

SALE

2985 OGLETHORPE HWY

2985 Oglethorpe Highway Flemington, GA 31313



PROPERTY DESCRIPTION

Discover the endless opportunities offered by this exceptional commercial property, ideally situated along Hwy 84, the central corridor between GA ports and Valdosta, in the rapidly growing community of Flemington, GA. This prime redevelopment opportunity, located just outside Fort Stewart, GA, presents high potential for both residential and commercial growth, with a significant traffic count of 33,300. The property features two existing buildings, including a 2400 sqft steel building and a 3200 sqft building, offering boundless possibilities for redevelopment or immediate utilization. Don't miss out on this excellent investment opportunity with a strategic location and strong economic impact from the nearby Department of Defense Installation.

PROPERTY HIGHLIGHTS

- Zoned for commercial use
- Prime location in Flemington, GA

OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	2.38 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	35	75	98
Total Population	95	200	263
Average HH Income	\$91,361	\$91,517	\$89,027

Jimmy Shanken, CCIM, CIPS, RSPS
912.408.4040

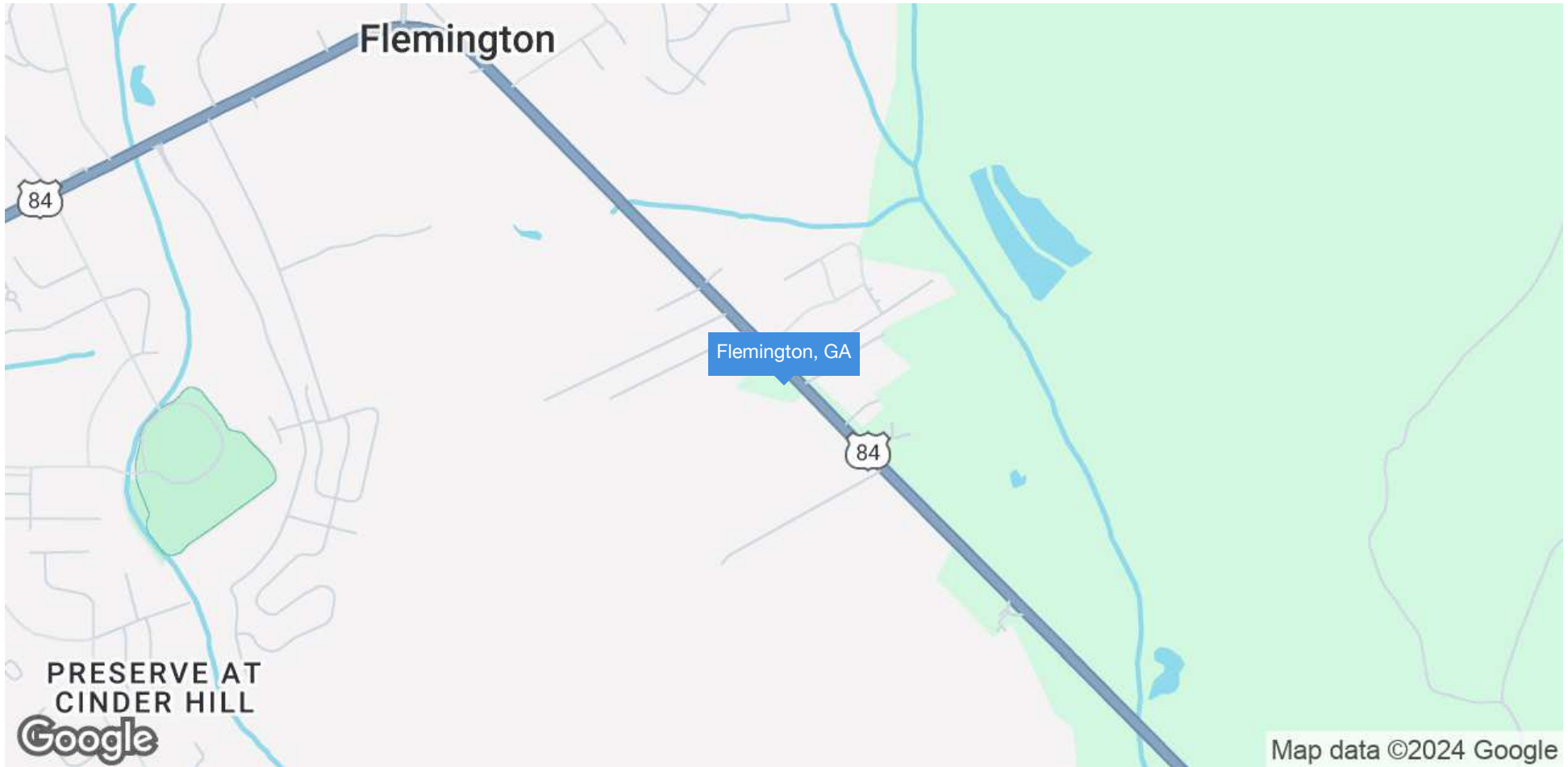


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COMMERCIAL**
SOUTHERN COAST

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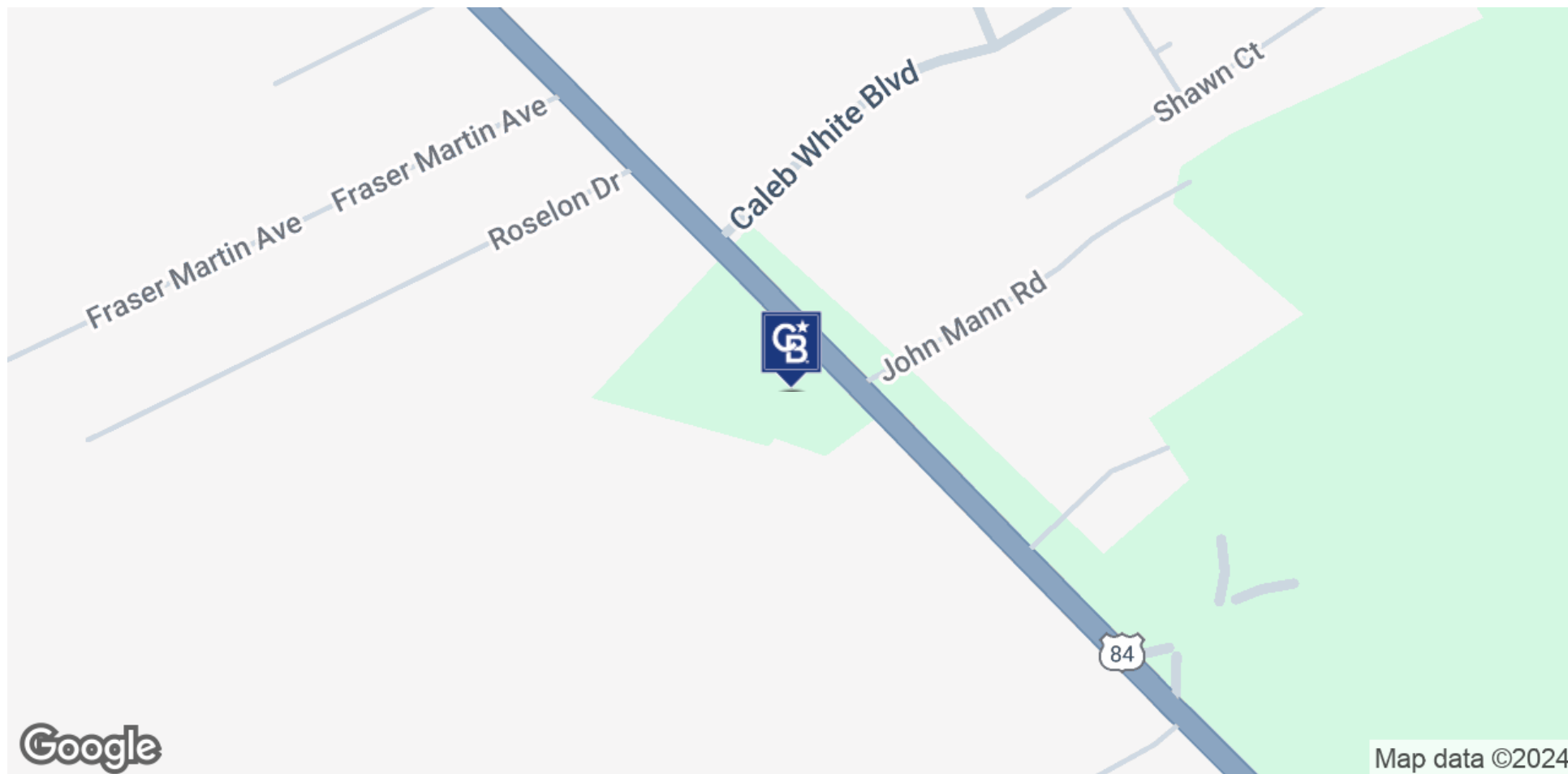


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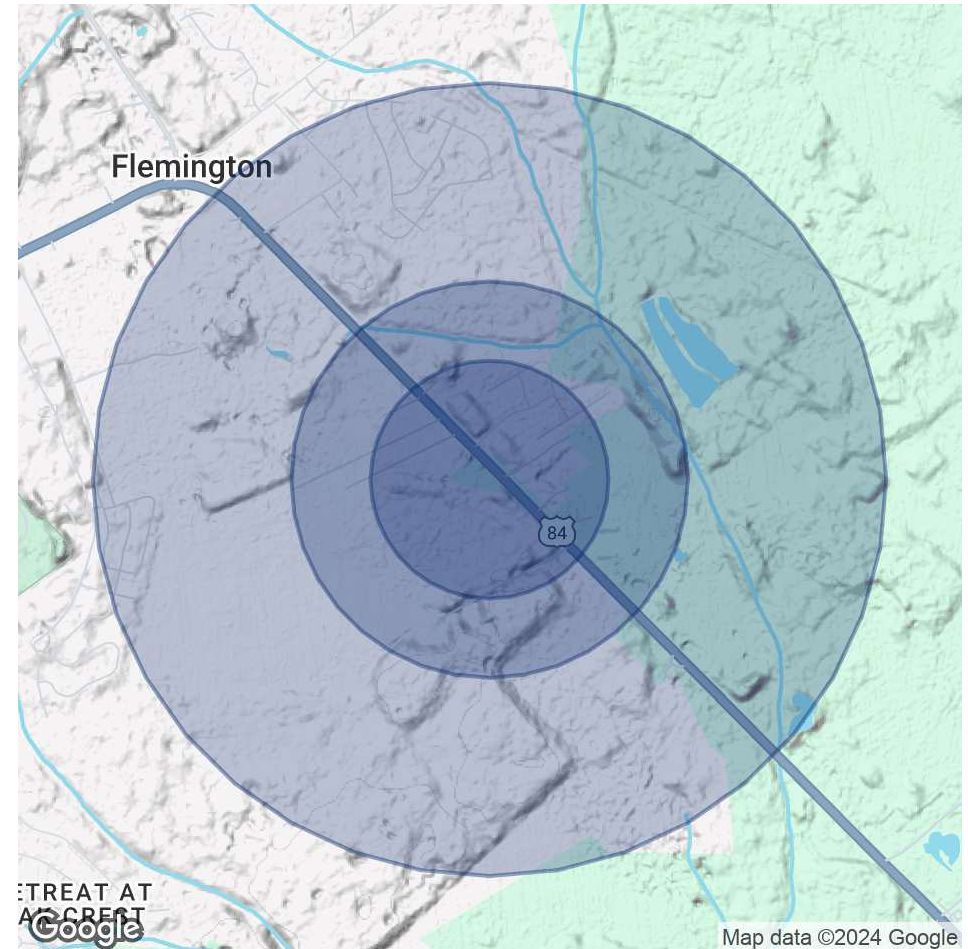
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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	95	200	263
Average Age	40	40	40
Average Age (Male)	41	41	40
Average Age (Female)	40	40	40
HOUSEHOLDS & INCOME			
Total Households	35	75	98
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$91,361	\$91,517	\$89,027
Average House Value	\$191,493	\$191,768	\$187,374

Demographics data derived from AlphaMap



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