

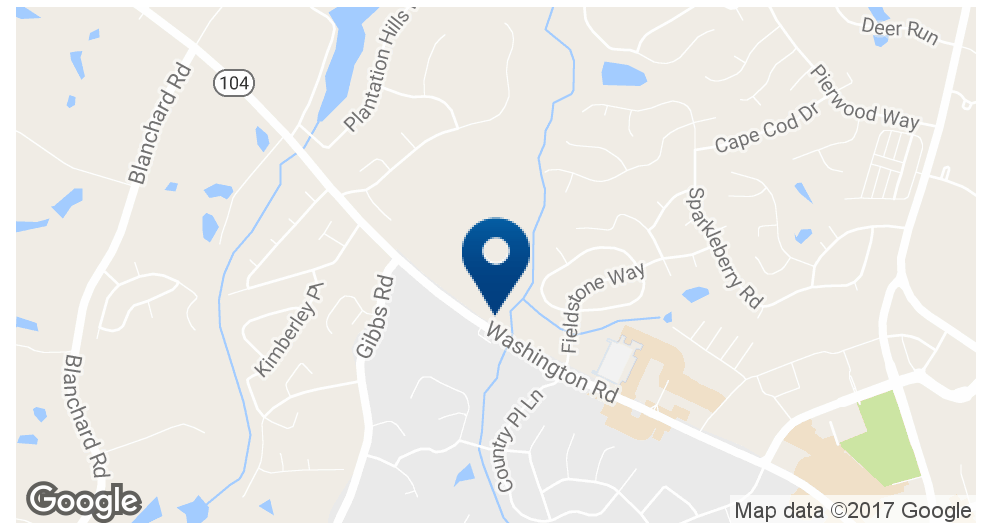
Retail Development Site

4515 Washington Road, Evans, GA 30809



PROPERTY HIGHLIGHTS

- Close to Walmart
- High Traffic Location
- Perfect for Single User or Strip Center
- Great demographics
- Extra land available next door
- Retail occupancy in area is very high
- Great demand for retail space
- Recently widened 5 lane road
- One of fastest growing counties in the USA



SHERMAN & HEMSTREET REAL ESTATE COMPANY

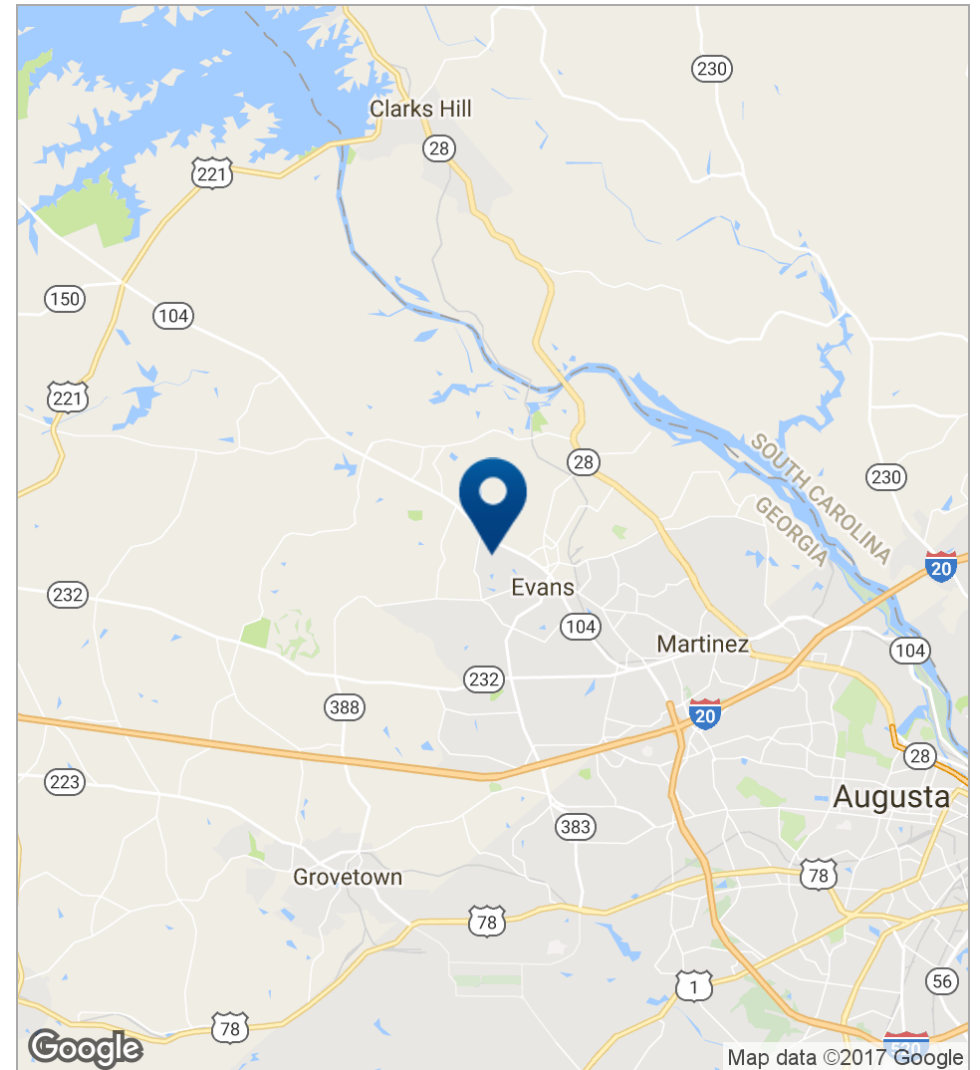
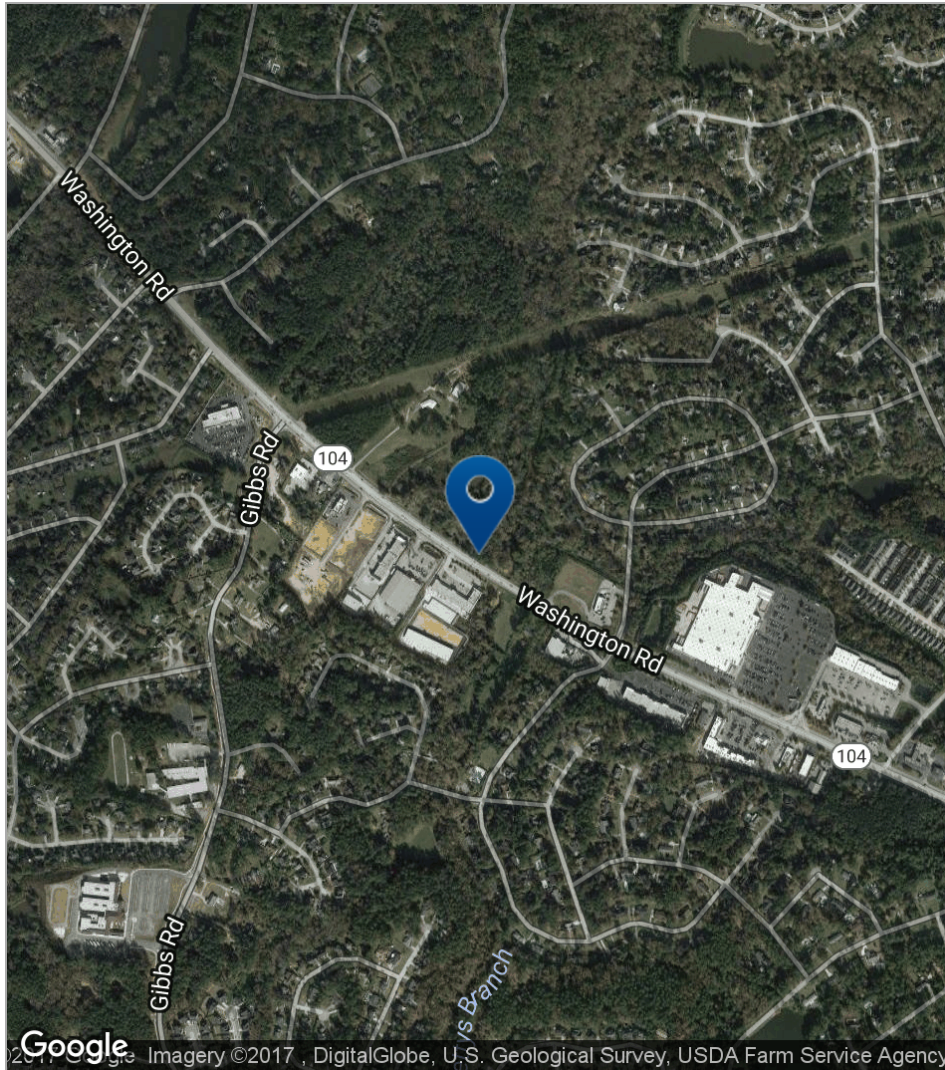
3523 Walton Way Ext., Augusta, GA 30909
shermanandhemstreet.com
706.722.8334

JOE EDGE, SIOR, CCIM

jedge@shermanandhemstreet.com
706.288.1077

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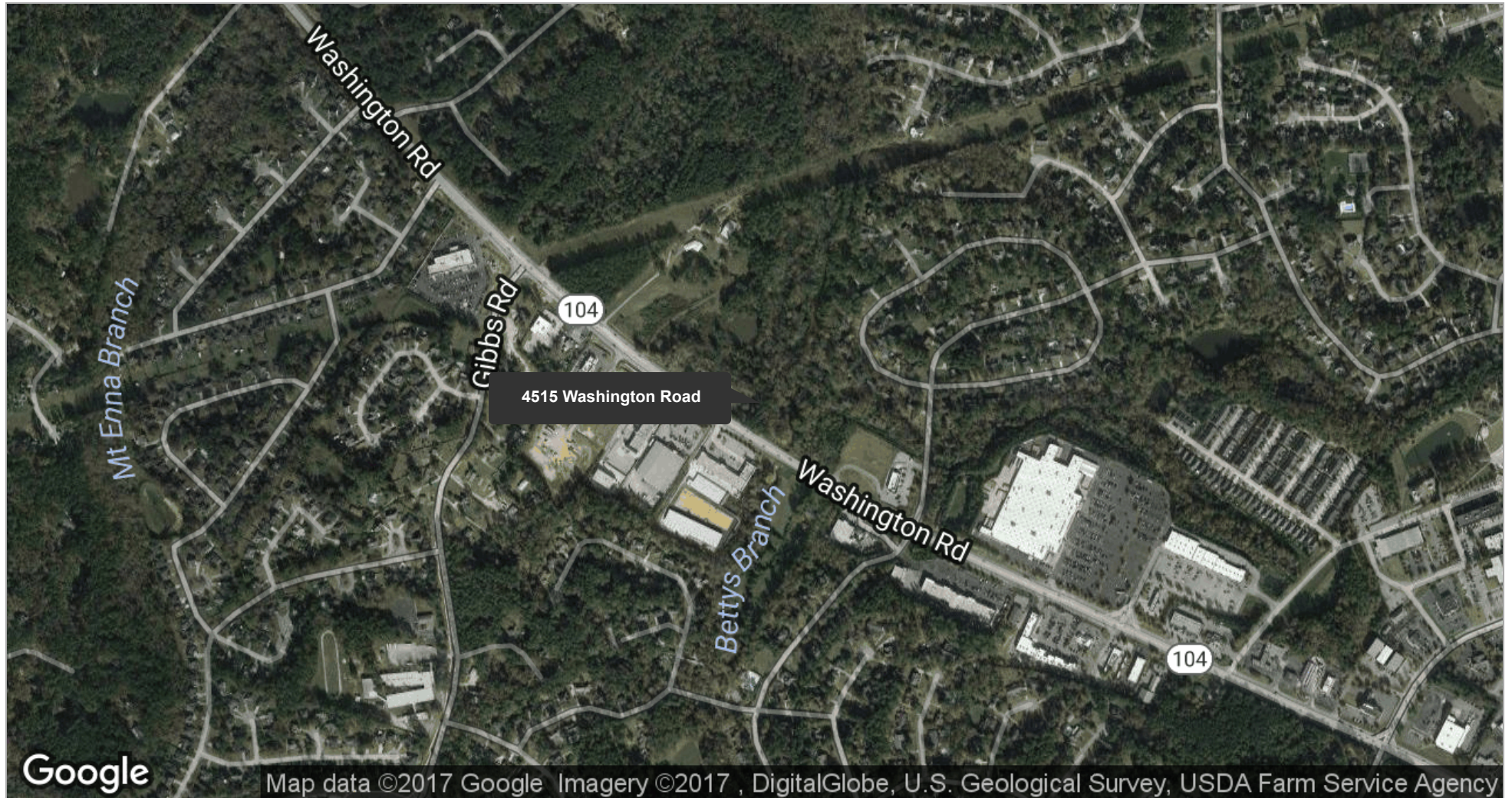
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	1 MILE	5 MILES	10 MILES
Total households	1,324	30,231	76,632
Total persons per hh	2.8	2.8	2.6
Average hh income	\$89,901	\$86,867	\$73,841
Average house value	\$213,434	\$234,274	\$215,221

	1 MILE	5 MILES	10 MILES
Total population	3,705	85,458	201,756
Median age	38.3	36.9	36.2
Median age (male)	36.7	36.4	35.4
Median age (female)	39.6	37.5	37.2

** Demographic data derived from 2010 US Census*

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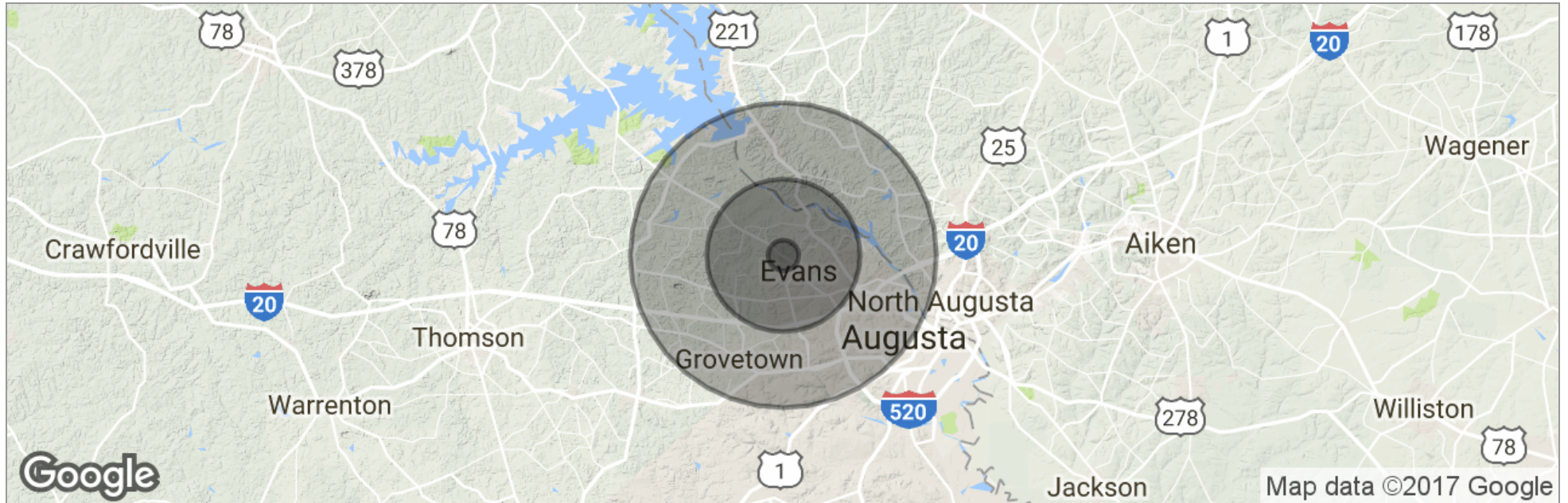
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Total Population	3,705	85,458	201,756
Population Density	1,179	1,088	642
Median Age	38.3	36.9	36.2
Median Age (Male)	36.7	36.4	35.4
Median Age (Female)	39.6	37.5	37.2
Total Households	1,324	30,231	76,632
# of Persons Per HH	2.8	2.8	2.6
Average HH Income	\$89,901	\$86,867	\$73,841
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GA #282262



Professional Background

Joe is a native of Augusta, GA, and currently lives in Columbia County with his wife and five children. He began his career in real estate in 2005 after serving four years in the United States Marine Corps. In 2006 Edge started his own commercial real estate firm and later that year bought out the 90-year-old firm, Sherman & Hemstreet.

Currently Sherman & Hemstreet now has more commercial real estate listings and brokers than any other firm in the CSRA. In addition to sales and leasing S&H has grown into one of the largest property management firms in the southeast managing over 4,000 units and over 10,000,000 square feet of space. More recently Sherman & Hemstreet completed the acquisition of McBride Realty and Turner Realty, both local residential sales and property management firms.

Currently Joe holds the CCIM and SIOR designations, two of the highest honors available to a commercial real estate broker. To learn more about these designations go to www.ccim.com or www.sior.com.

Memberships & Affiliations

Certified Commercial Investment Member (CCIM)

Society of Industrial and Office Realtors (SIOR)