

FOR LEASE

GOLD RUSH SHOPPING CENTER

314 Mine St, McCormick, SC 29835

**SHERMAN &
HEMSTREET**
Real Estate Company

JOE EDGE, SIOR, CCIM

President & Broker

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Property Summary



PROPERTY DESCRIPTION

Gold Rush Shopping Center is a 38,024 square foot grocery anchored neighborhood center in McCormick, South Carolina. Built in 1993, the single-story neighborhood center sits on a 5-acre parcel with 464 feet of frontage on South Mine Street. Site has ample parking and easy access. Currently there are three vacant spaces all around 1,300 SF. CAM is \$2.42 per sf per year.

LOCATION DESCRIPTION

Site sees daily traffic volumes exceeding 6,000 vehicles. It is situated very close to the key intersection in town at South Main Street and Washington Street, providing convenient access and strong visibility. The surrounding area is primarily residential and serves as the main commercial corridor for McCormick County. The property draws from a regional customer base, with over 8,000 residents within a 15-minute drive. It is located approximately 45 miles northwest of Augusta, GA, and 75 miles southwest of Greenville, SC, making it a central retail hub for rural communities in the South Carolina-Georgia border region.

OFFERING SUMMARY

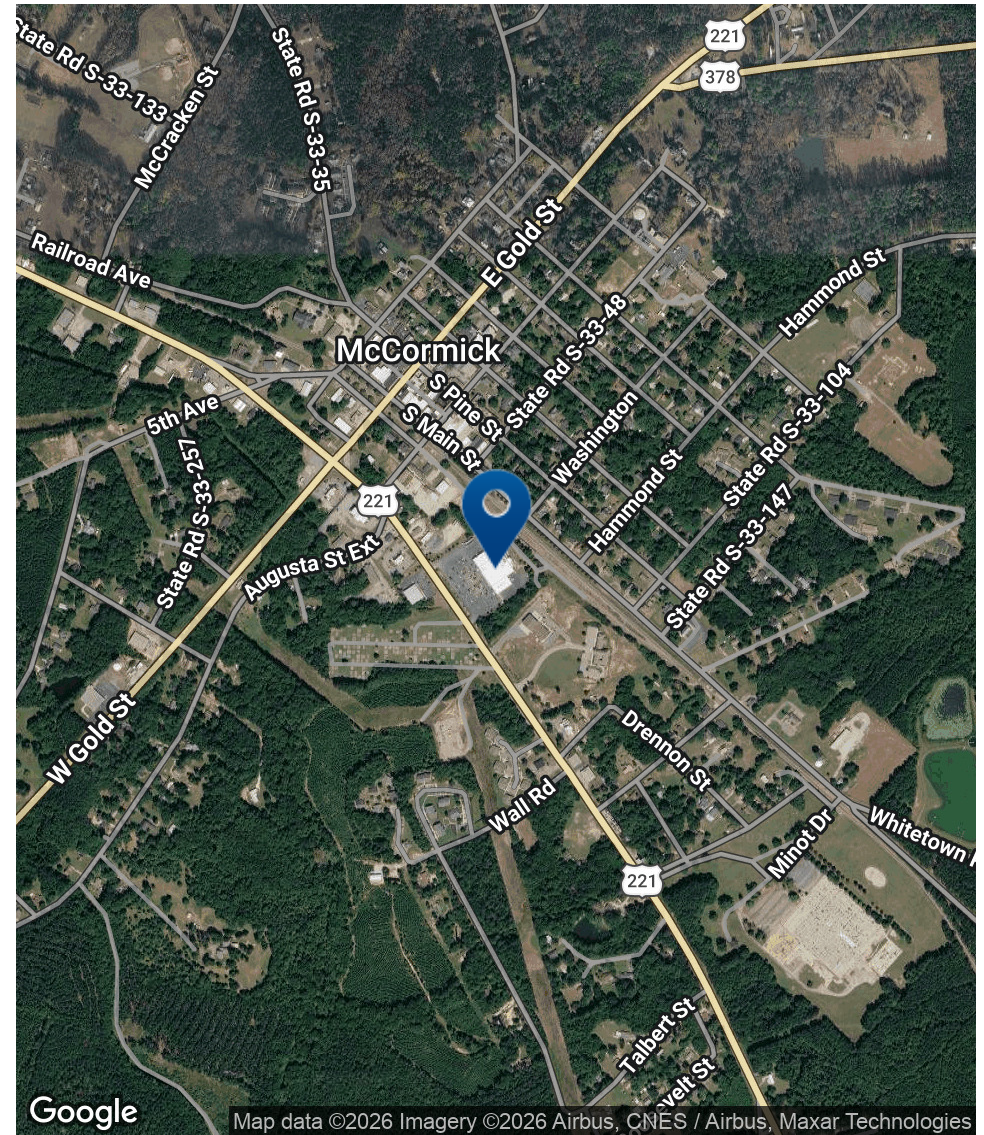
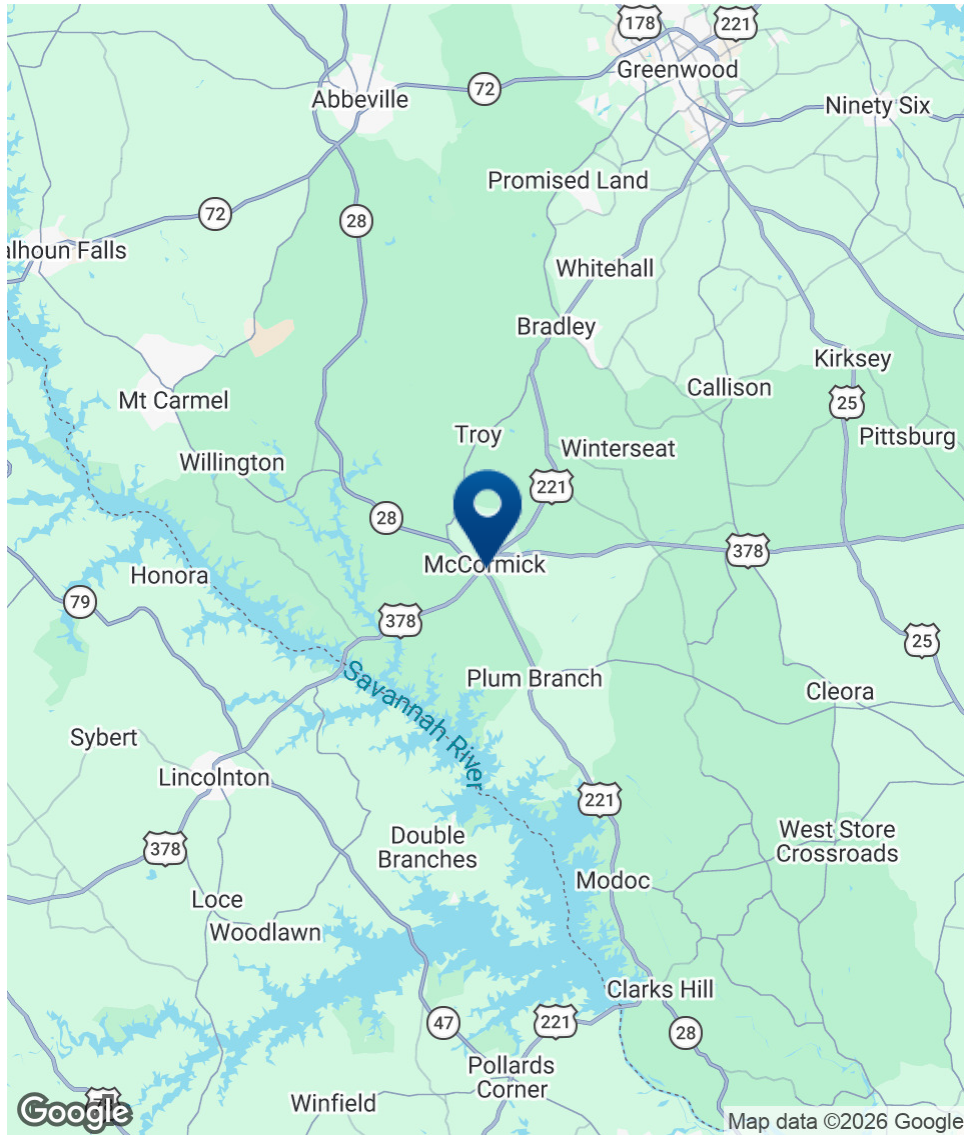
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|----------------|---------------------|
| Lease Rate: | \$14.50 SF/yr (NNN) |
| Available SF: | 1,300 - 1,355 SF |
| Lot Size: | 5 Acres |
| Building Size: | 38,024 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 418 | 832 | 1,601 |
| Total Population | 903 | 2,003 | 3,943 |
| Average HH Income | \$45,162 | \$55,307 | \$66,239 |



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Location Map



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Additional Photos



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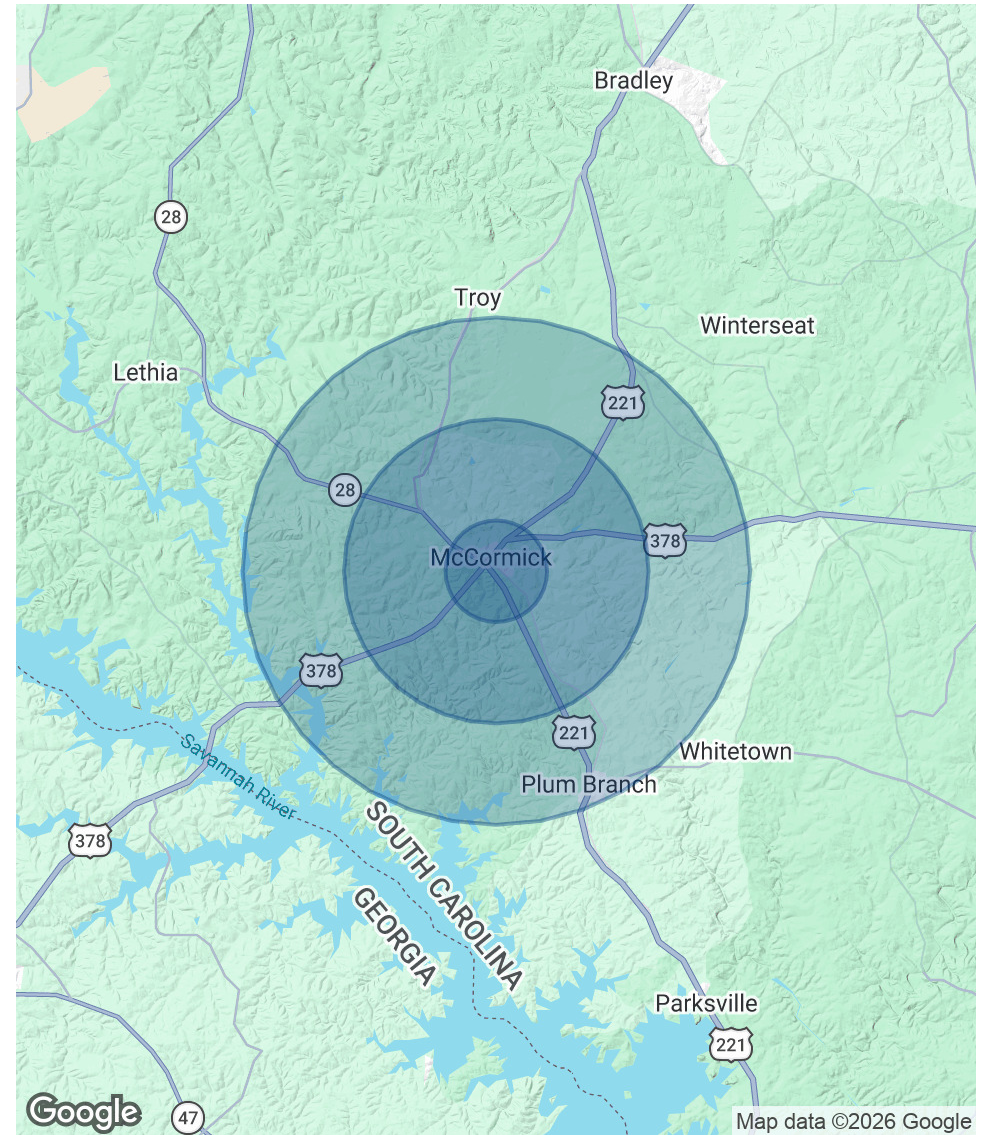
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Demographics Map & Report

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 903 | 2,003 | 3,943 |
| Average Age | 48.0 | 50.5 | 53.5 |
| Average Age (Male) | 45.9 | 49.6 | 53.7 |
| Average Age (Female) | 51.9 | 55.7 | 57.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 418 | 832 | 1,601 |
| # of Persons per HH | 2.2 | 2.4 | 2.5 |
| Average HH Income | \$45,162 | \$55,307 | \$66,239 |
| Average House Value | \$110,490 | \$149,991 | \$196,761 |

2023 American Community Survey (ACS)



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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

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