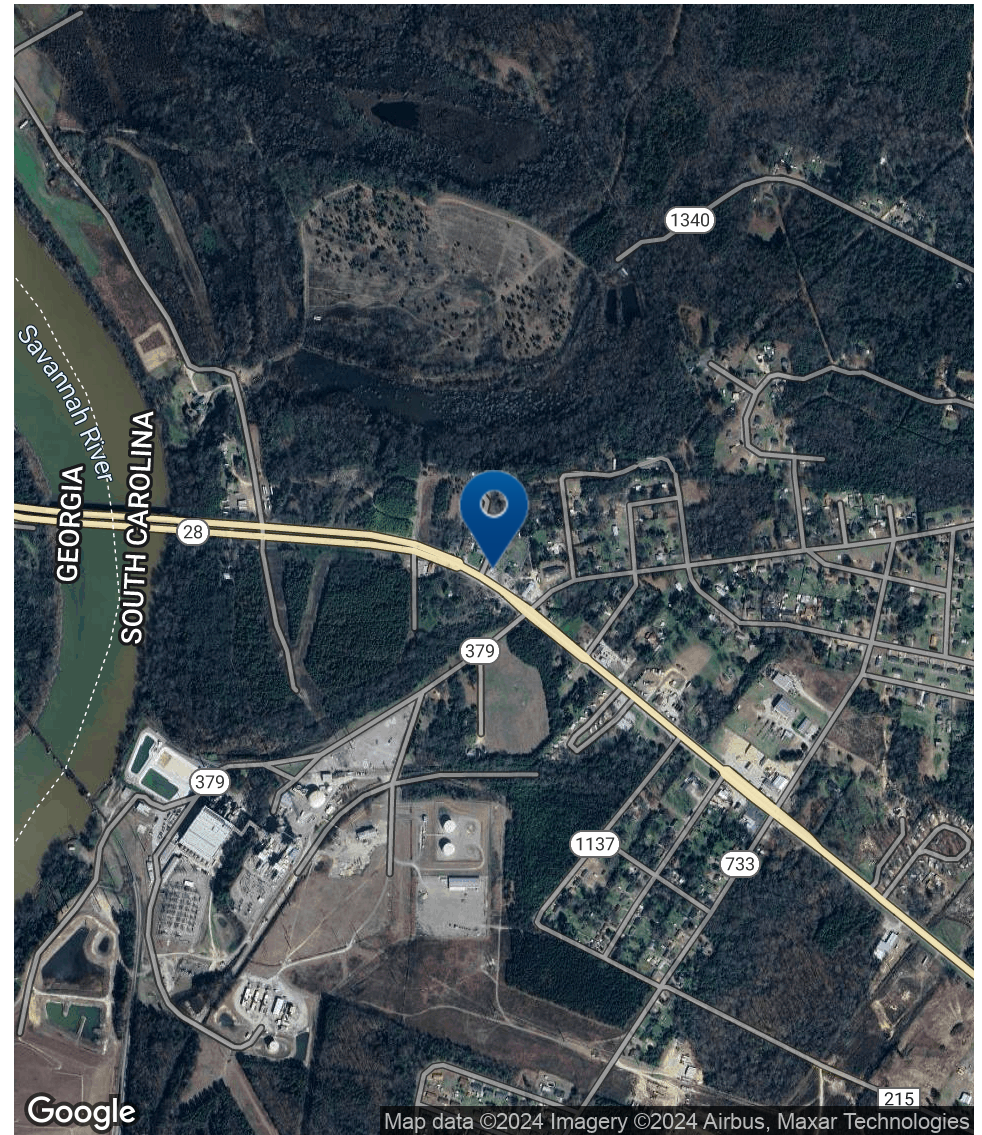
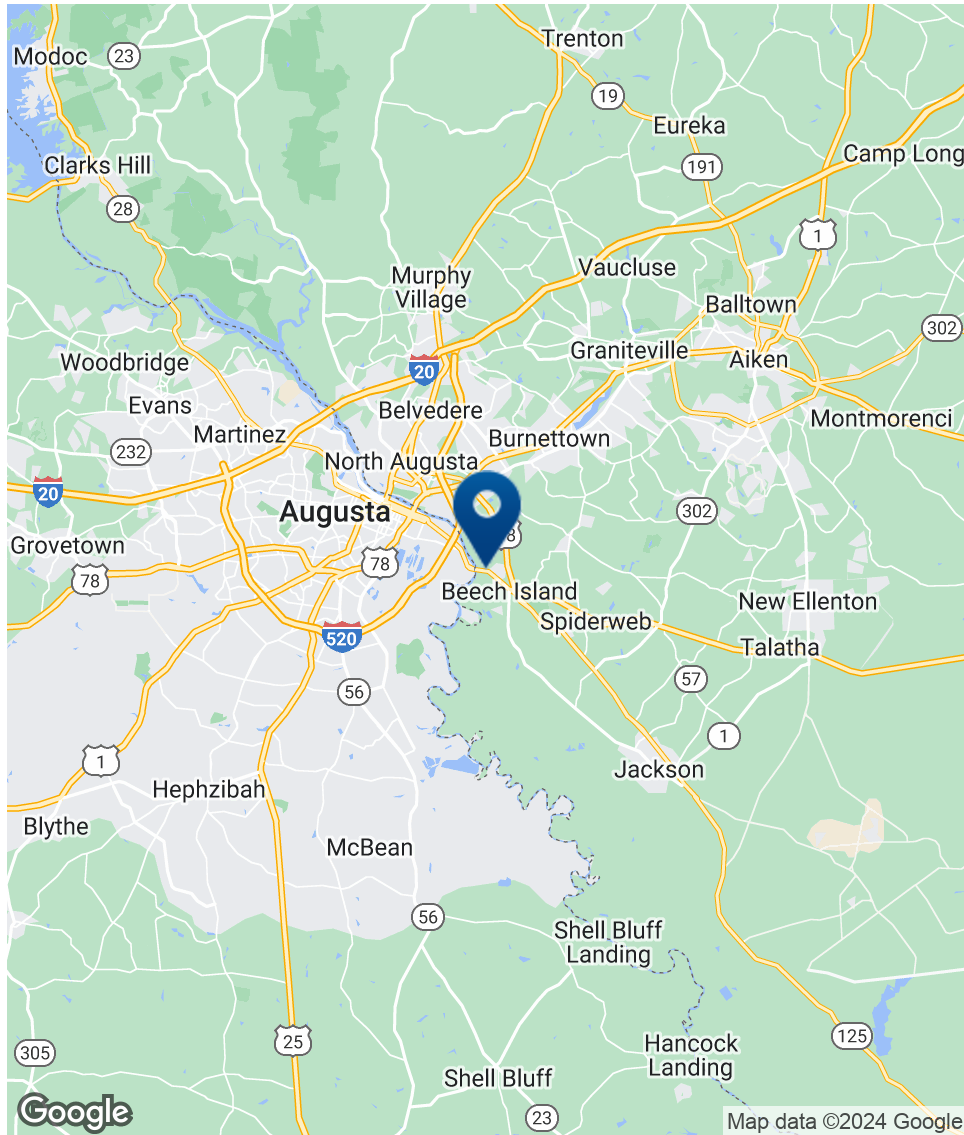
Lease Rate:	Negotiable
Lot Size:	3.46 Acres
Building Size:	2,964 SF



**JOE EDGE, SIOR, CCIM**  
President & Broker  
jedge@shermanandhemstreet.com  
706.288.1077



# Location Map

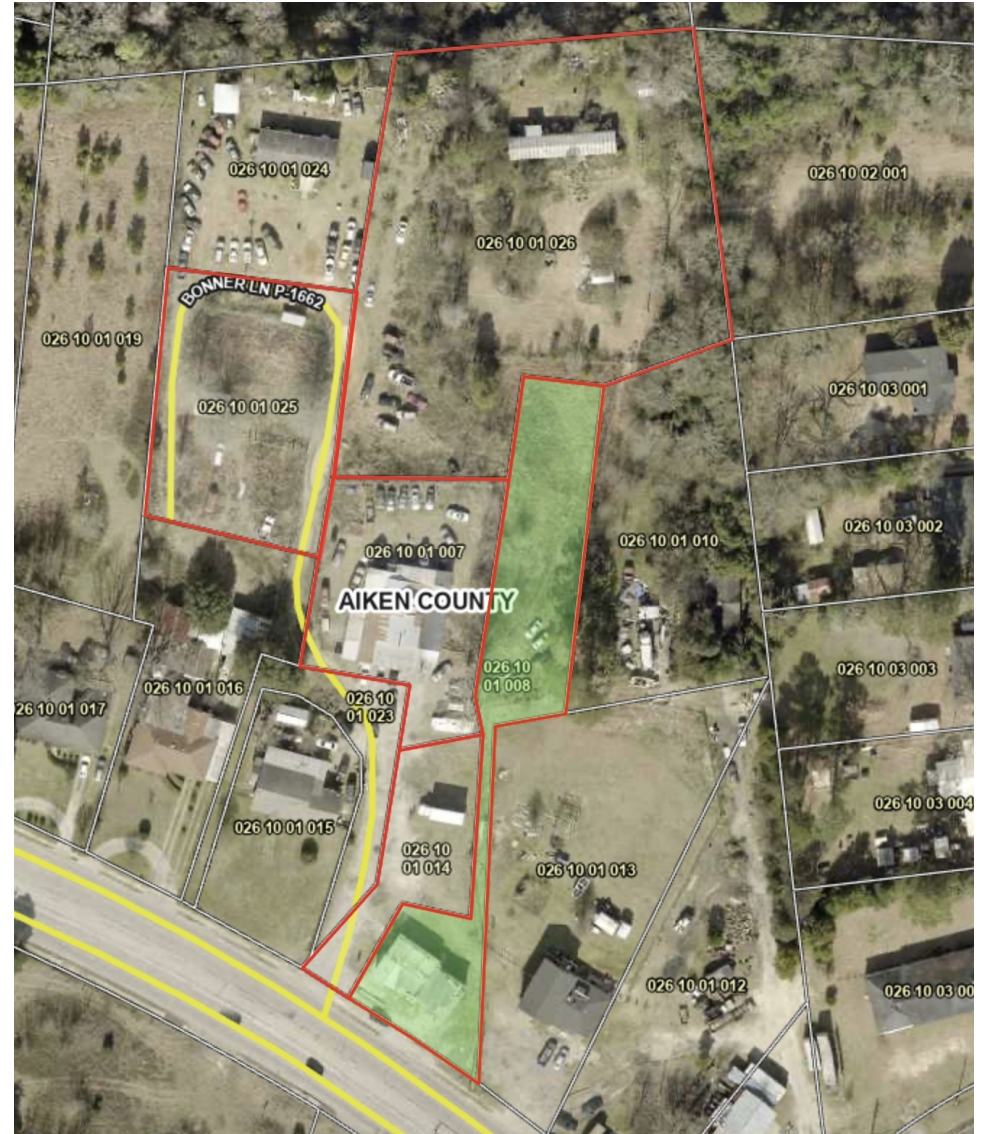


**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**  
President & Broker  
jedge@shermanandhemstreet.com  
706.288.1077



# Additional Photos



**SHERMAN &  
HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**  
President & Broker  
jedge@shermanandhemstreet.com  
706.288.1077

FOR LEASE | GARAGE WITH DEVELOPMENT LAND | 1101 SAND BAR FERRY ROAD, BEECH ISLAND, SC 29842

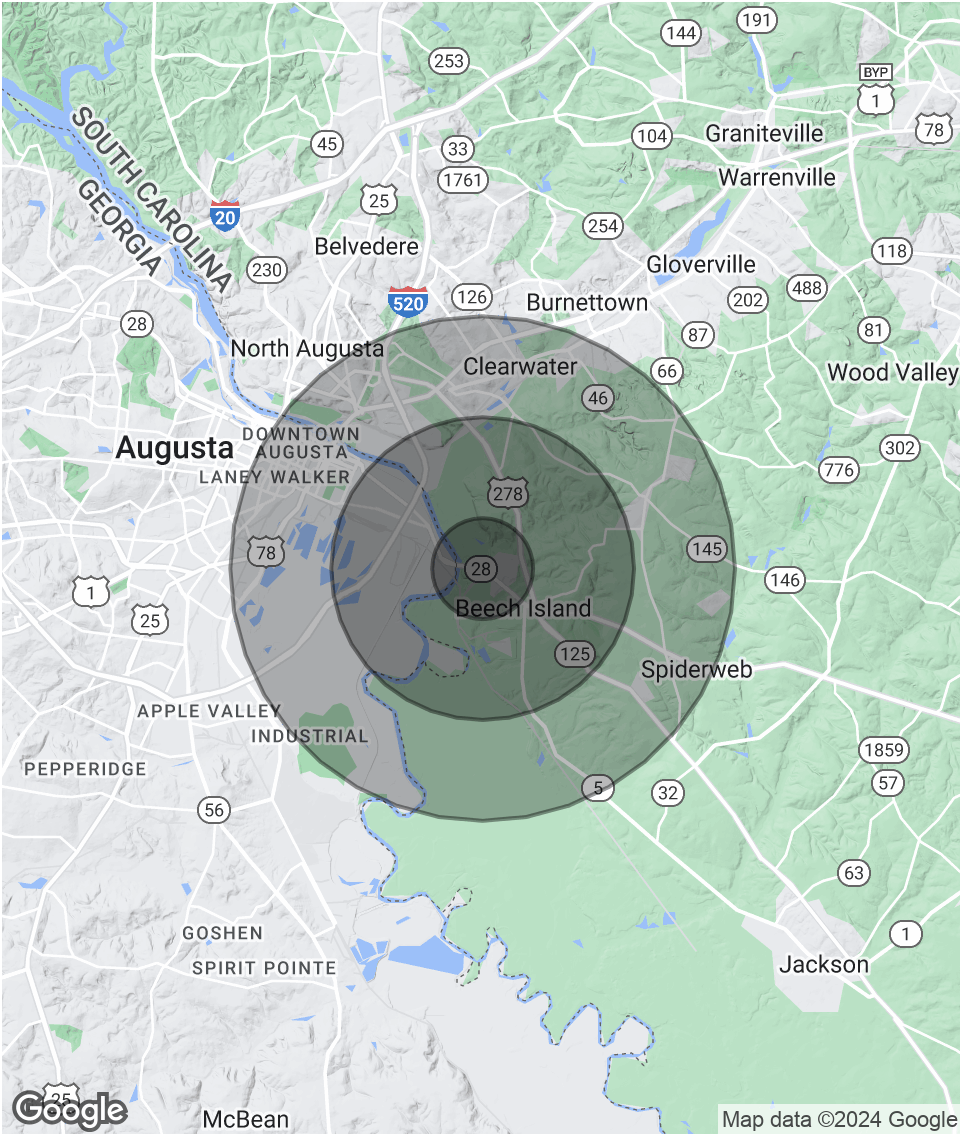


# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	549	7,128	25,964
Average Age	35.7	34.3	37.7
Average Age (Male)	35.5	33.4	35.1
Average Age (Female)	33.3	36.1	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	244	2,921	12,555
# of Persons per HH	2.3	2.4	2.1
Average HH Income	\$44,158	\$35,533	\$33,436
Average House Value	\$136,653	\$96,391	\$107,901

2020 American Community Survey (ACS)



**SHERMAN & HEMSTREET**  
Real Estate Company

**JOE EDGE, SIOR, CCIM**  
President & Broker  
jedge@shermanandhemstreet.com  
706.288.1077

# Advisor Bio 1



## **JOE EDGE, SIOR, CCIM**

President & Broker

jedge@shermanandhemstreet.com

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](http://www.ccim.com) or [www.sior.com](http://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



## **JOE EDGE, SIOR, CCIM**

President & Broker

jedge@shermanandhemstreet.com

706.288.1077