



FOR LEASE
PROFESSIONAL OFFICE SPACE

9 ALLEN CAIL DR

Statesboro, GA 30458

**SHERMAN &
HEMSTREET**
Real Estate Company

ALEX HANSBARGER

Commercial Sales Associate

ahansbarger@shermanandhemstreet.com

706.722.8334

Property Summary



PROPERTY DESCRIPTION

Recently remodeled professional office suite available off Northside Drive and Coach Lee Hill Blvd. 9 Allen Cail offers ample private parking lot with 30 spaces, signage opportunities on brick monument sign at the road, and impressive facade to impress clientele and employees. This property is ideal for counseling services, law office, insurance agencies, and specialty professionals. Negotiable lease terms available.

PROPERTY HIGHLIGHTS

- RECENTLY RENOVATED
- PRIVATE PARKING LOT (30 SPACES)
- SIGNAGE OPPORTUNITY
- NEGOTIABLE LEASE TERMS



OFFERING SUMMARY

| | |
|---------------------|-----------------------------|
| Lease Rate: | \$1,200.00/Month/Suite (MG) |
| Available SF: | 900-1,800 SF |
| Suite(s) Available: | Suite C & D (2nd Floor) |
| Lot Size: | 0.53 Acres |
| Building Size: | 4,050 SF |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,822 | 19,589 | 26,450 |
| Total Population | 4,317 | 51,607 | 70,522 |
| Average HH Income | \$71,011 | \$72,745 | \$77,405 |



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Suite C Interior Photos



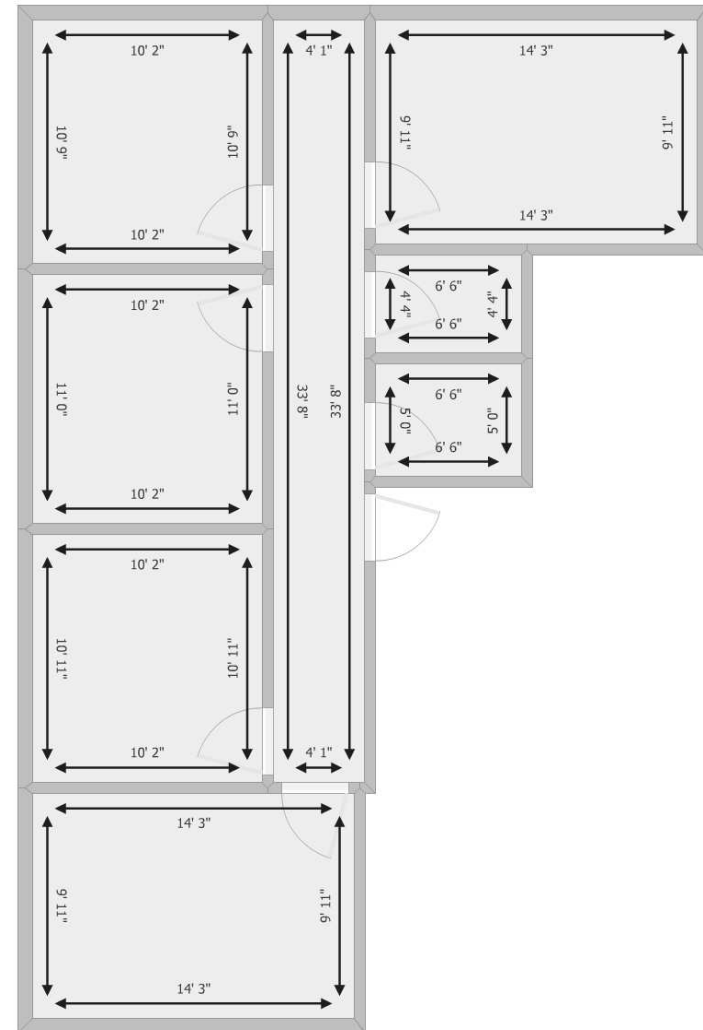
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Suite C- Floor Plan



Suite D Interior Photos



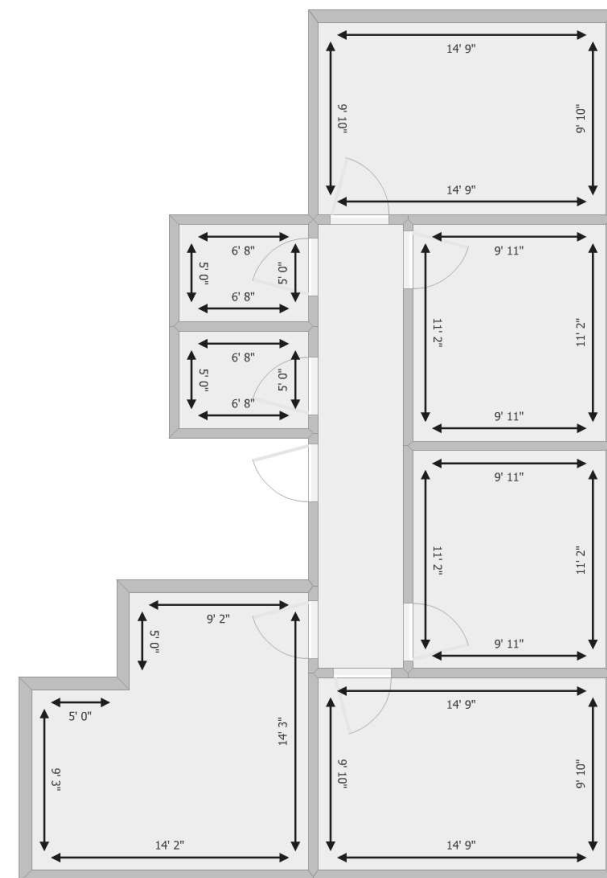
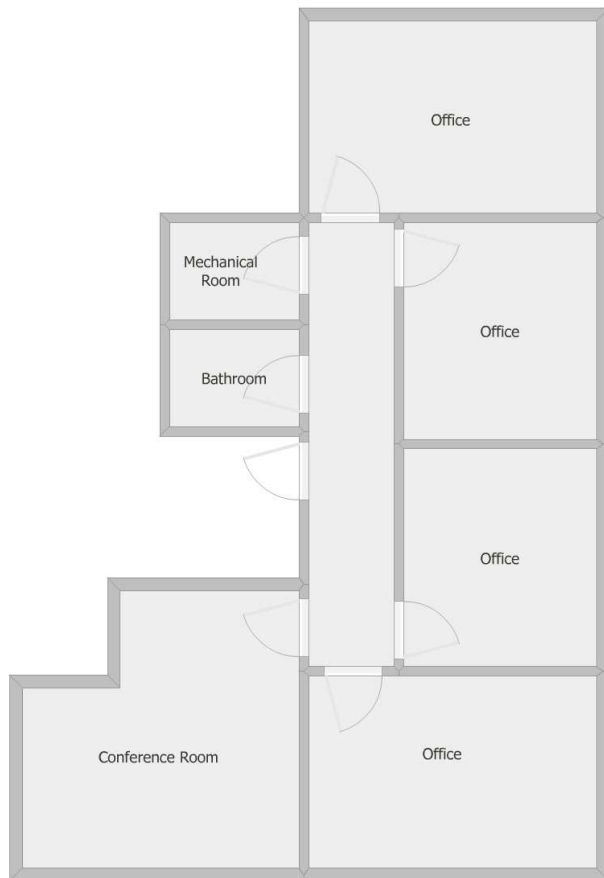
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Suite D- Floor Plans



Retailer Map



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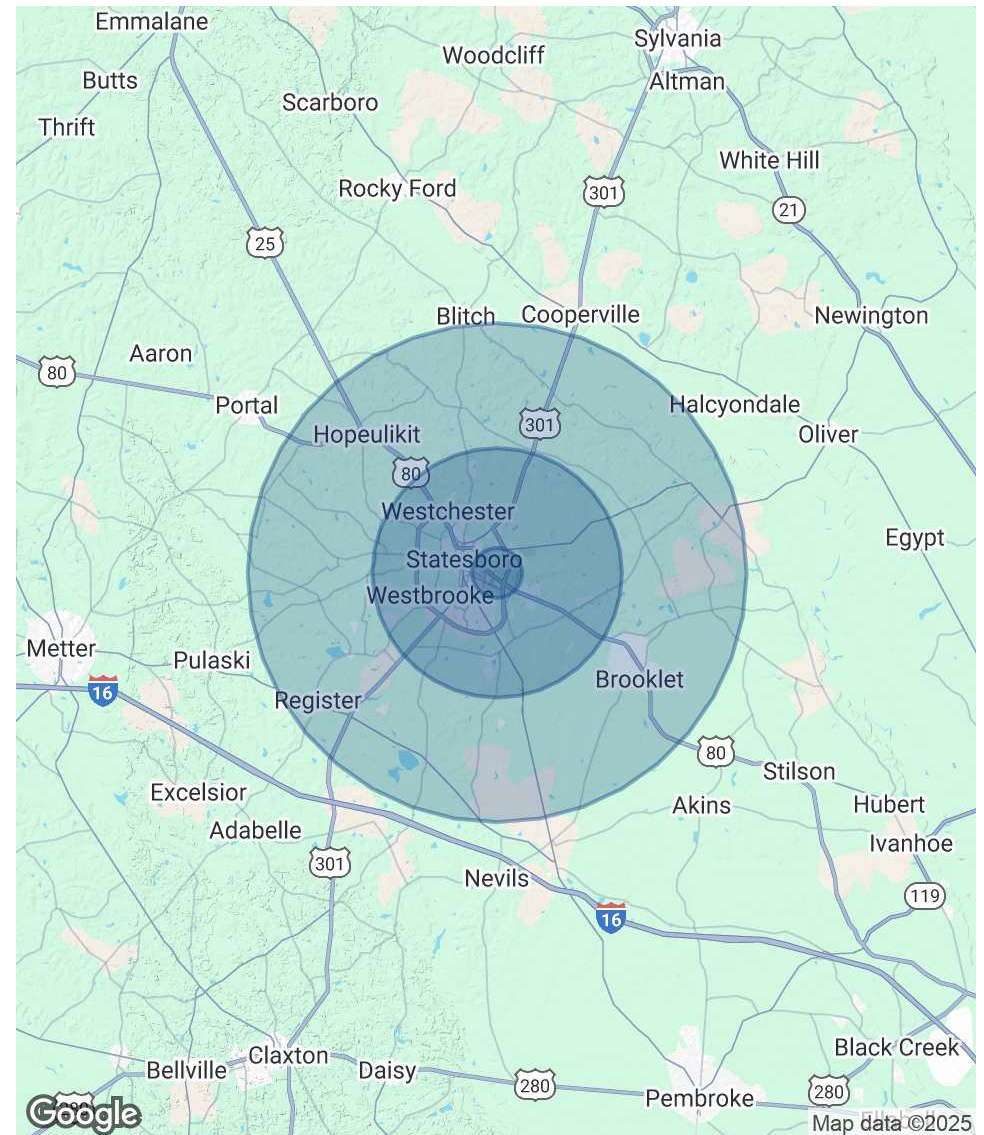
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Demographics Map & Report

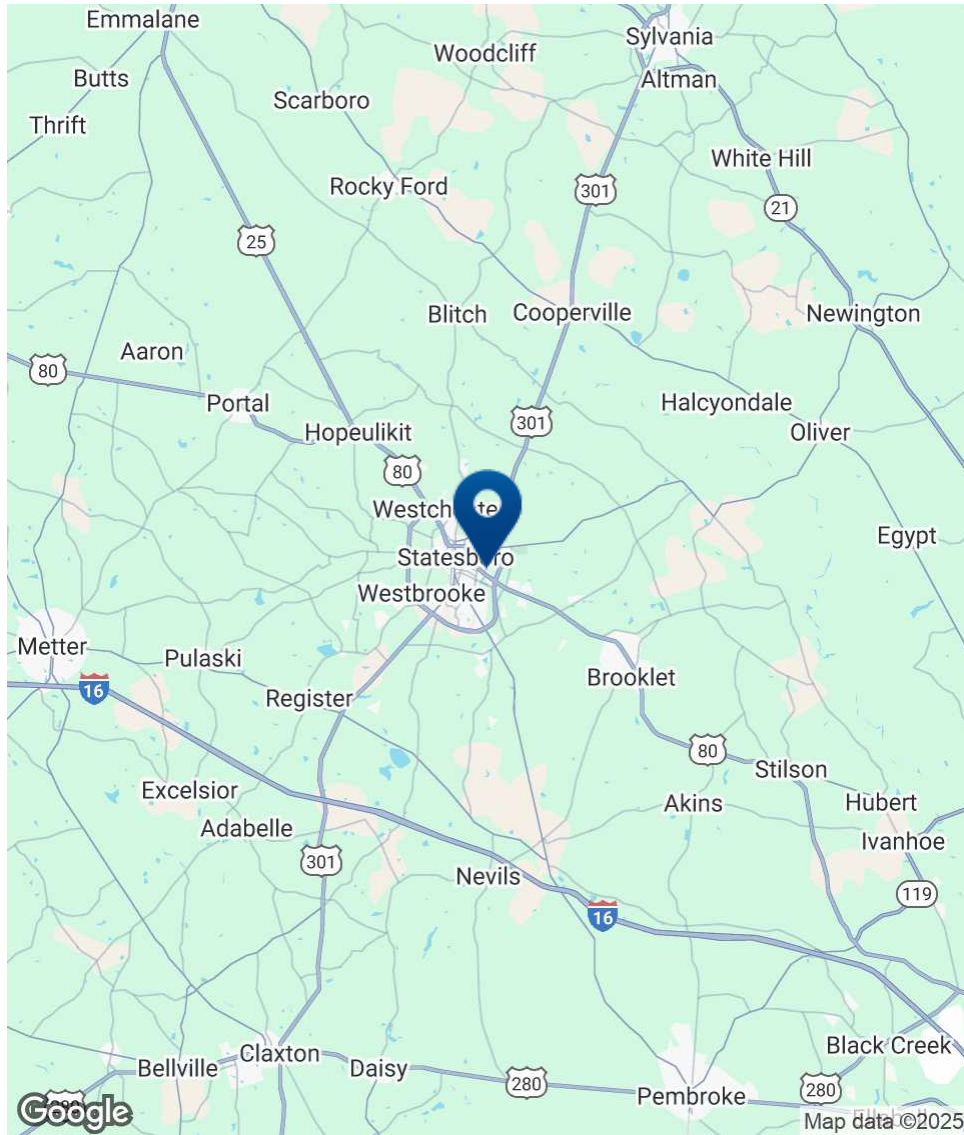
| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 4,317 | 51,607 | 70,522 |
| Average Age | 38 | 33 | 34 |
| Average Age (Male) | 36 | 32 | 34 |
| Average Age (Female) | 40 | 34 | 35 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,822 | 19,589 | 26,450 |
| # of Persons per HH | 2.4 | 2.6 | 2.7 |
| Average HH Income | \$71,011 | \$72,745 | \$77,405 |
| Average House Value | \$218,405 | \$208,710 | \$224,258 |

Demographics data derived from AlphaMap



Location Map



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Advisor Bio



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GA #420237

PROFESSIONAL BACKGROUND

Alex Hansbarger specializes in commercial real estate sales and leasing and has over 8 year of experience in the real estate industry. With a focus on southeastern Georgia, Alex has services both local and national clients' brokerage needs from the northern Savannah region to Statesboro and Dublin Georgia. He has extensive experience working with investment properties from his time working in a real estate firm in Athens. While at that firm Alex's team was the ranked number one from 2016 through 2019, closing 100+ transactions per year. Sales and networking have been his passion his entire life through private business, connecting professionals to opportunities, and providing top-notch services to his clients. Personal and professional growth has always been his aim.

Sherman & Hemstreet Real Estate Co. is the region's largest CRE firm, providing commercial real estate services for Eastern and Southern Georgia as well as the western half of South Carolina. In addition to Georgia and South Carolina S&H handles investment property transactions and is licensed in both North Carolina and Alabama. In addition to being one of the region's top commercial real estate brokerage firms S&H is one of the largest property management firms in the southeast. Currently S&H manages industrial, office, and retail assets for a wide range of clients

EDUCATION

Hondros College of Business

MEMBERSHIPS

Effingham Chamber of Commerce- Ambassador

Sherman & Hemstreet Real Estate Company

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