

SALE

117 WEST JONES AVENUE
117 West Jones Avenue Statesboro, GA 30458



PROPERTY DESCRIPTION

Welcome to 117 W Jones Avenue, a fantastic investment opportunity located just minutes from downtown Statesboro. This property features a charming one-story house and a two-story rear structure, both currently rented and generating steady income. The property is situated in a convenient location, close to schools, shopping, and dining options. Don't miss out on this excellent investment with great rental potential. Tenants rights prevail.

OFFERING SUMMARY

Sale Price:	\$349,999
Number of Units:	3
Building Size:	2,882 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	275	742	2,594
Total Population	641	1,745	6,137
Average HH Income	\$53,758	\$59,087	\$61,280

Jimmy Shanken, CCIM, CIPS, RSPS
912.408.4040



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SUITE	SIZE SF	MONTHLY RENT	LEASE END
115A	825 SF	\$800	4/31/2025
115B	825 SF	\$800	4/31/2025
117	1,232 SF	\$450	4/31/2025
TOTALS	2,882 SF	\$2,050	
AVERAGES	961 SF	\$683	

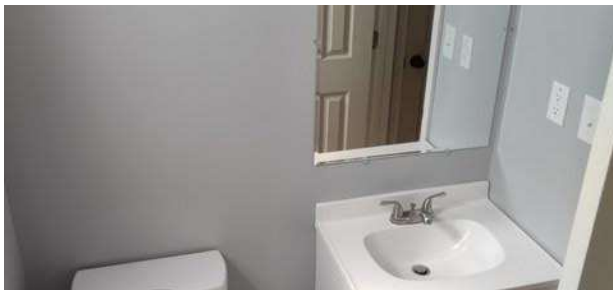
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SOUTHERN COAST

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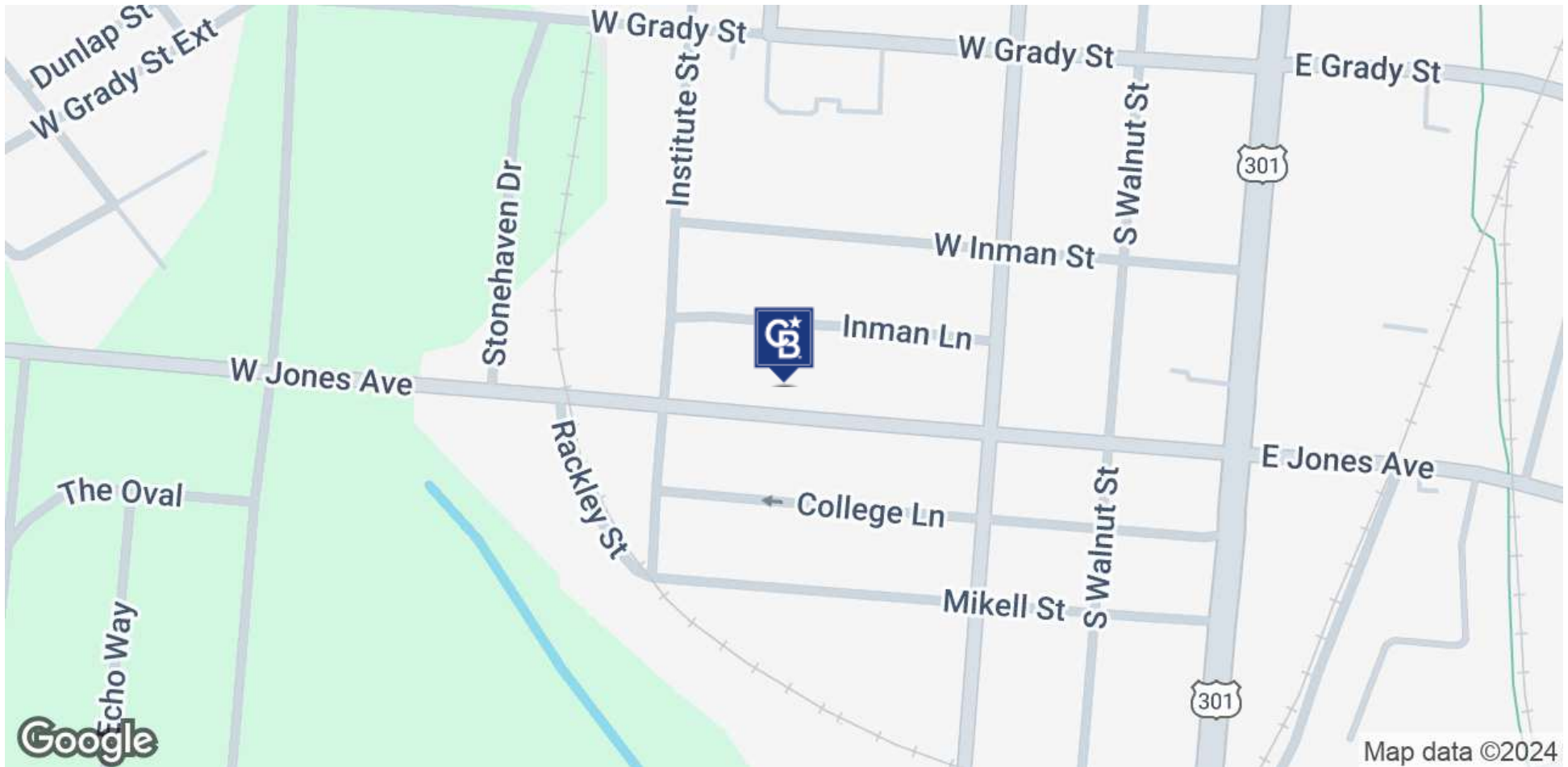
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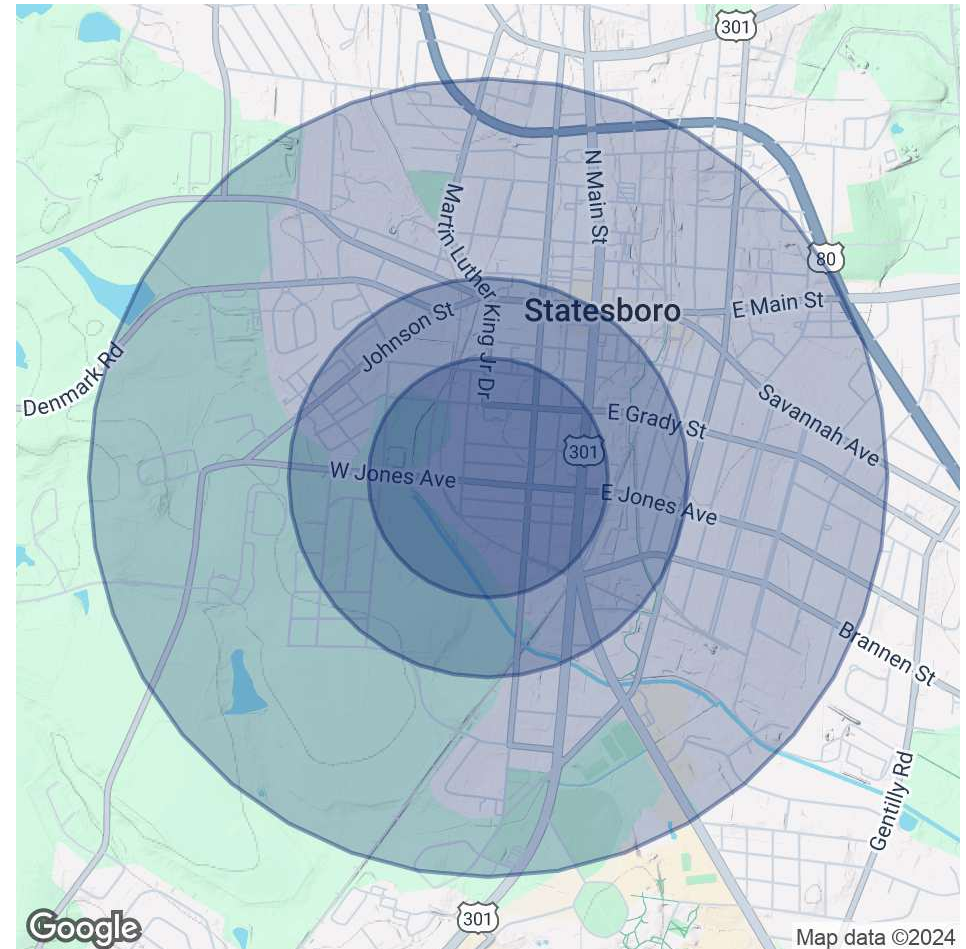
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	641	1,745	6,137
Average Age	37	37	37
Average Age (Male)	35	35	35
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	275	742	2,594
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$53,758	\$59,087	\$61,280
Average House Value	\$176,989	\$174,572	\$195,934

Demographics data derived from AlphaMap



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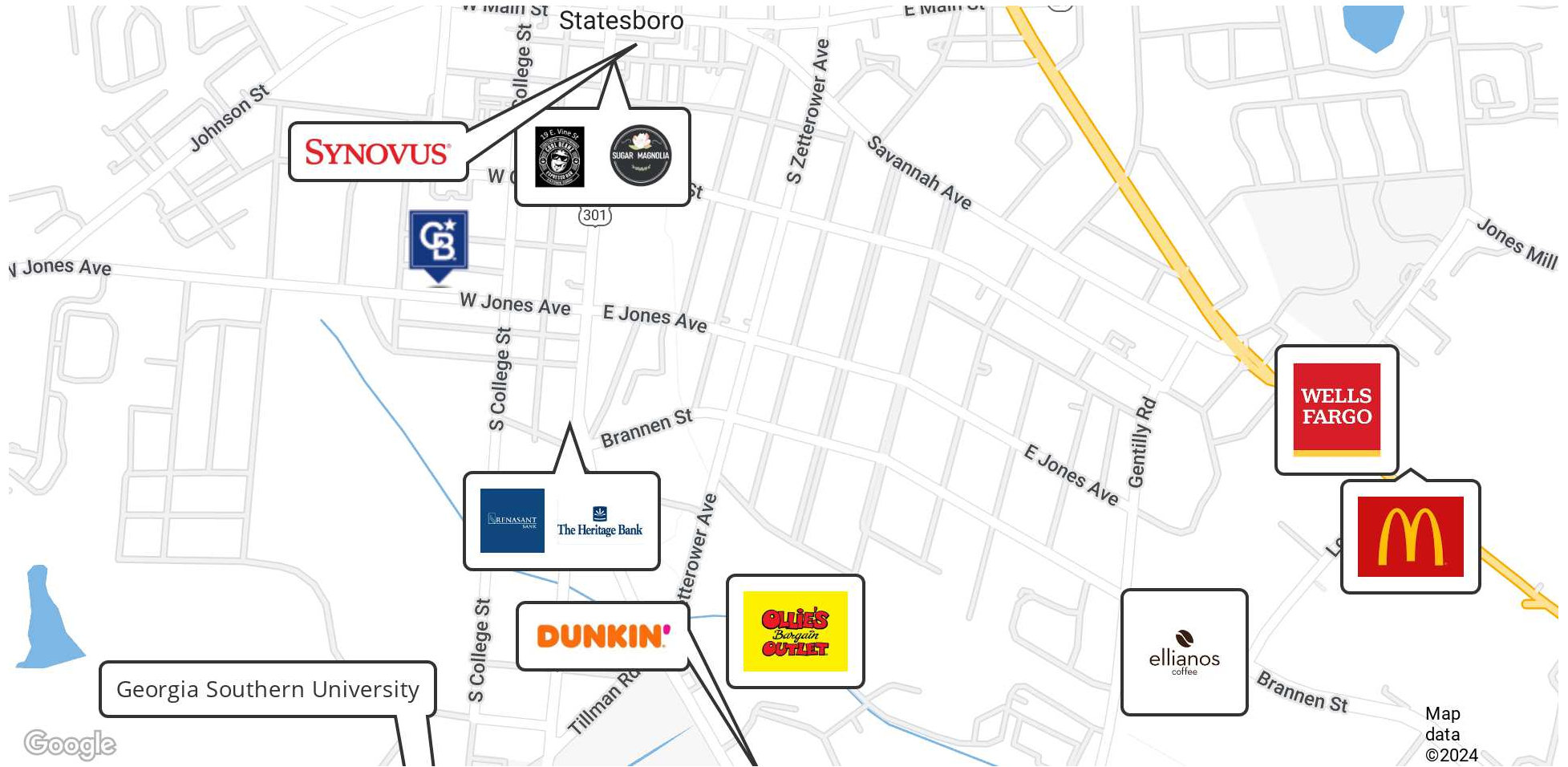


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