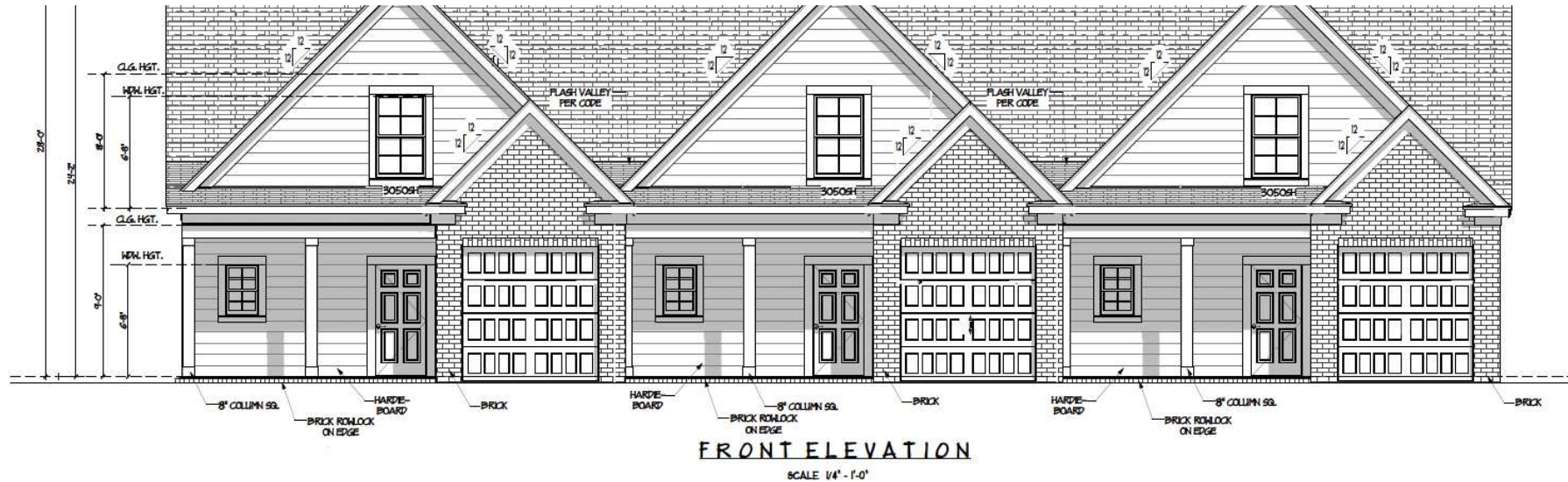


3 TOWNHOUSE LOTS

702 Leela Ct, Grovetown, GA 30813

Property Summary



PROPERTY DESCRIPTION

Offering consists of 3 pad ready lots in Lakeview Commons subdivision. Fully stamped and approved drawings are included in the sale. The lots must be sold together as the three townhomes are all adjoined. Lots back up to Sadie Morris Creek. New construction townhouses in Columbia County have averaged \$185 to \$200 per square foot over the last 90 days.

LOCATION DESCRIPTION

Subdivision is located off of Wrightsboro Rd between Jimmie Dyess Parkway and the city of Grovetown.

OFFERING SUMMARY

Sale Price:	\$141,000
Lot Size:	0.178 Acres

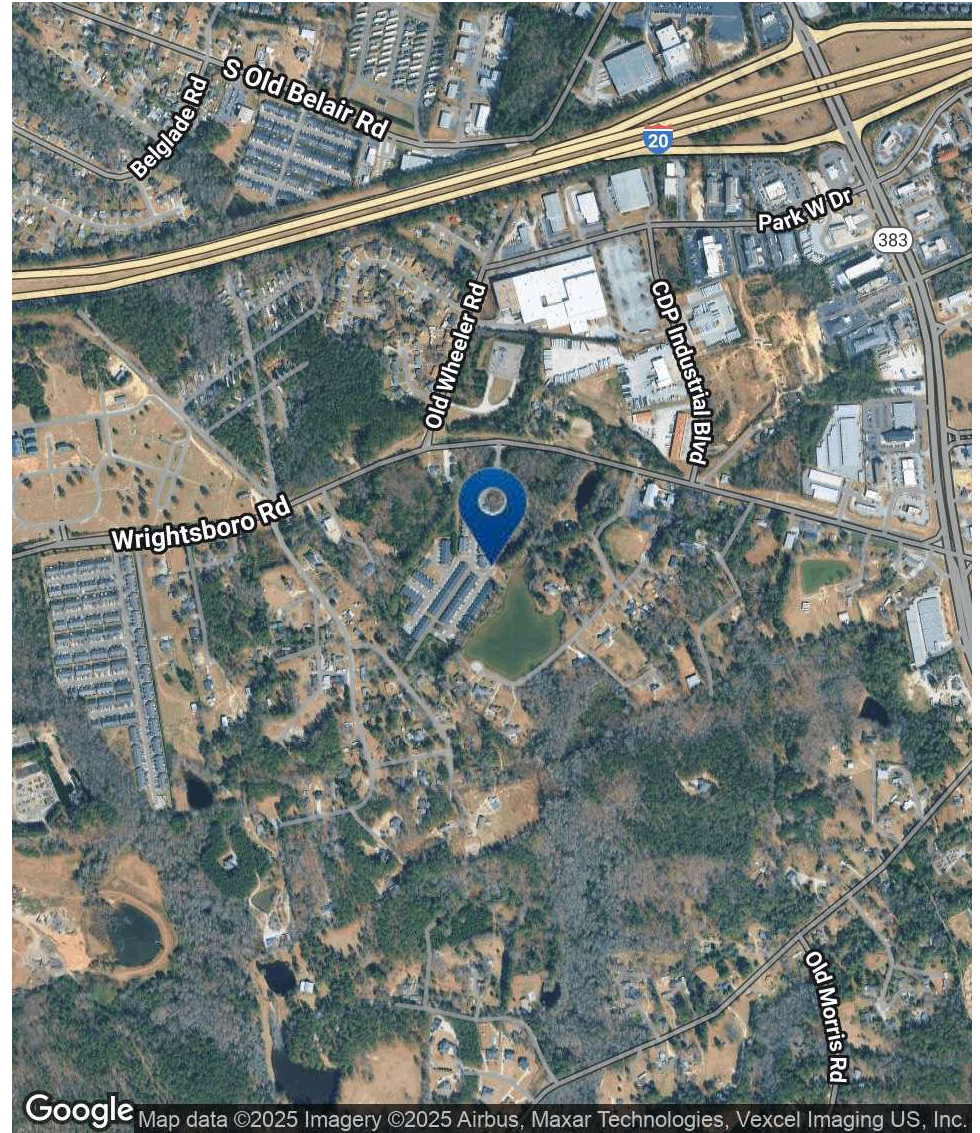
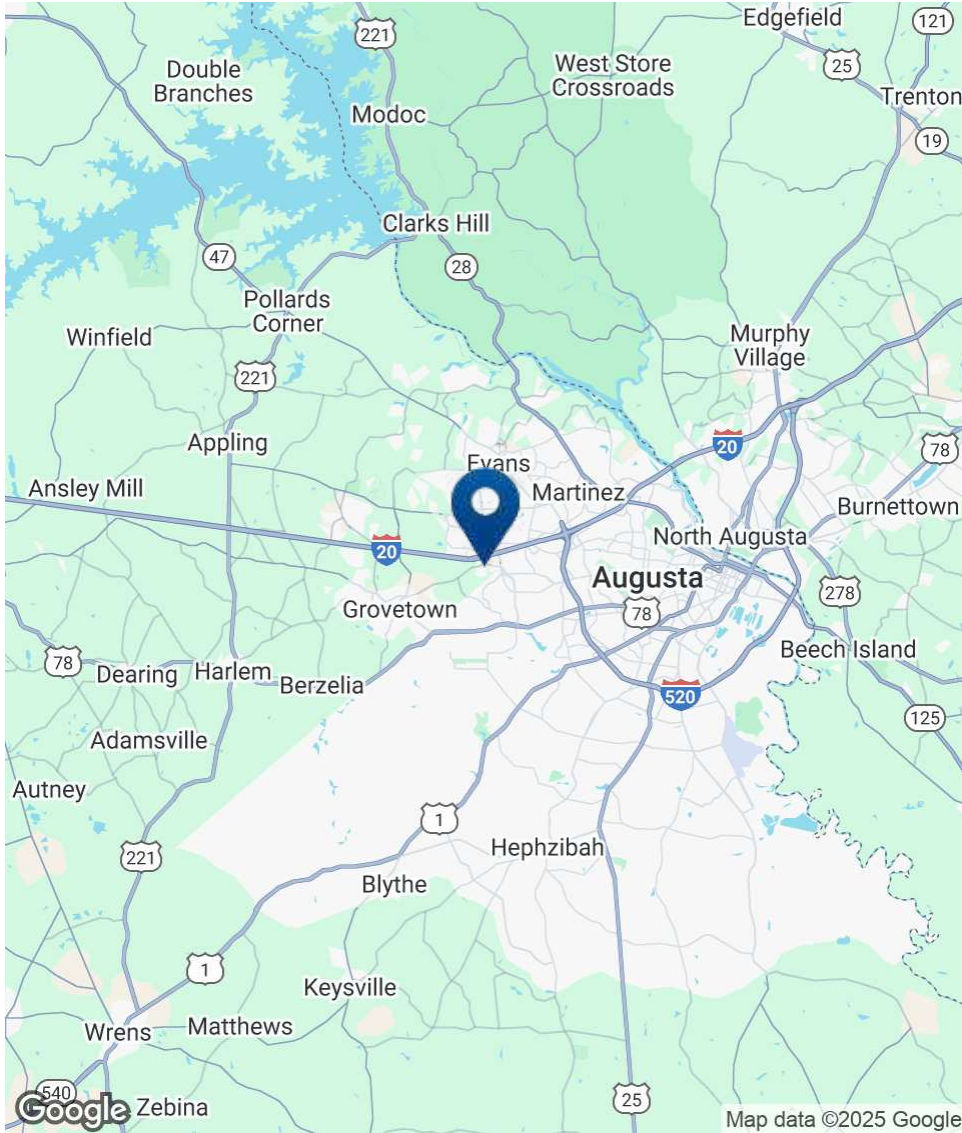
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,436	16,925	46,142
Total Population	3,421	43,458	121,396
Average HH Income	\$68,645	\$88,087	\$93,929



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

Location Map



SHERMAN & HEMSTREET
Real Estate Company

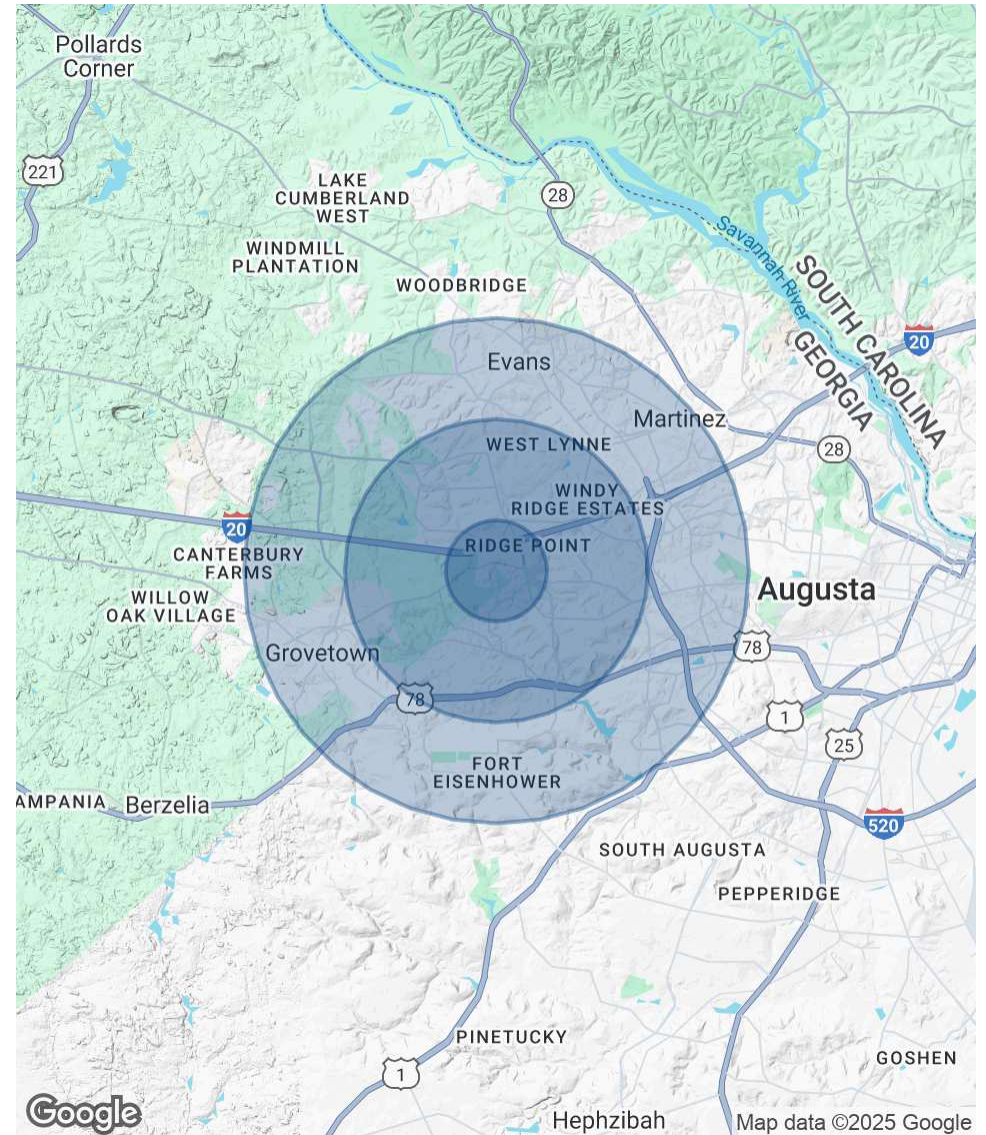
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706.288.1077

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,421	43,458	121,396
Average Age	39	40	38
Average Age (Male)	38	38	37
Average Age (Female)	41	40	39

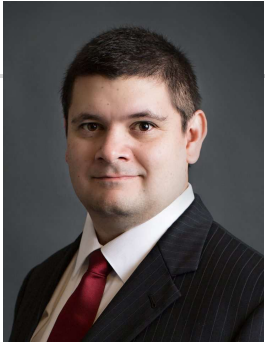
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,436	16,925	46,142
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$68,645	\$88,087	\$93,929
Average House Value	\$198,222	\$233,900	\$254,530

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
Evans, GA 30809
706.722.8334



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