



FOR SALE

2 PARCELS -
WAREHOUSE - HOUSE

31 McKinney St, Beech Island, SC 29841

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

jedge@shermanandhemstreet.com

706.288.1077

Property Summary



PROPERTY DESCRIPTION

Two buildings located on two adjacent legal parcels totaling 0.77 acres. One building is a warehouse/shop building with a roll up door. Building is block construction with metal door. The second building next door is a house and can be used as an office or used as a single family house. If purchased by an investor the two parcels could be leased out individually or together.

LOCATION DESCRIPTION

Site is located in Aiken County just across the Savannah River minutes from Jefferson Davis Hwy. Buildings are located in a seasoned residential district making the site suitable for neighborhood commercial use.

OFFERING SUMMARY

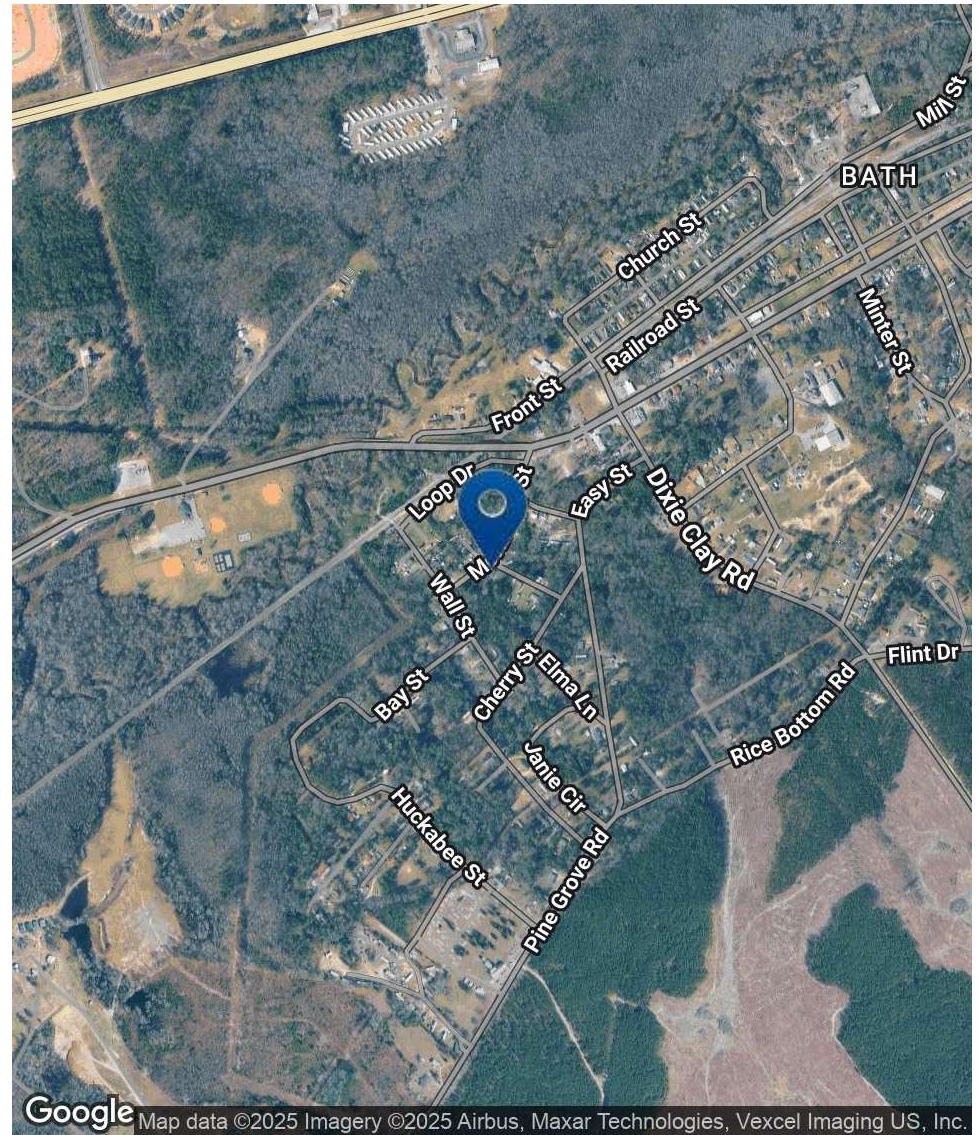
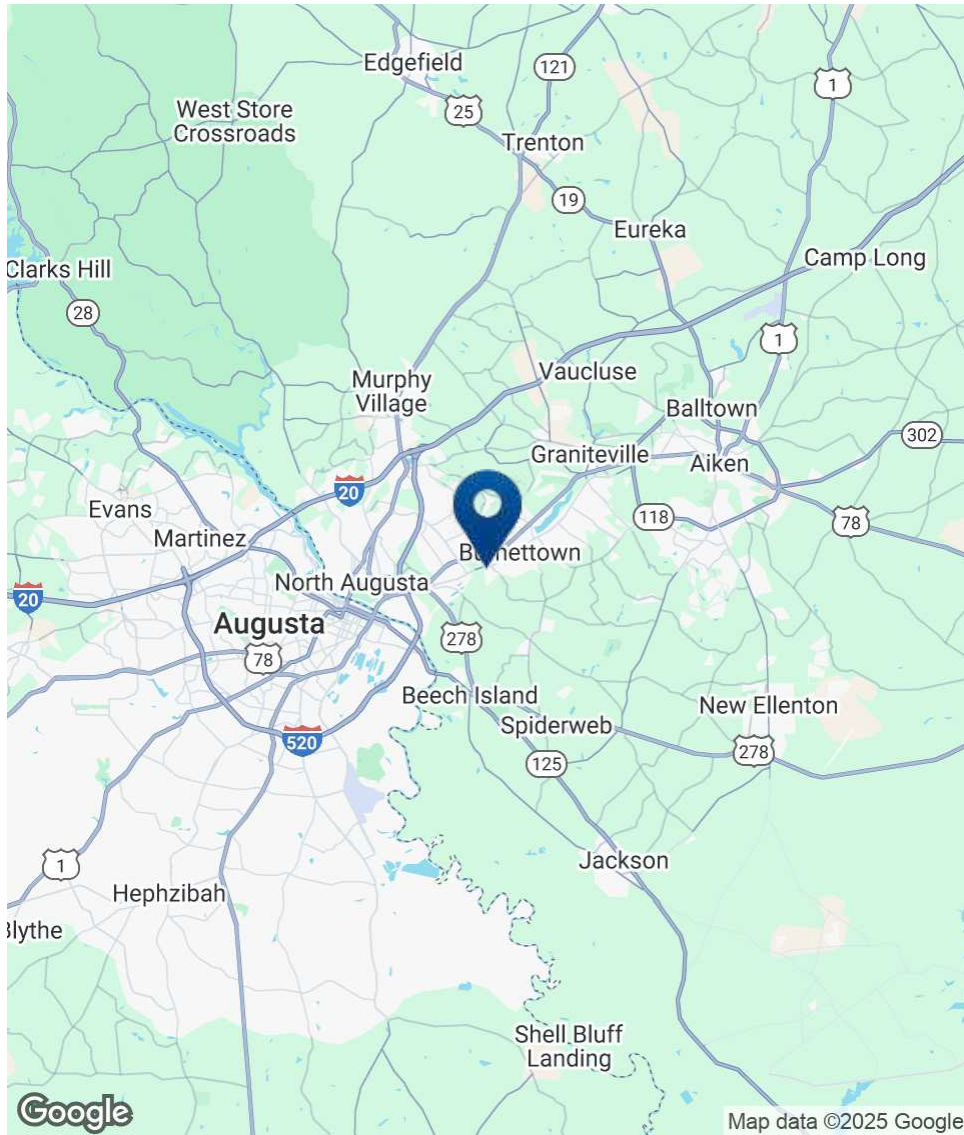
Sale Price:	\$130,000
Lot Size:	0.77 Acres
Building Size:	2,500 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	5,605	18,485	81,226
Total Population	14,122	45,468	190,815
Average HH Income	\$67,803	\$74,849	\$85,100



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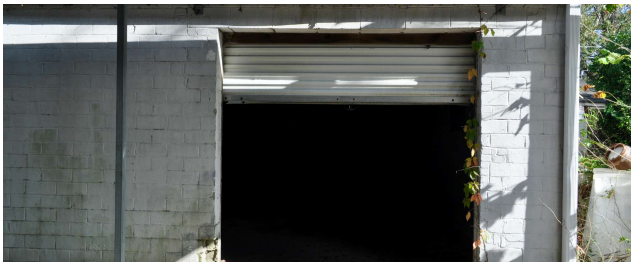
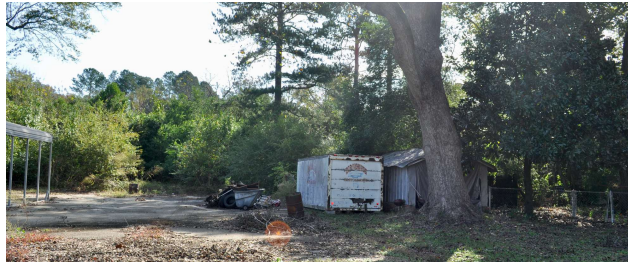
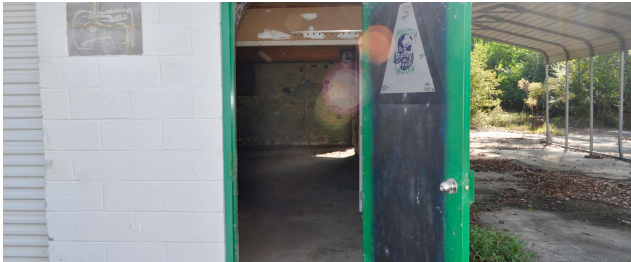
Location Map



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Additional Photos



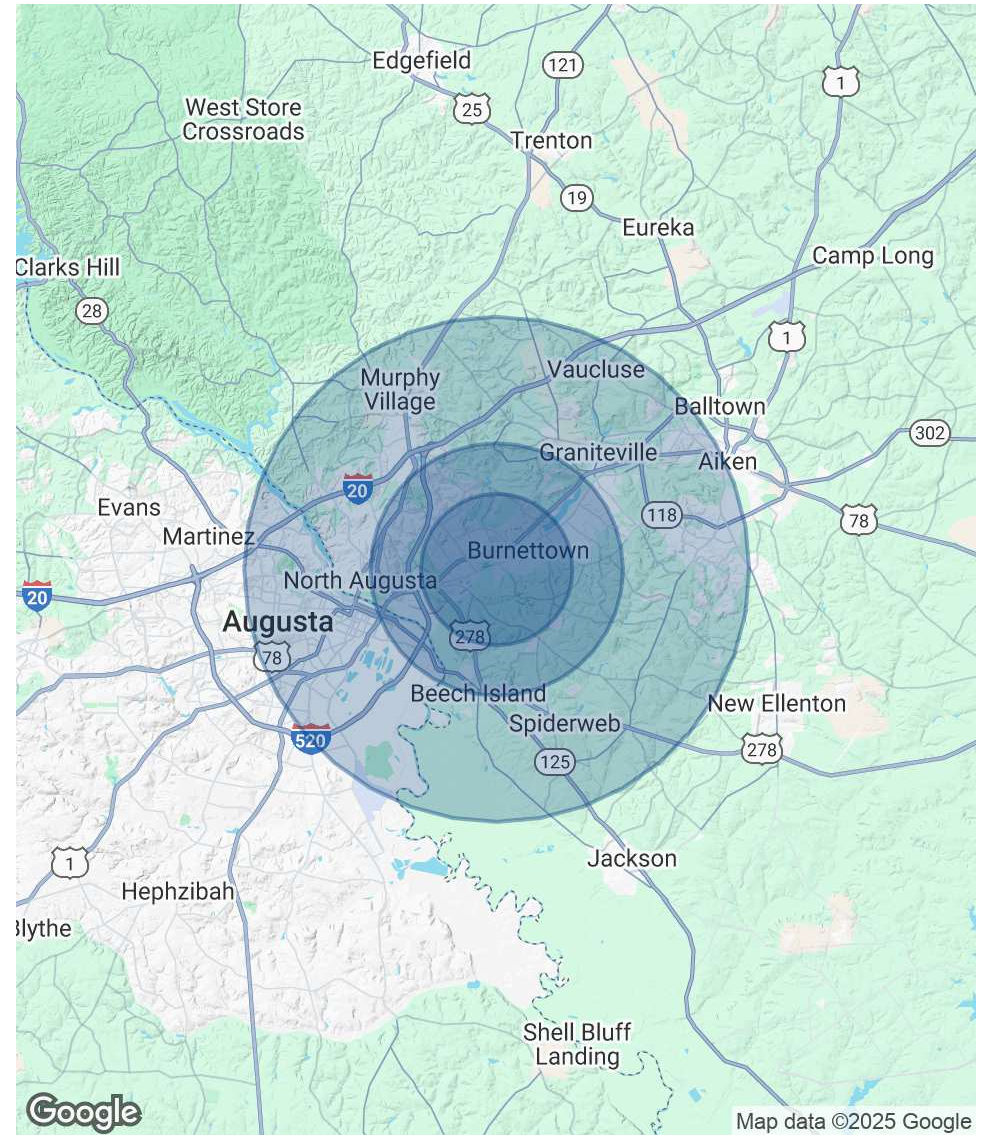
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Demographics Map & Report

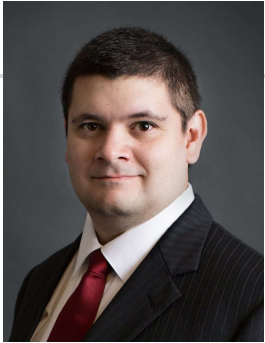
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	14,122	45,468	190,815
Average Age	41	40	42
Average Age (Male)	39	39	40
Average Age (Female)	42	41	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,605	18,485	81,226
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$67,803	\$74,849	\$85,100
Average House Value	\$182,800	\$198,283	\$248,663

Demographics data derived from AlphaMap



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Advisor Bio 1



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PROFESSIONAL BACKGROUND

Joe Edge is a seasoned commercial real estate broker with more than twenty years of experience in the commercial real estate industry. Following four years of service in the United States Marine Corps, he began his career in real estate and, in 2006, acquired Sherman & Hemstreet Real Estate, a firm that now has more than a century of history. Under his leadership, Sherman & Hemstreet has grown into one of the largest commercial real estate firms in the area, providing comprehensive real estate services across the Southeastern United States.

Licensed in both Georgia and South Carolina, Joe personally oversees transactions throughout both states. He holds the Certified Commercial Investment Member (CCIM) and Society of Industrial and Office Realtors (SIOR) designations—two of the most prestigious credentials in the industry. The CCIM designation represents the highest level of expertise for investment sales brokers, while the SIOR designation recognizes top-tier office and industrial brokers who meet rigorous production and performance standards. In addition, Joe is a candidate for the Certified Property Manager (CPM) designation, reflecting his commitment to excellence in property management.

Through his leadership, Sherman & Hemstreet continues to set the standard for commercial real estate services in the region, building on its historic legacy with innovative strategies and a client-focused approach.

MEMBERSHIPS

Certified Commercial Investment Member (CCIM)

Sherman & Hemstreet Real Estate Company

4316 Washington Road
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