

RETAIL BUILDING FOR LEASE ***OUTPADS FOR SALE/LEASE***

Beech Island, South Carolina

-Highly Visible Sites on Well Travelled Roads-

-Close Proximity to Area's Major Employers-

-New McDonalds Just Opened-

Site "A" Existing Retail Building: Approximately 13,000 sf building for lease, divisible. Perfect for Grocery Store, Convenience Store, Church, Other. Huge frontage on South Carolina S.R. 125 (Atomic Road). Plenty of parking & high visibility location. Over 13,000 cars per day. Close proximity to major area employers such as Savannah River Site (8,000 employees), Kimberly Clark (1,800 employees) and Bridgestone (1,000 employees). As-Is or Redevelopment. Utilities available. Ready to deal!

Site "A" Commercial Outparcels & Retail/Commercial Land: Opportunity for retail/commercial users along South Carolina S.R. 125 (Atomic Road). Great visibility and exposure to heavily travelled State Route 125. Close proximity to major employers. Utilities available. Ground Lease/Sale/Build to Suit starting at \$150,000/AC.

Site "B" & "C" Commercial Outparcels: Opportunity for retail/commercial users along South Carolina S.R. 28/278 (Sand Bar Ferry Road). Wonderful exposure to heavily travelled (17,600 cars per day) roadway between Augusta, GA and major employer Savannah River Site. Perfect for gasoline/fuel jobber/fast food/convenience store. Ground Lease/Sale/Build to Suit starting at \$200,000/AC.

For More Information Contact:

Charles Hock, CCIM

(706) 722-8334 ext. 262 or (706) 627-2134

charleswhock@aol.com

WWW.SHERMANANDHEMSTREET.COM

3523 Walton Way Ext. Augusta, GA 30909

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BEECH ISLAND SC SITES

Executive Summary

In this offering memorandum you will see several sites available for sale. There are multiple tracts available on major roadways through and in the center of Beech Island by the same seller. While these tracts range in size widely our overall asking price is between \$150,000 and \$200,000 per acre for commercial frontage. Lot sizes and prices are negotiable. A build to suit is also possible for any of these sites.

Included in this offering is a tract of land which contains a retail center. This site is available for lease as is, for lease with modification/improvement, or as a complete redevelopment or build to suit. We feel this site is suitable for a grocery store with shop space and multiple out-parcels. One of the out-parcels is currently a First Citizens Bank. The site is flexible and has many options. The lease rate for the space as is or for a build to suit is negotiable and depends on the user. Rate will be determined on a case by case basis but will be at market rates with reasonable landlord concessions.

The subject site is available for development of a neighborhood grocery store. There is an existing retail building with approximately 13,000sq ft. This building can be expanded or renovated to the user's specifications. The site is located in Beech Island, SC which currently has no grocery store and limited competitive sites. Recently a First Citizens Bank was built on an out-parcel in front of the subject. In addition, a new McDonalds, Family Dollar and Dollar General have been built in the town. There is significant traffic in this area as you will see in the traffic count study. This is due highly to traffic going in and out of Savannah River Site a local nuclear facility which is also one of the area's largest employers. There is a significant GAP in the current market in this location and the current population and income levels will support at least one store. Currently residents of the area are forced to drive over 10 minutes to competing stores approximately 10-15 miles away. In addition there is a proposed residential development in the rear of the site which will spur additional demand in the area.

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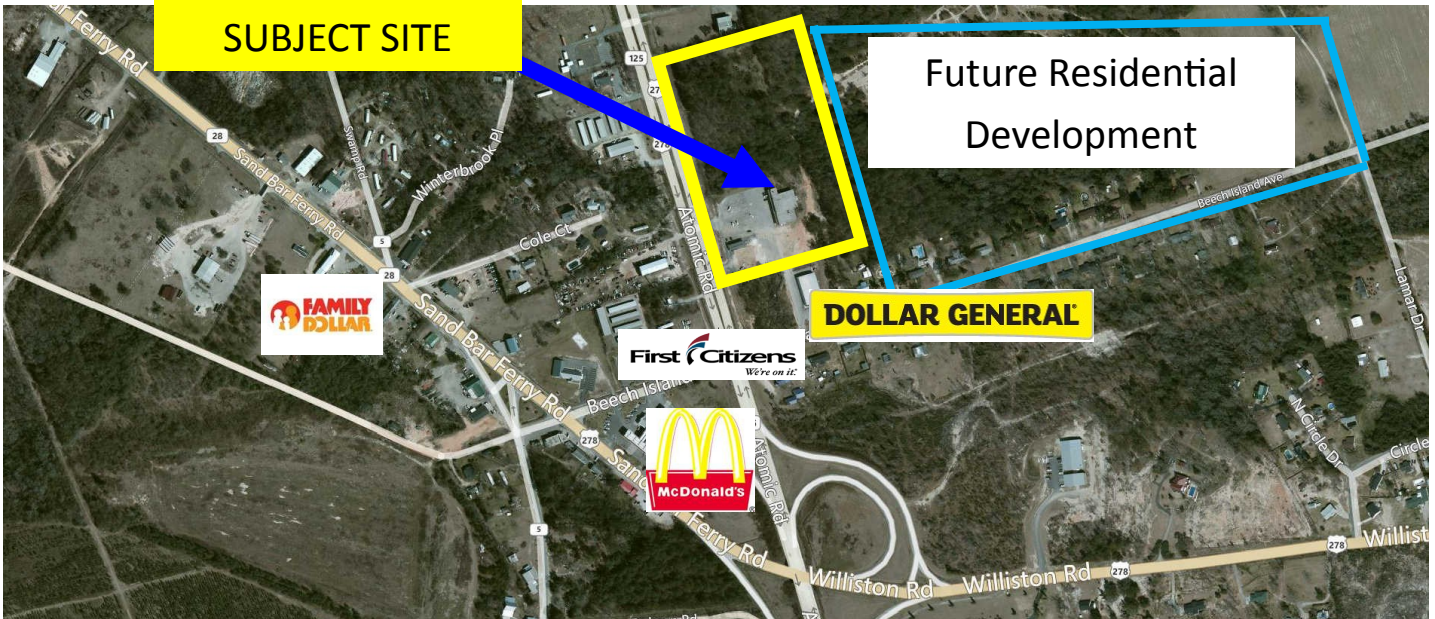
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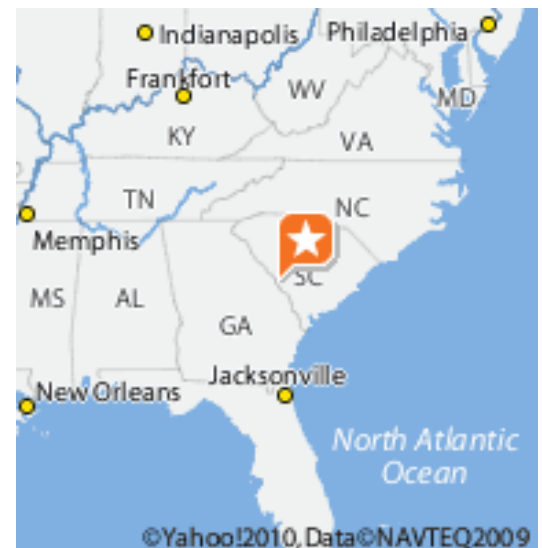
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Retail Development Site



BEECH ISLAND DEVELOPMENT SITE

- ◆ Site suitable for grocery anchored neighborhood center
- ◆ High Traffic Counts
- ◆ Strong Demographics
- ◆ Close proximity to Savannah River Site (SRS)
- ◆ Great demand in area for new housing
- ◆ Build to suit, land lease, or acquisition option
- ◆ Additional shop space proposed for center
- ◆ <http://www.crelisting.net/Pug6YwQ8w>



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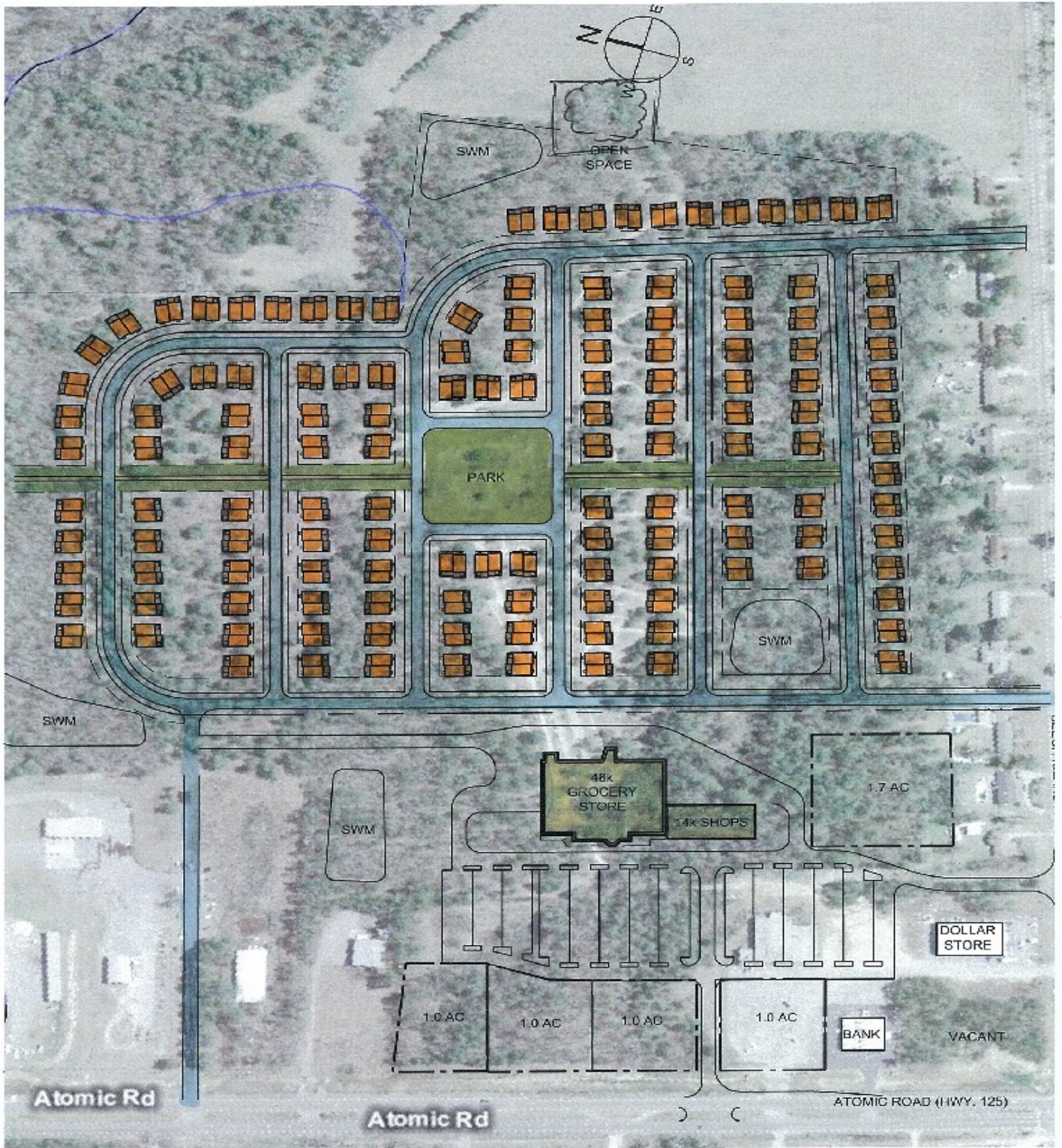
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RESIDENTIAL DUET OPTION
 FOR
**BEECH ISLAND
 CORNER**
 AIKEN COUNTY, SOUTH CAROLINA



Retail Development Site

Demographics

Our demographic analysis used a polygon instead of a radius method due to various geographical barriers as well as due to population growth patterns. The study area used encompasses an area east of North Augusta and South of Aiken. Our eastern border was determined by putting a barrier up for the New Ellenton market which currently has a Reid's grocery. We excluded population directly around New Ellenton for this reason. Areas around Aiken were also excluded but do include neighbors that are closer to the subject site than the closest Aiken competitor. East and south of North Augusta/Clearwater area was determined by excluding areas directly in the marketplace of the BI-LO and Reid's store on Jefferson Davis highway. Our southern barrier we used the Savannah River. That area has very little population and is a natural geographical barrier for the purpose of this study.

While the Jackson South Carolina area does not have a grocer is was left off of this study. If you include the Jackson market you get an additional 2,000 to 3,500 people added to the population. The subject site is 10.4 miles and 16 minute drive from Jackson. The closest competitor to the subject is in New Ellenton and is located 11.3 miles and 22 minutes from Jackson. The subject site is closer to Jackson but was excluded due to the distance away and the possibility of another smaller grocer coming Jackson itself in the future.

COMPETITION DETAILS

STORE	CITY	Direction	Distance Miles	Distance Driving Time
Food Lion	Aiken	North East	14.7	9 minutes
Bi-Lo	Clearwater	North West	6.6	10 minutes
Kroger	Augusta-GA	West	9.2	15 minutes
Reid's	New Ellenton	East	15.3	20 minutes

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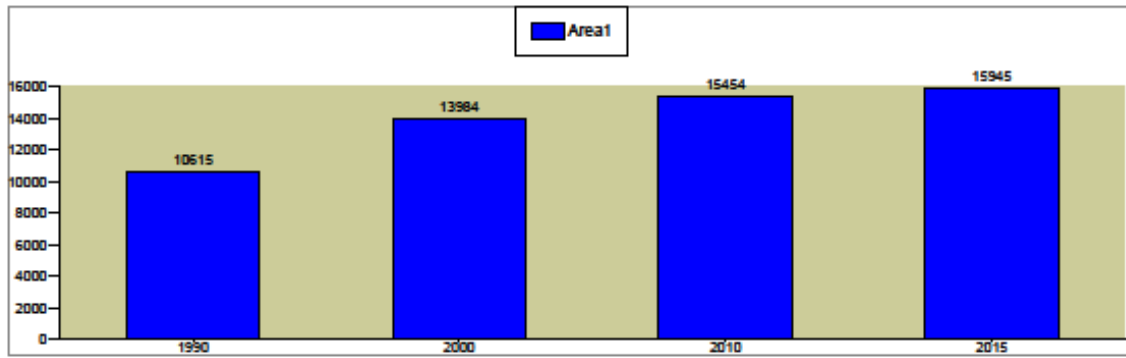
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3523 Walton Way Ext. Augusta, GA 30909

2000 - 2010 Population: Annual Rate
 2010 - 2015 Population: Annual Rate

1.09%
 0.63%

Total Population



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri converted 1990 Census data into 2000 geography. Esri forecasts for 2010 and 2015.

2000 Population by Sex

Males 48.1%
 Females 51.9%

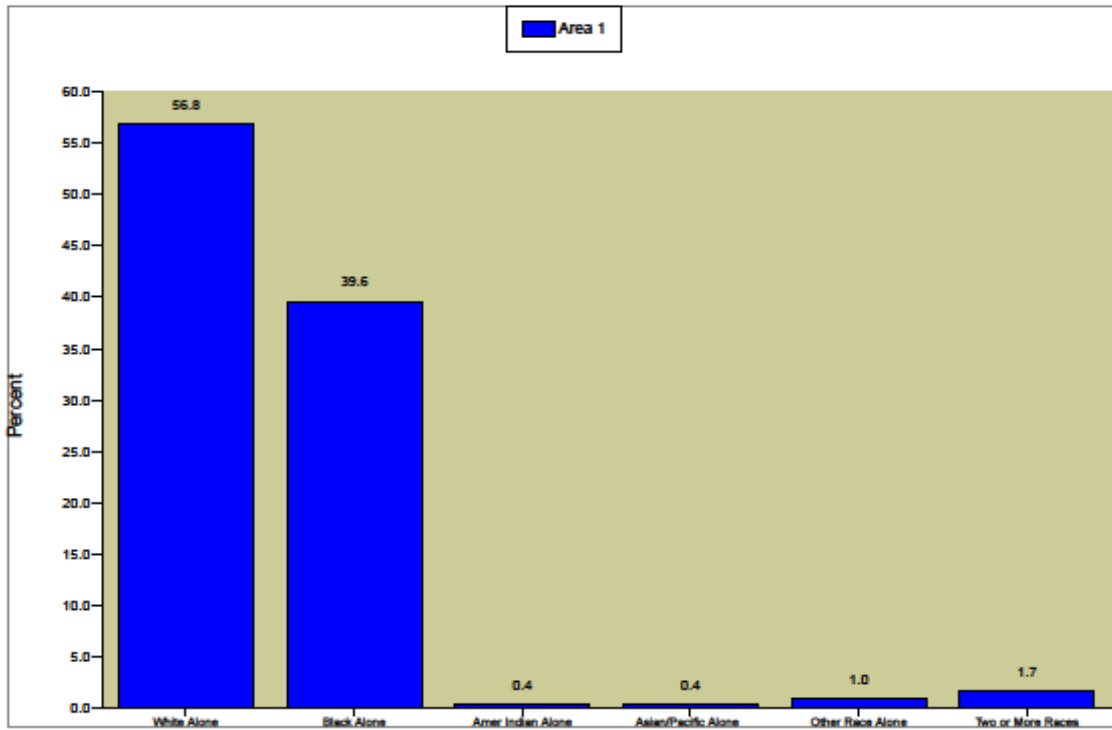
2010 Population by Sex

Males 48.3%
 Females 51.7%

2015 Population by Sex

Males 48.4%
 Females 51.6%

2010 Population by Race



2010 Hispanic Origin

3.6%

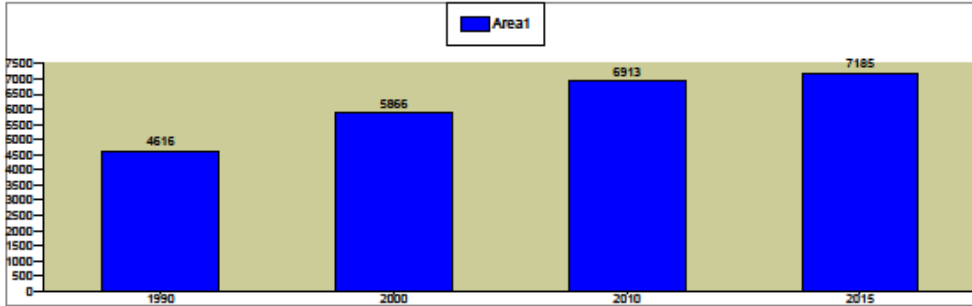
Data Note: Persons of Hispanic Origin may be of any race.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

2000 - 2010 Civilian Employed Population 16+ Annual Rate
 2010 - 2015 Civilian Employed Population 16+ Annual Rate

1.79%
 0.77%

Total Civilian Employed Population 16+



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri converted 1990 Census data into 2000 geography. Esri forecasts for 2010 and 2015.

1990 Households by Income

Household Income Base	3,700
< \$15,000	28.9%
\$15,000 - \$24,999	19.3%
\$25,000 - \$34,999	13.8%
\$35,000 - \$49,999	20.6%
\$50,000 - \$74,999	13.5%
\$75,000 - \$99,999	2.2%
\$100,000 - \$149,999	1.4%
\$150,000+	0.4%
Median Household Income	\$26,460

2000 Households by Income

Household Income Base	5,035
< \$15,000	20.5%
\$15,000 - \$24,999	14.5%
\$25,000 - \$34,999	12.3%
\$35,000 - \$49,999	18.0%
\$50,000 - \$74,999	16.9%
\$75,000 - \$99,999	9.9%
\$100,000 - \$149,999	6.0%
\$150,000 - \$199,999	1.1%
\$200,000+	0.8%
Median Household Income	\$36,983

2010 Households by Income

Household Income Base	5,662
< \$15,000	16.4%
\$15,000 - \$24,999	12.6%
\$25,000 - \$34,999	9.5%
\$35,000 - \$49,999	15.2%
\$50,000 - \$74,999	20.5%
\$75,000 - \$99,999	15.0%
\$100,000 - \$149,999	8.1%
\$150,000 - \$199,999	1.5%
\$200,000+	1.1%
Median Household Income	\$46,210

2015 Households by Income

Household Income Base	5,876
< \$15,000	13.9%
\$15,000 - \$24,999	11.5%
\$25,000 - \$34,999	7.5%
\$35,000 - \$49,999	14.3%
\$50,000 - \$74,999	25.3%
\$75,000 - \$99,999	14.1%
\$100,000 - \$149,999	10.1%
\$150,000 - \$199,999	1.9%
\$200,000+	1.3%
Median Household Income	\$51,486

2000 - 2010 Median Household Income Annual Rate	2.44%
2010 - 2015 Median Household Income Annual Rate	2.19%

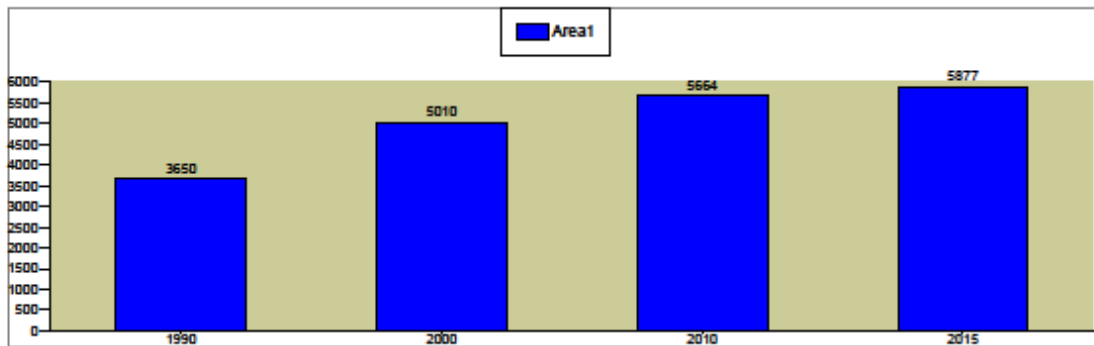
Data Note: Detail may not sum to totals due to rounding. Income represents annual income for the preceding year. Income for 2010 and 2015 is expressed in current dollars, including an adjustment for inflation.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri converted 1990 Census data into 2000 Geography. Esri forecasts for 2010 and 2015.

2000 - 2010 Households Annual Rate
 2010 - 2015 Households Annual Rate

1.34%
 0.74%

Total Households



Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri converted 1990 Census data into 2000 geography. Esri forecasts for 2010 and 2015.

2010 Households by Net Worth

Total	5,865
< \$15,000	28.7%
\$15,000 - \$34,999	8.3%
\$35,000 - \$49,999	5.5%
\$50,000 - \$74,999	7.8%
\$75,000 - \$99,999	6.3%
\$100,000 - \$149,999	8.1%
\$150,000 - \$249,999	12.3%
\$250,000 - \$499,999	13.8%
\$500,000 - \$999,999	6.3%
\$1,000,000+	2.9%
Median Net Worth	\$73,941
Average Net Worth	\$248,534

2010 Households by Disposable Income

Total	5,863
< \$15,000	18.9%
\$15,000 - \$24,999	14.3%
\$25,000 - \$34,999	13.3%
\$35,000 - \$49,999	18.0%
\$50,000 - \$74,999	23.8%
\$75,000 - \$99,999	6.5%
\$100,000 - \$149,999	4.1%
\$150,000 - \$199,999	0.4%
\$200,000+	0.7%
Median Disposable Income	\$37,187
Average Disposable Income	\$44,810

2000 Housing Units

Owner Occupied Housing Units	69.4%
Renter Occupied Housing Units	18.4%
Vacant Housing Units	12.2%

2010 Housing Units

Owner Occupied Housing Units	68.3%
Renter Occupied Housing Units	17.5%
Vacant Housing Units	14.2%

2015 Housing Units

Owner Occupied Housing Units	67.8%
Renter Occupied Housing Units	17.3%
Vacant Housing Units	14.9%

Data Note: Disposable income is after-tax household income. Disposable income forecasts are based on the Current Population Survey, U.S. Census Bureau. Net Worth is total household wealth minus debt, secured and unsecured. Net Worth includes the home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks, etc. Examples of secured debt include home mortgages and vehicle loans; examples of unsecured debt include credit card debt, certain bank loans, and other outstanding bills. Forecasts of net worth are based on the Survey of Consumer Finances, Federal Reserve Board. Detail may not sum to totals due to rounding.

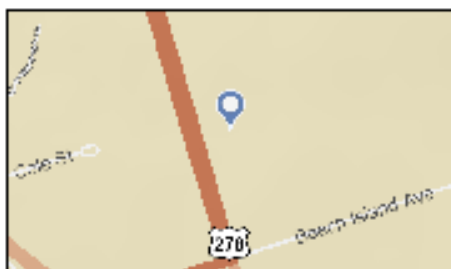
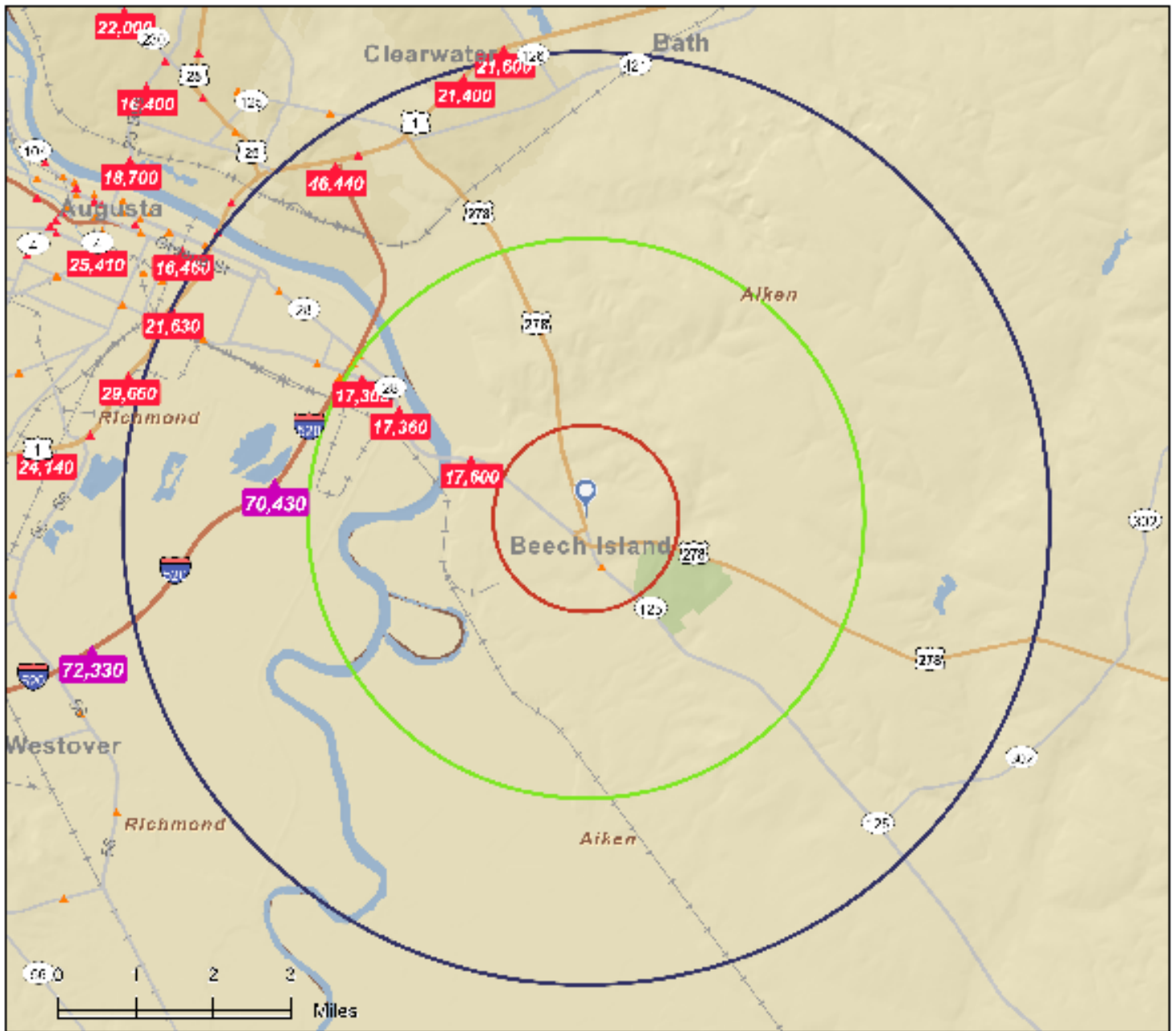
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.



Traffic Count Map

beech island retail
Ring: 1, 3, 5 Miles

Prepared by Joe Edge
Latitude: 33.430243
Longitude: -81.886933



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day





Traffic Count Profile

Prepared by Joe Edge

beech island retail1

Latitude: 33.430243
Longitude: -81.886933

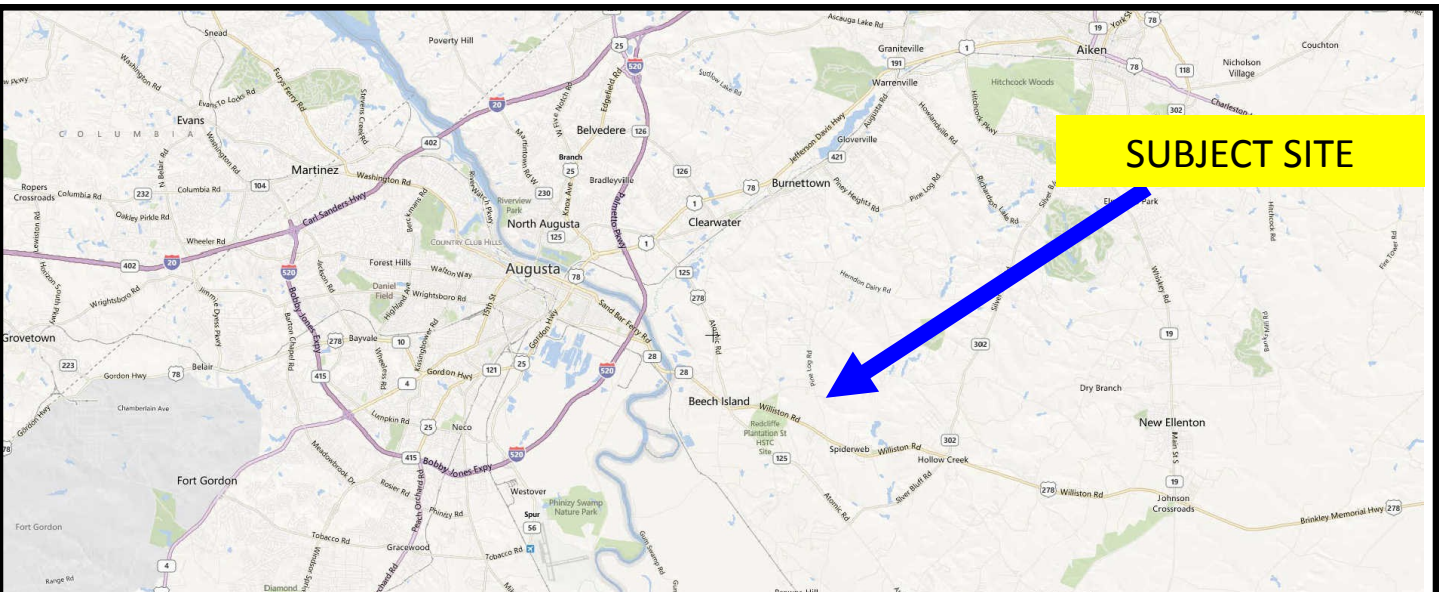
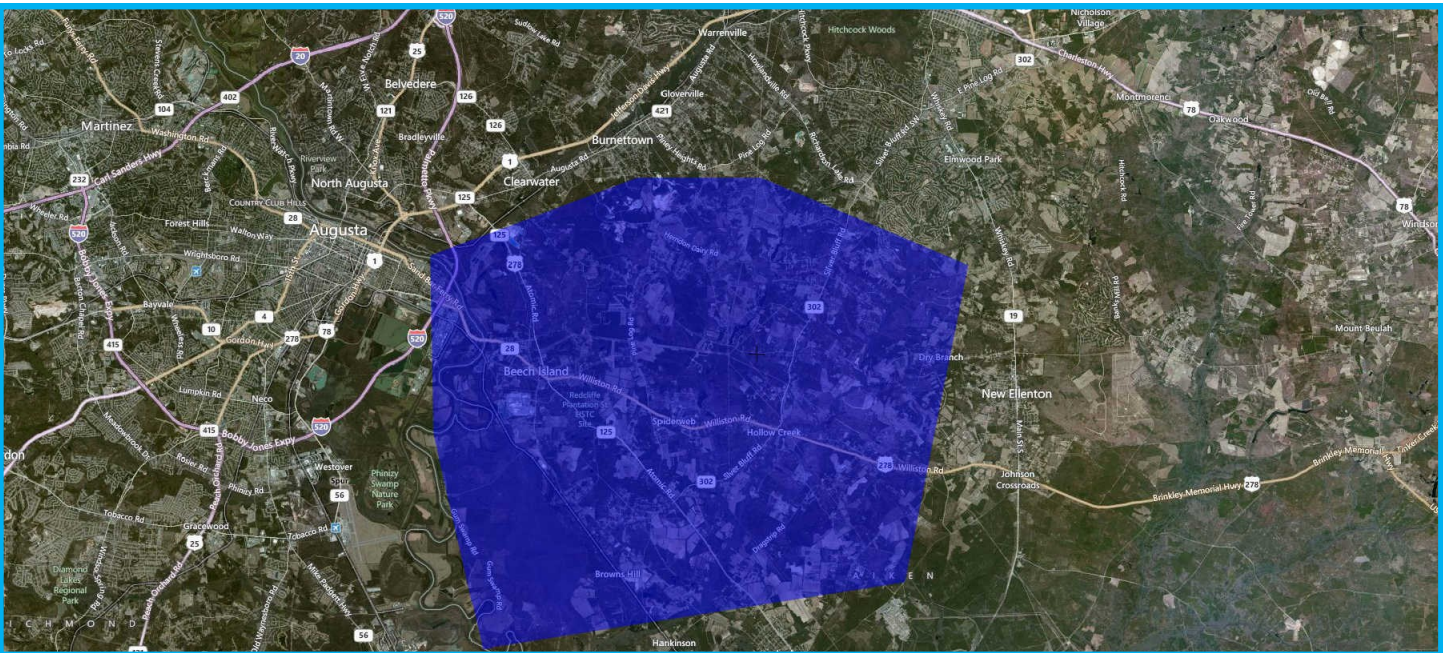
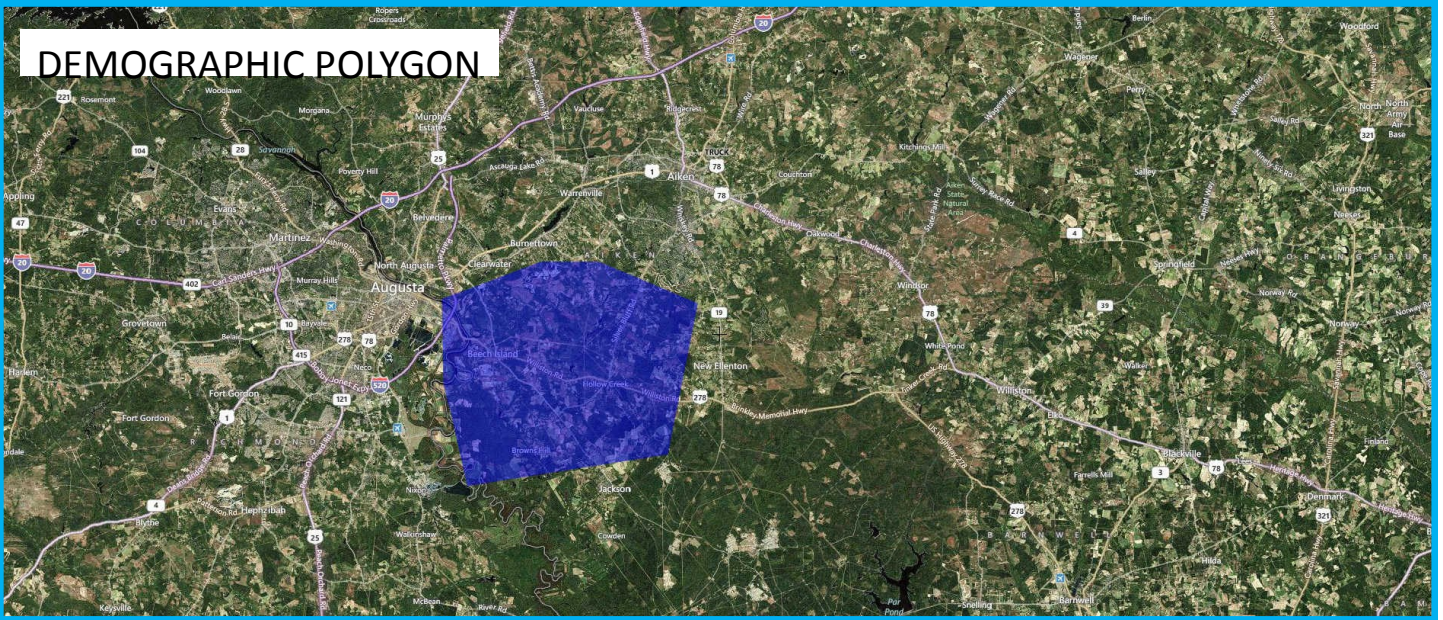
Ring: 5 miles radius

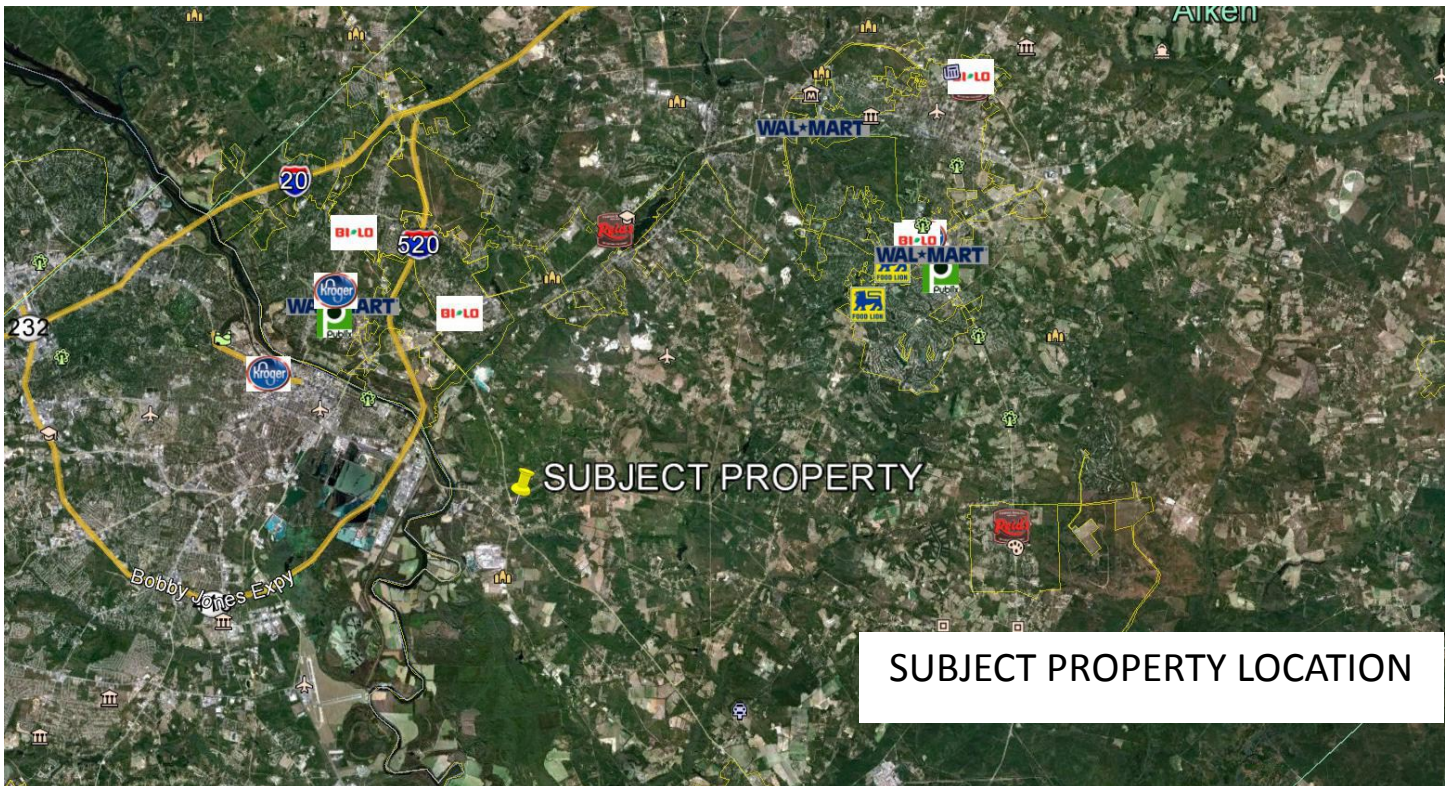
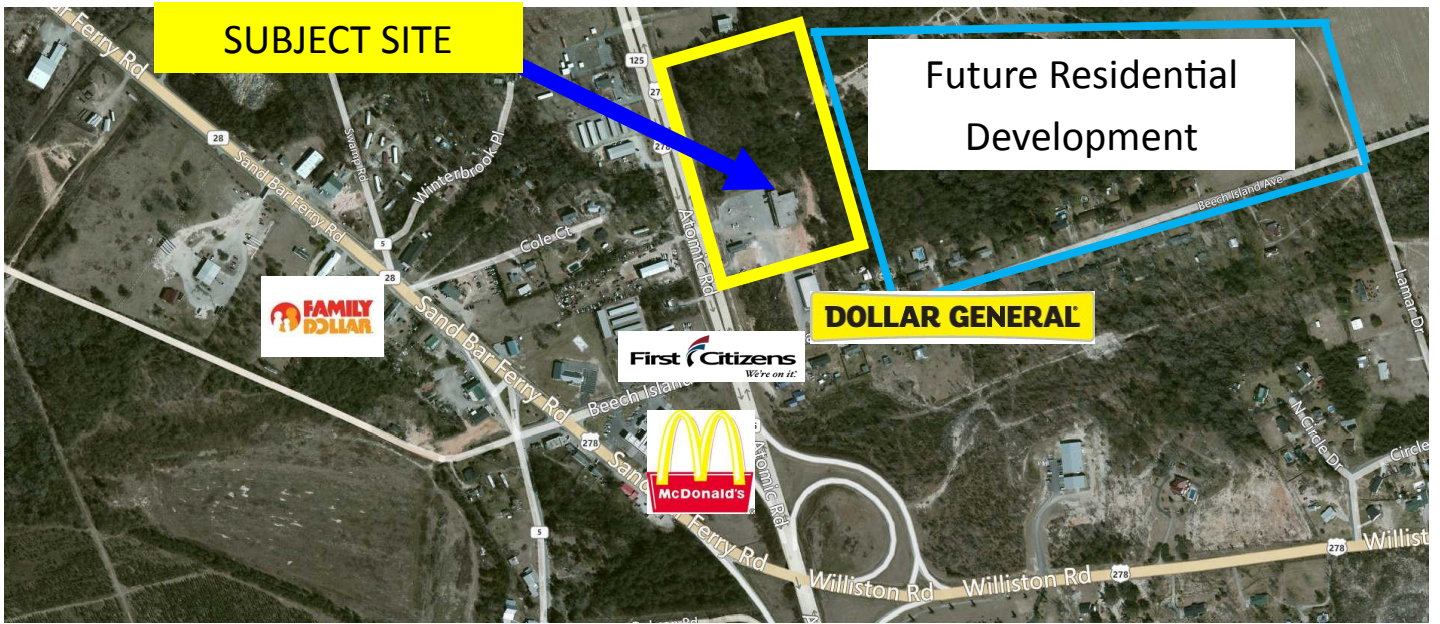
Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.55	Atomic Rd	Todd's Landing Dr (0.11 miles NW)	2008	12,700
0.63	Swamp Rd	Old Trail Rd (0.01 miles S)	2005	425
0.97	Urquhart Dr	Old Trail Rd (0.04 miles W)	2008	1,250
1.06	Old Jackson Hwy	Edwards Loop (0.06 miles N)	2008	4,400
1.17	Hazel Grove Rd	Blackstone Camp Rd (0.06 miles N)	2005	75
1.39	Sand Bar Ferry Rd	Urquhart Dr (0.25 miles SE)	2008	17,600
1.53	Williston Rd	Hammond Rd (0.09 miles E)	2008	6,600
2.07	Atomic Rd	Hazel Grove Rd (0.15 miles SE)	2008	9,600
2.32	Sandbar Ferry Rd	Augusta Levee Rd (0.1 miles NW)	2005	17,360
2.84	Laney Walker Blvd Exd	Columbia Nitrogen Dr (0.03 miles W)	2008	17,300
2.99	Sandbar Ferry Rd	I- 520 (0.02 miles NW)	2008	8,750
3.01	I- 520	Sandbar Ferry Rd (0.09 miles NE)	2008	10,600
3.32	Lovers Ln	Tybee Ct (0.07 miles SW)	2008	1,080
3.33	Laney Walker Blvd Exd	Lovers Ln (0.05 miles SE)	2008	11,180
3.36	I- 520	Lovers Ln (0.41 miles NE)	2005	70,430
3.45	Pine Logging Rd	Atomic Rd (0.85 miles S)	2008	1,000
3.61	Laney Walker Blvd Exd	Cherry Ave (0.04 miles W)	2008	5,700
3.86	Pine Logging Rd	Russell St (0.19 miles S)	2008	3,800
3.91	Old Storm Branch Rd	Tory Trl (0.08 miles SE)	2008	3,800
4.10	Sandbar Ferry Rd	E Cedar St (0.06 miles NW)	2008	13,460
4.13	Foreman Rd	Bennetts Farm Rd (0.09 miles E)	2008	650
4.28	E Boundary	Hall St (0.03 miles NE)	2008	3,830
4.31	E Boundary	E Armour St (0.01 miles NE)	2008	5,050
4.37	E Boundary	Greene St (0.03 miles NE)	2008	6,190
4.48	Broad St	Sibley St (0.01 miles SE)	2008	7,580
4.51	Telfair St	Forsythe St (0.01 miles SE)	2005	4,400
4.54	Gwinnett Blvd	2nd St (0.06 miles SE)	2008	10,880
4.60	Jefferson Davis Hwy	Schultz Hill Dr (0.08 miles SW)	2008	18,900
4.67	3rd St	Hale St (0.07 miles NE)	2008	2,100
4.70	Reynolds St	2nd St (0.06 miles SE)	2008	3,200

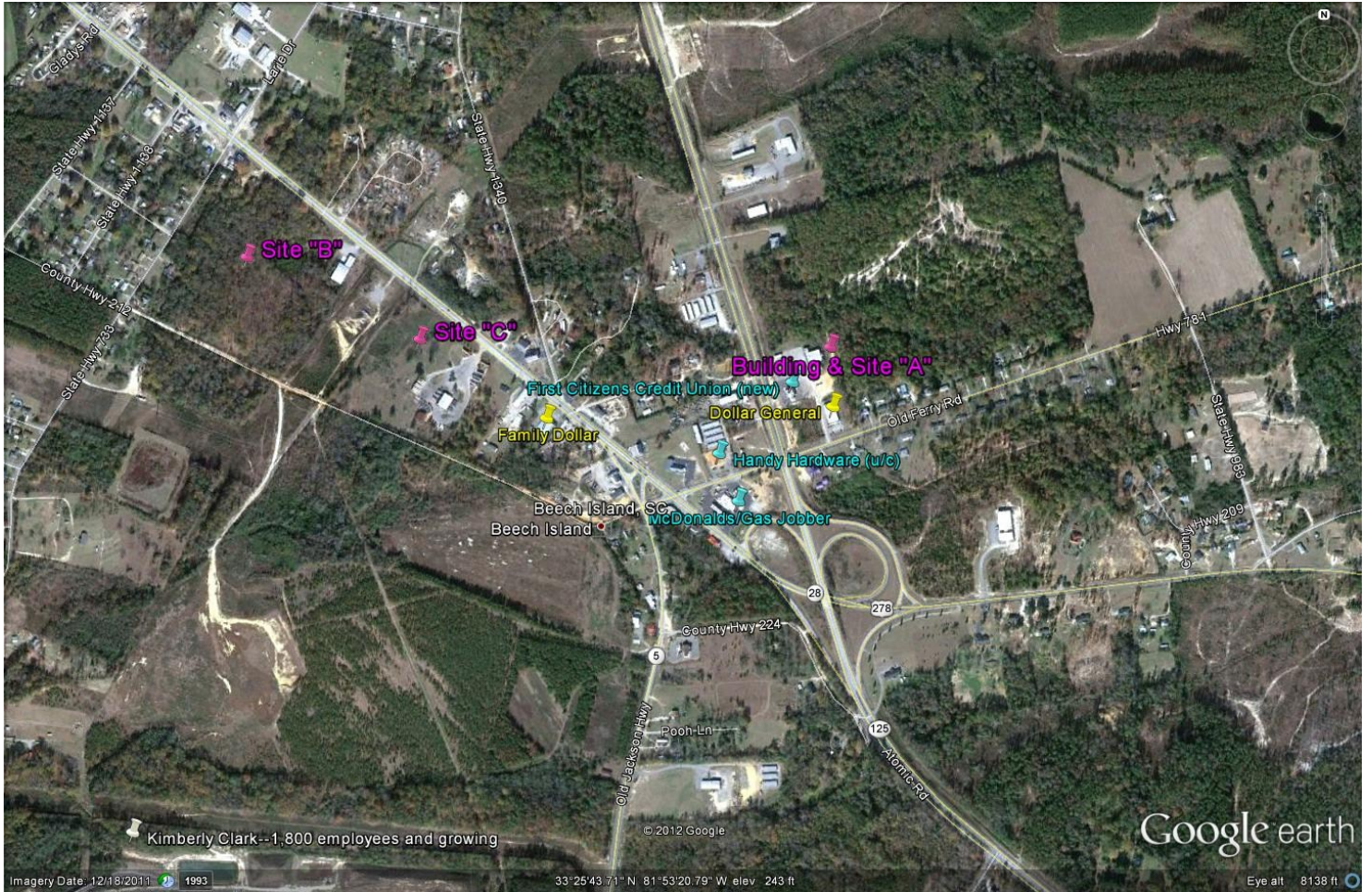
Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2011 to 1983. Just over 88% of the counts were taken between 2001 and 2011 and 86% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2011 MPSI Systems Inc. d.b.a. DataMetrix®

DEMOGRAPHIC POLYGON







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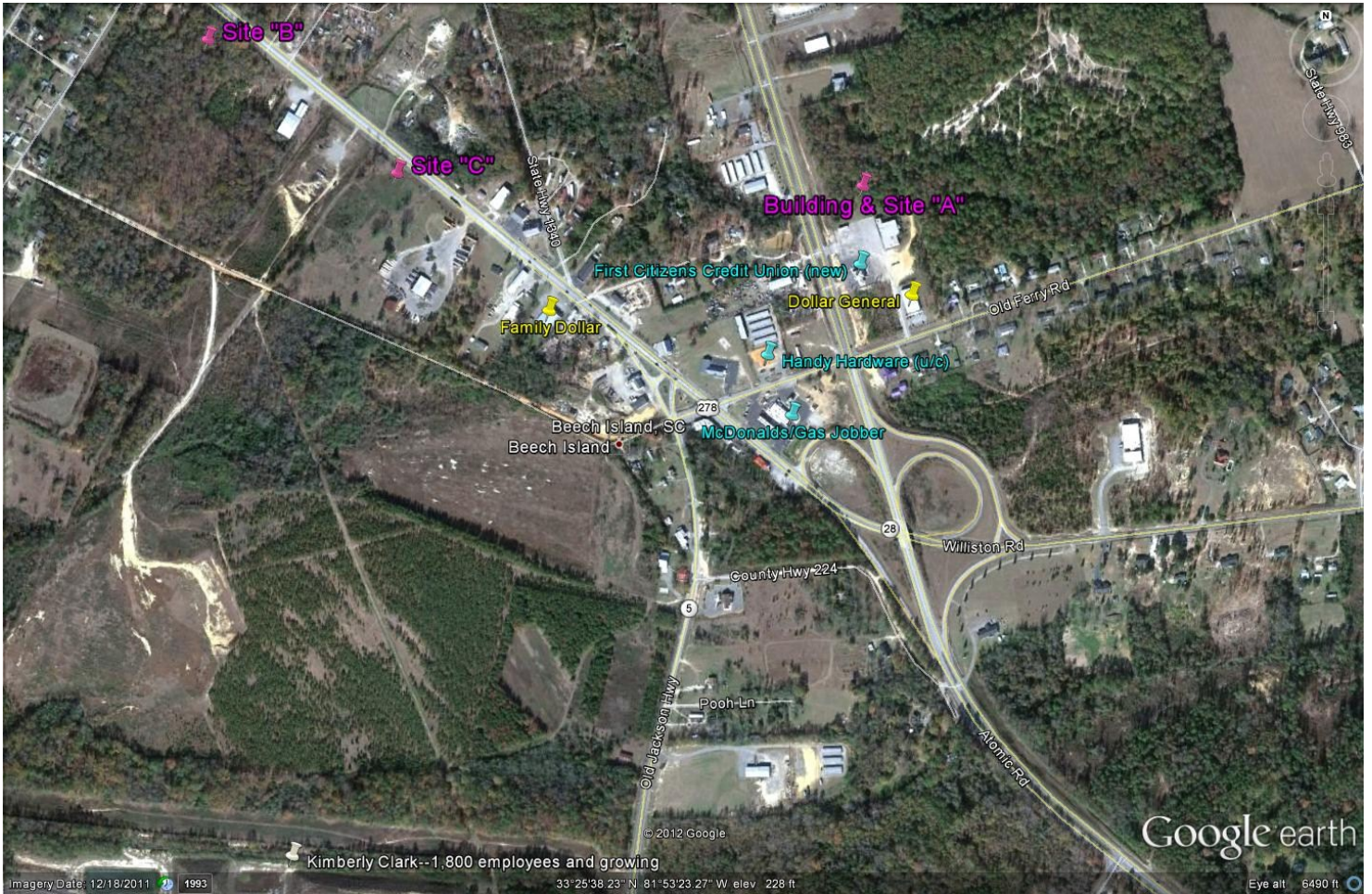
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