

Former Old Navy Space

103 Commons Dr, Greenwood, SC 29648



PROPERTY SUMMARY

Available SF:	12,000 SF
Lease Rate:	Negotiable
Lot Size:	0.49 Acres
Building Size:	45,717 SF
Zoning:	Commercial
Cross Streets:	Calhoun @ 72 Bypass

PROPERTY OVERVIEW

Space is the former Old Navy. Space is in great condition and ready to be moved in to. Between Lowes and Ulta. New power center just built next door which includes Kohl's, Pet smart, Ross, and Shoe Carnival. That power center will also include 8,000 sqft of small shop space most of which is already preleased. Petco just built across the street next door to the new super Wal-Mart. Cracker Barrel is outparcel for this property.

PROPERTY HIGHLIGHTS

- Agressive Rental Rates
- Situated Between Lowe's & ULTA
- High Traffic Count Location
- Motivated Landlord
- Bring All Offers

SHERMAN & HEMSTREET REAL ESTATE COMPANY

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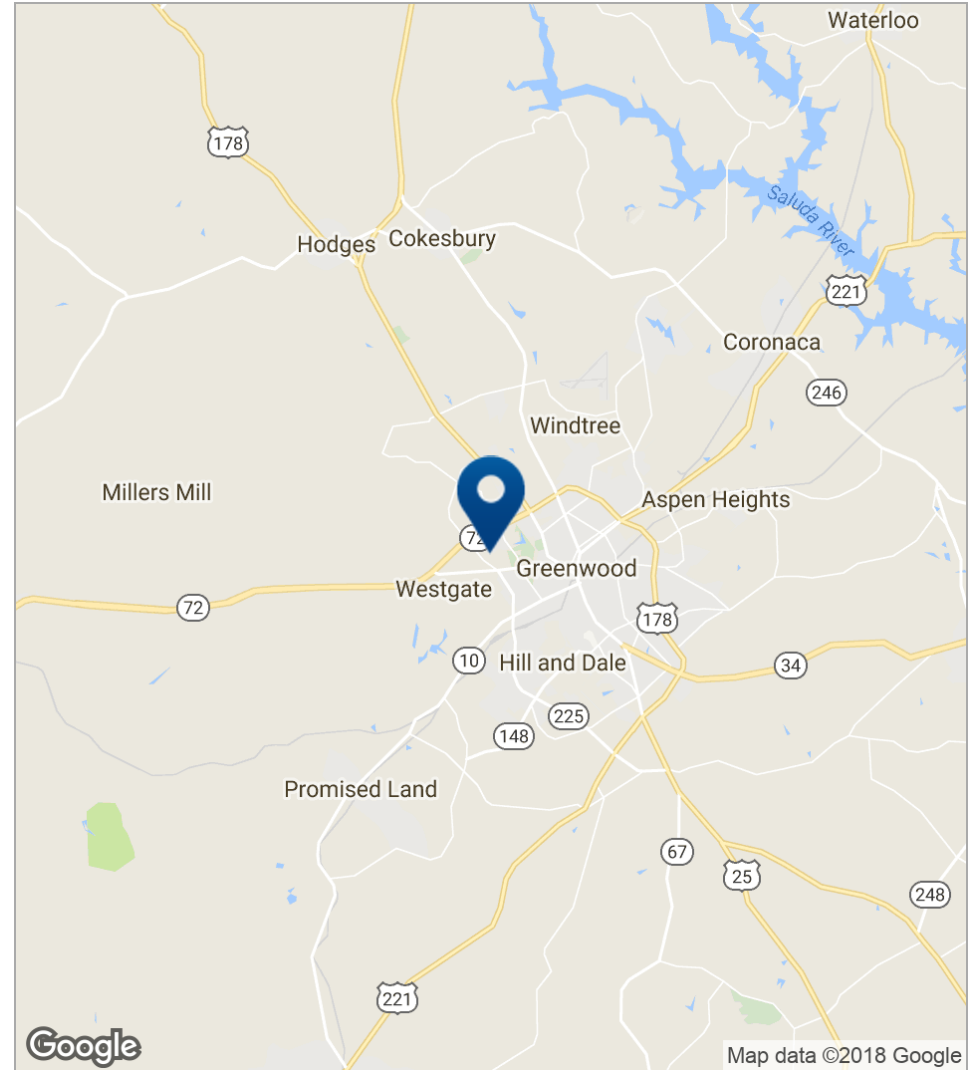
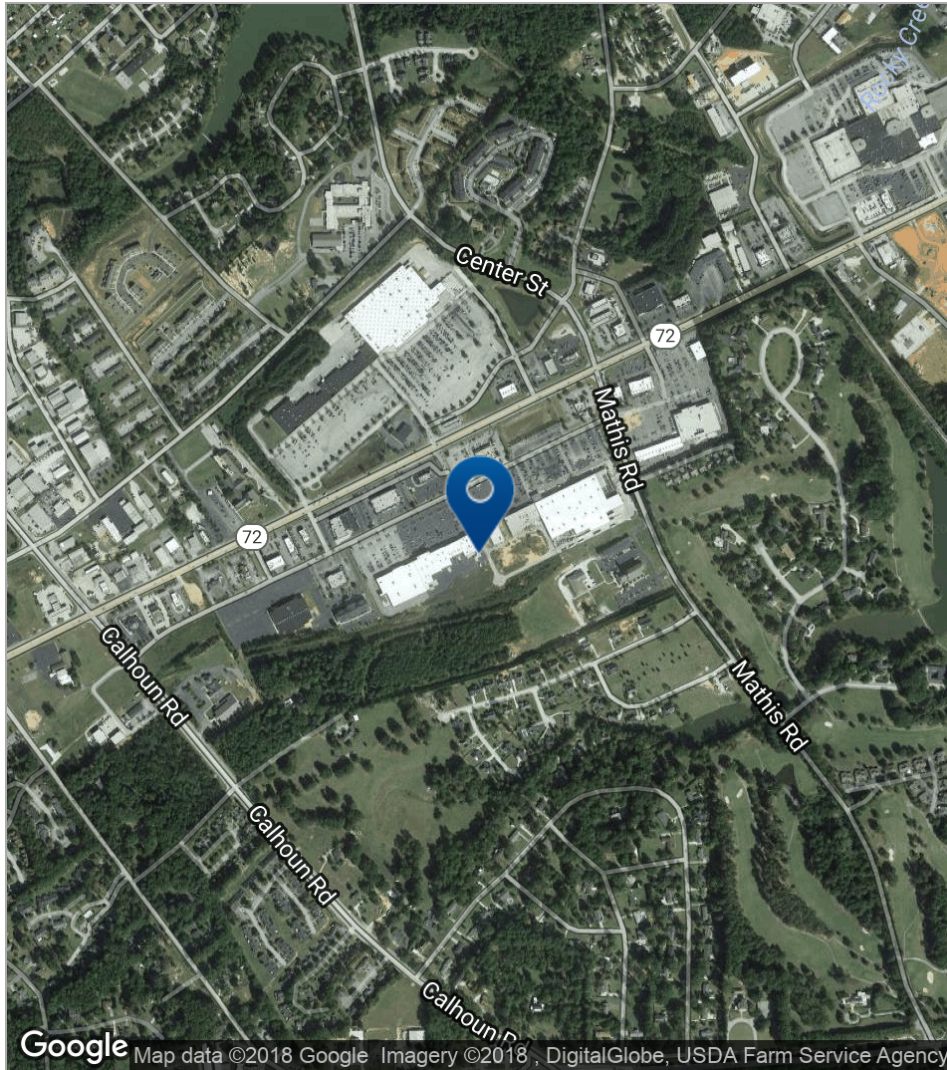
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Lease Rate: NEGOTIABLE **Total Space:** 12,000 SF
Lease Type: NNN **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Former Old Navy	Strip Center	NEGOTIABLE	NNN	12,000 SF	Negotiable	

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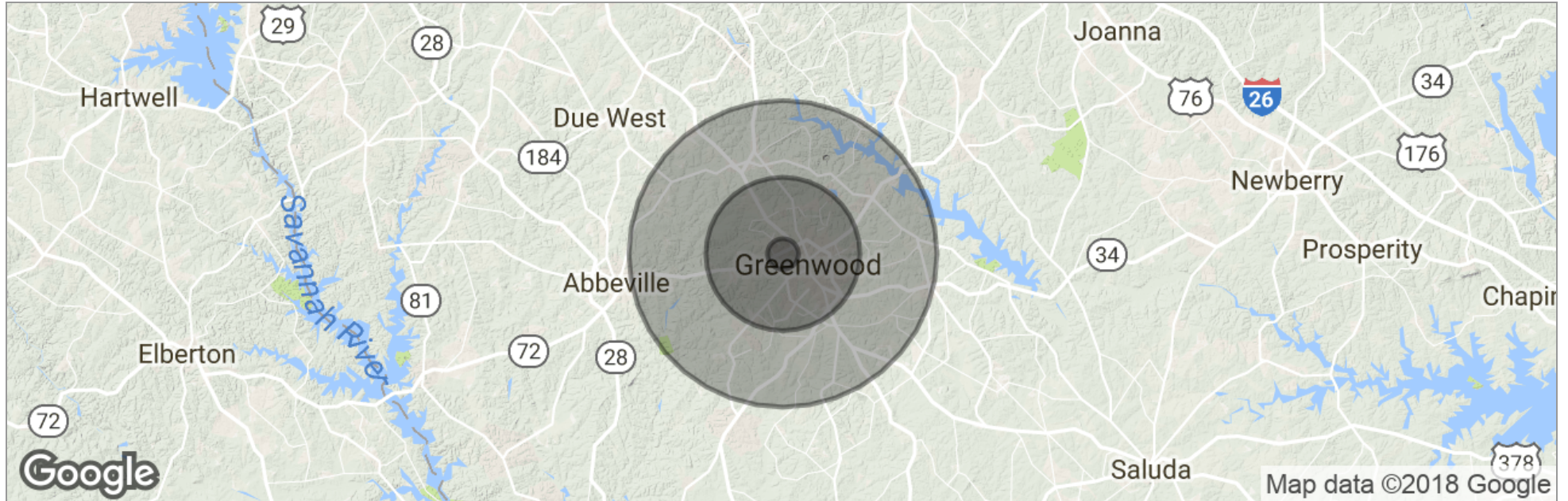
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	1 Mile	5 Miles	10 Miles
Total Population	1,716	41,679	71,417
Population Density	546	531	227
Median Age	41.2	36.9	37.3
Median Age (Male)	40.2	35.3	35.9
Median Age (Female)	42.6	38.7	38.7
Total Households	729	16,309	27,456
# of Persons Per HH	2.4	2.6	2.6
Average HH Income	\$64,905	\$58,877	\$54,424
Average House Value	\$177,971	\$154,853	\$146,028

* Demographic data derived from 2010 US Census

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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 firms.

Currently Joe holds the CCIM and SIOR designations. 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)