



For Sale or Ground Lease

## Magnolia Oaks Village Outparcels

Highway 196 & W 15th Street, Hinesville, GA 31313

- ±0.96-1.30 AC of commercial land available for sale or ground lease at Magnolia Oaks Village retail center
- Zoned C2 - Business/Commercial
- Excellent location within a Food Lion anchored shopping center and surrounded by numerous residential communities - over 10,000 homes in a 3-mile radius
- Less than 3 miles from the largest military base in the South East—Fort Stewart which employs over 25,000 people
- 21,700 vehicles passing the sites each day on Highway 196 (Elma G Miles Parkway)

Please inquire  
for pricing.

### Contact Us:

**Tyler Mouchet, CCIM**

Associate Vice President

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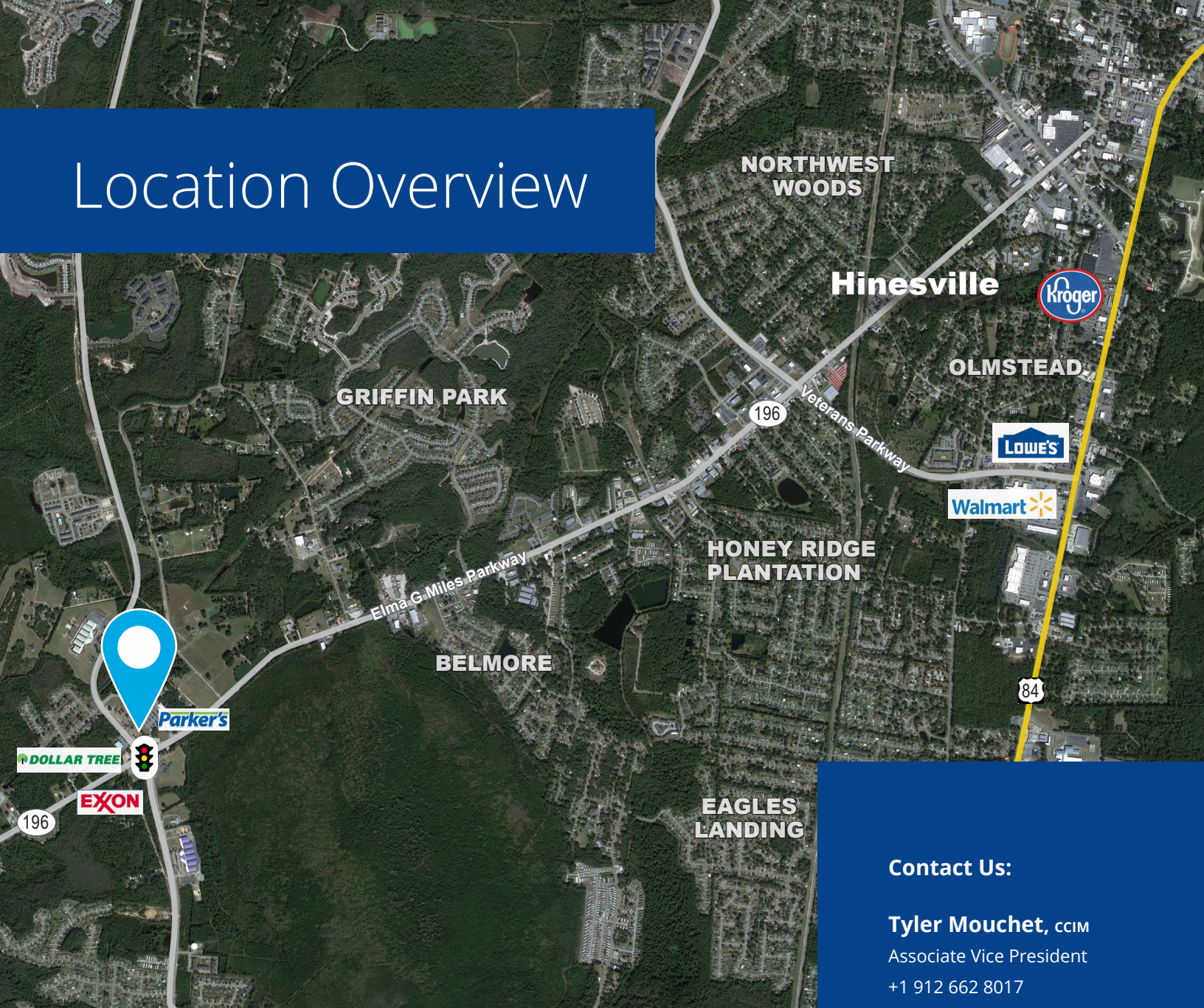
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Accelerating success.



# Location Overview



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## Demographics

	3 Miles	5 Miles	10 Miles
Current Population	29,528	51,519	69,716
No. of Households	10,434	18,253	24,104
Avg. HH Income	\$63,962	\$63,300	\$62,772
Daytime Employees	3,615	12,109	34,907
Total Businesses	465	1,817	2,112
Traffic Counts	21,700 vehicles per day on Elma G Miles Parkway		

Source: CoStar & GDOT 2023



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