

Sylvania Station

1129 Ogeechee Rd, Sylvania, GA 30467



OFFERING SUMMARY

Available SF:	1,920 SF
Lease Rate:	\$16 SF/yr (NNN)
Lot Size:	11.72 Acres
Year Built:	1987
Building Size:	93,950
Renovated:	2000
Zoning:	Retail Commercial
Market:	Sylvania

PROPERTY OVERVIEW

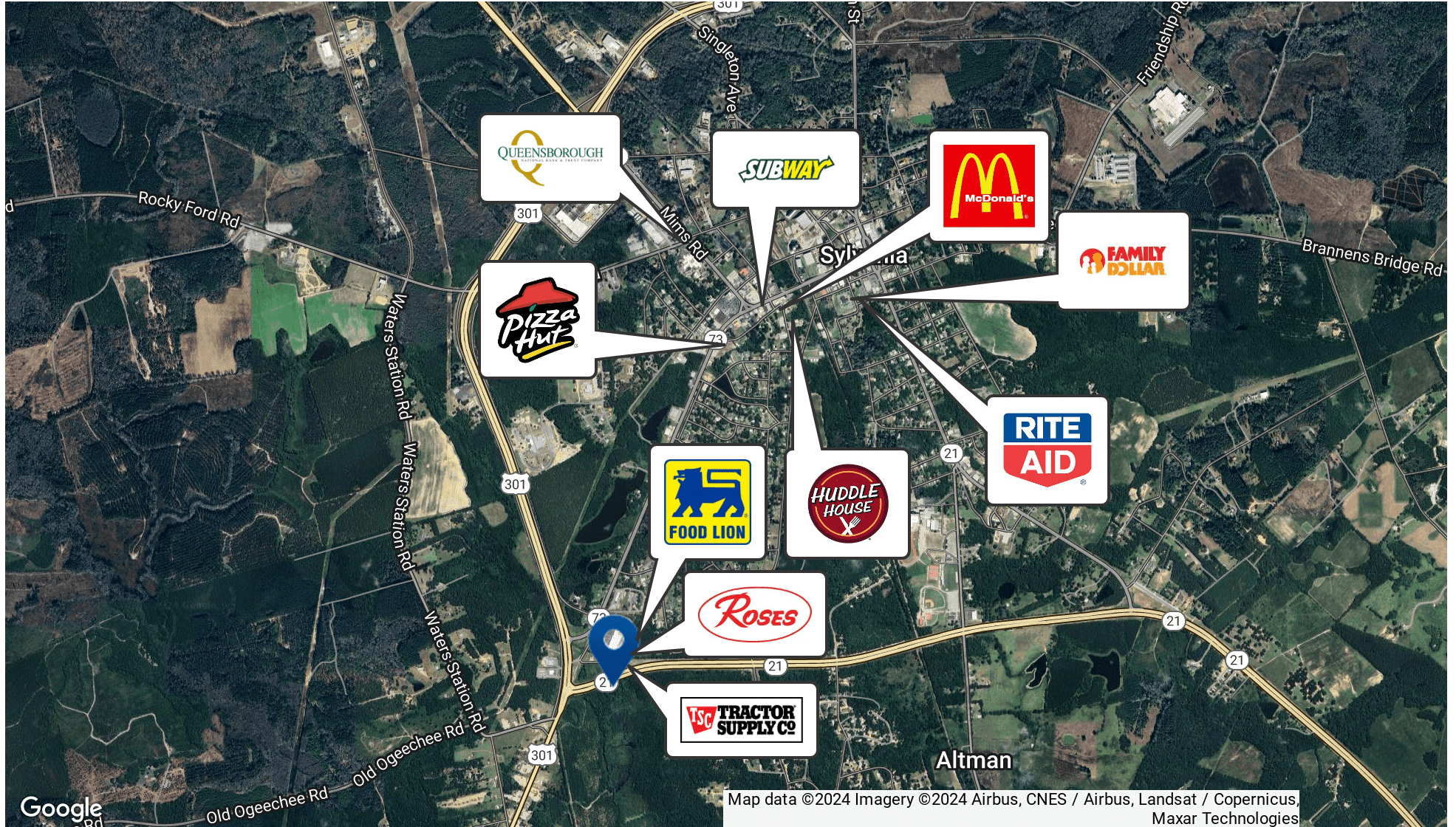
Former furniture store space available January 1, 2027. Center is anchored with a Food Lion grocery store, Advanced Auto, Roses, and Tractor Supply. This space is excellent condition and promises to offer a turnkey retail location with excellent signage and traffic. Center has recently undergone substantial improvements including parking lot.

LOCATION OVERVIEW

Highly desirable location at the intersection of two major thoroughfares and easy access from all sides. Sylvania Station shopping center is located near the heart of Downtown Sylvania and at the intersection of Highways 21 and 301, providing unparalleled accessibility and exposure to an ever increasing volume of traffic. Sylvania is located between Augusta and Savannah just East of Statesboro.

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,920 SF	Lease Rate:	\$16 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1119 W Ogeechee Street	Available	1,920 SF	NNN	\$16.00 SF/yr	Currently occupied by furniture store. NNN expenses are \$1.25/SF/YR

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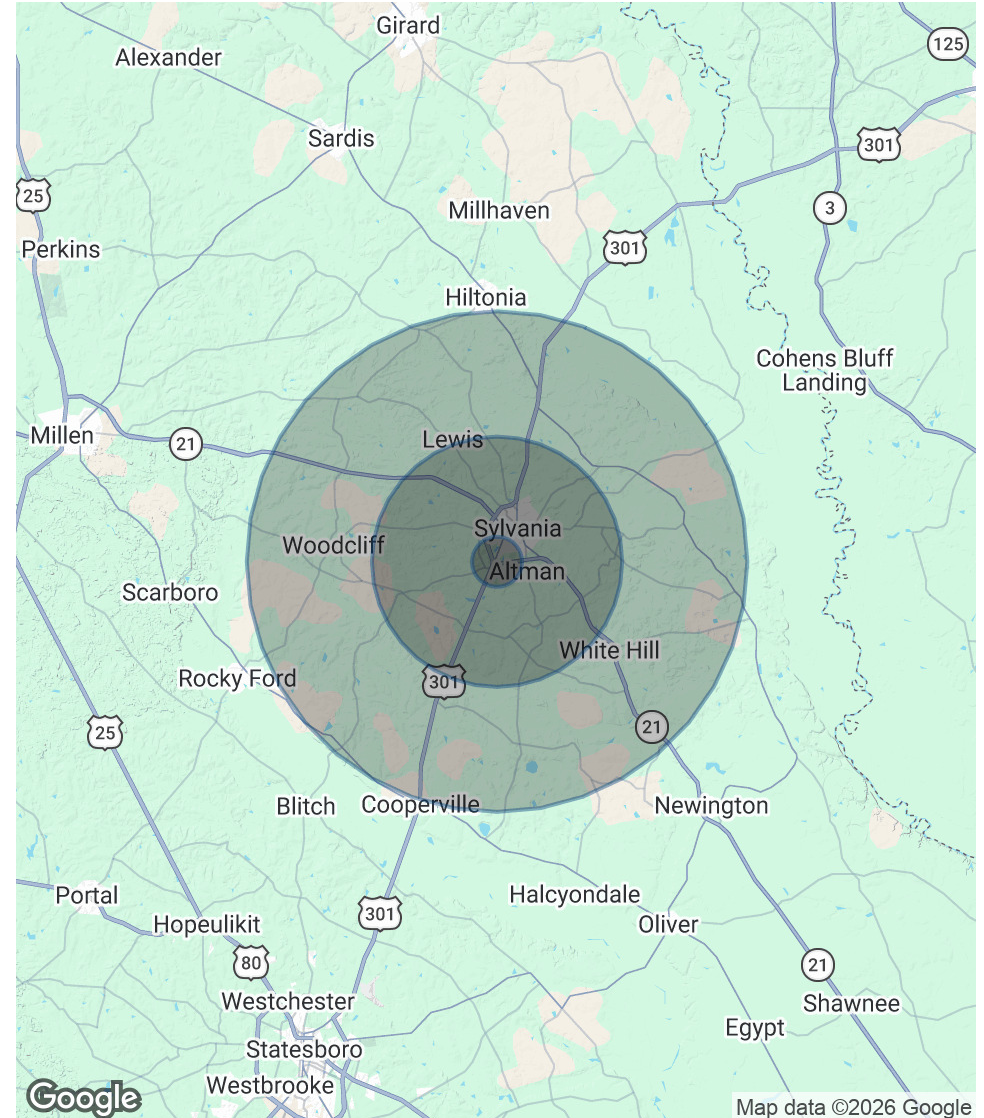
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	499	5,336	9,395
Average age	54.3	48.5	46.4
Average age (Male)	47.7	42.7	43.1
Average age (Female)	53.8	49.3	46.3

HOUSEHOLDS & INCOME

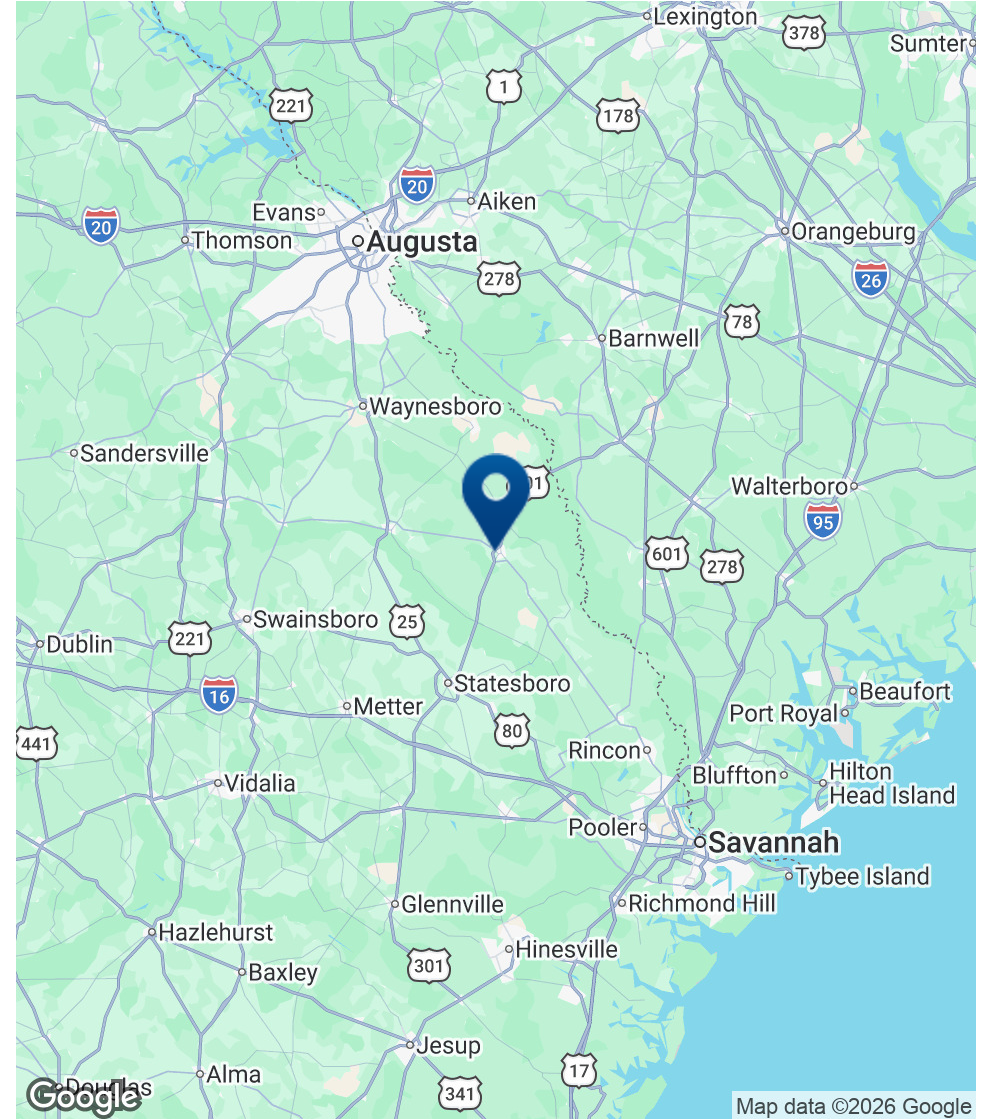
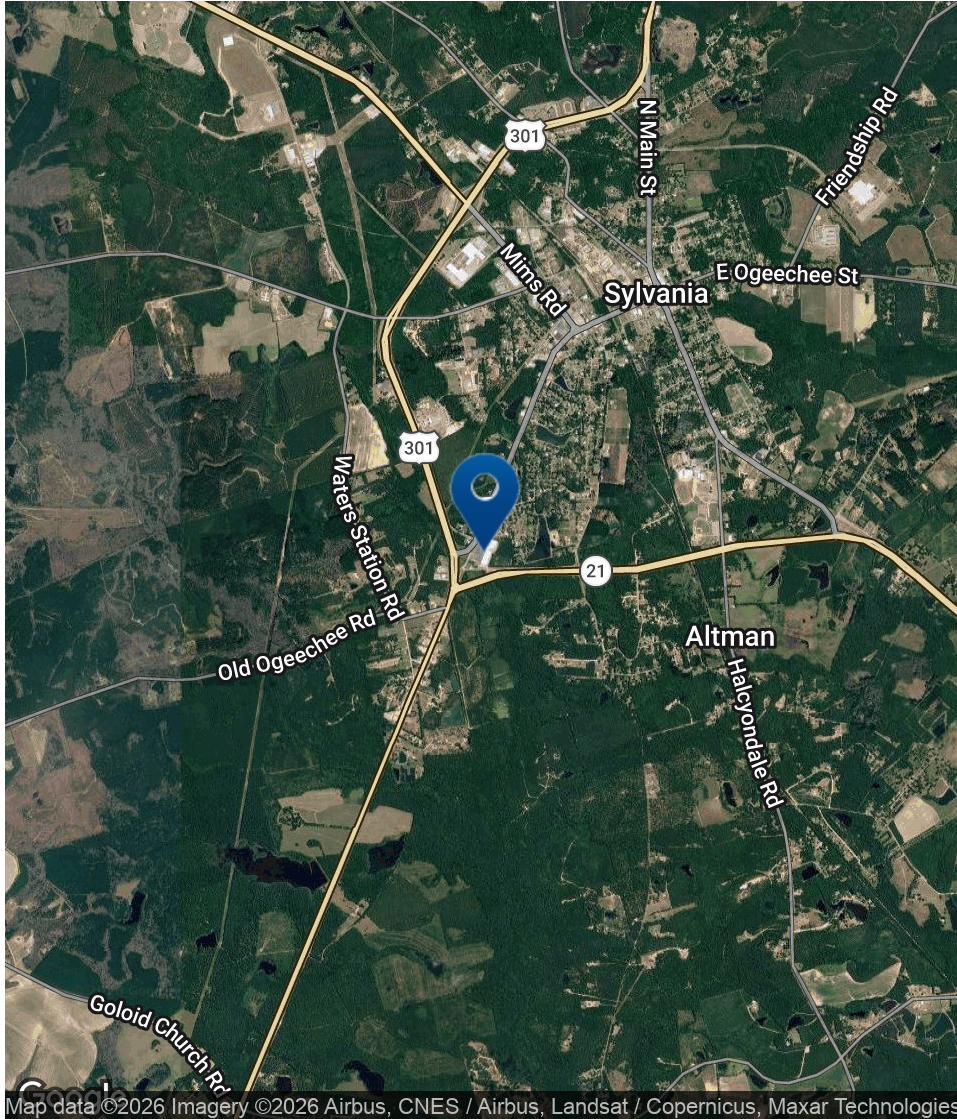
	1 MILE	5 MILES	10 MILES
Total households	171	1,855	3,218
# of persons per HH	2.9	2.9	2.9
Average HH income	\$58,927	\$66,633	\$71,270
Average house value	\$141,493	\$130,564	\$131,377

* Demographic data derived from 2020 ACS - US Census



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JOE EDGE, SIOR, CCIM

President & Broker

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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)

Society of Industrial and Office Realtors (SIOR)

Sherman & Hemstreet Real Estate Company

SHERMAN & HEMSTREET REAL ESTATE COMPANY

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