

FOR LEASE

SHOPS ON VETERANS

730 S. Main Street Hinesville, GA 31313

LEASE RATE

\$35.00 SF/yr



COLDWELL BANKER
COMMERCIAL
SOUTHERN COAST

Jimmy Shanken

912 408 4040

©2022 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

LEASE

SHOPS ON VETERANS

730 S. Main Street Hinesville, GA 31313



PROPERTY DESCRIPTION

Now Leasing Shops on Veterans Parkway! Flex Space, 1,200 square feet to 5,000 square feet at \$35 NNN available for any use. Public water and sewer, paved access and more! Access from Lowe's and a new signalized driveway at Lowe's and Walmart. Right in and right out on Veterans and right in and right out on Main. Navy Federal Credit Union and Pop Shelf are out parcels to the project and a Fuel Center is coming soon. Adjacent to Lowe's and across from Walmart Super Center. Don't miss this exciting opportunity to be part of newest project in Hinesville! This new plaza "Shops on Veterans" is located minutes to Fort Stewart gate 8, across from Walmart, and less than one mile to Oglethorpe Shopping Center. Property is located in a great location with 7,870 vehicles per day. Available now! Call us for more information today!

PROPERTY HIGHLIGHTS

- Approximately 7,870 vehicles per day

OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Available SF:	1,200 SF-5,000 SF
Lot Size:	6.55 Acres
Building Size:	15,000 SF
Zoning:	C-2
APN:	058A033

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,950	16,745	21,624
Total Population	5,024	45,605	60,348

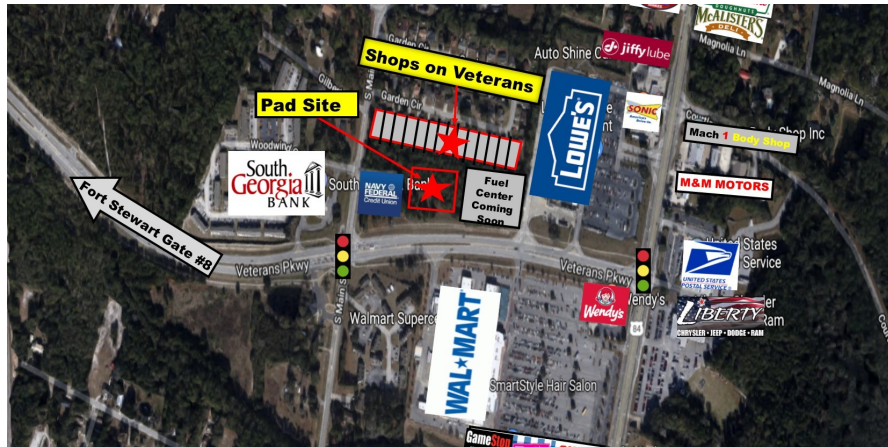
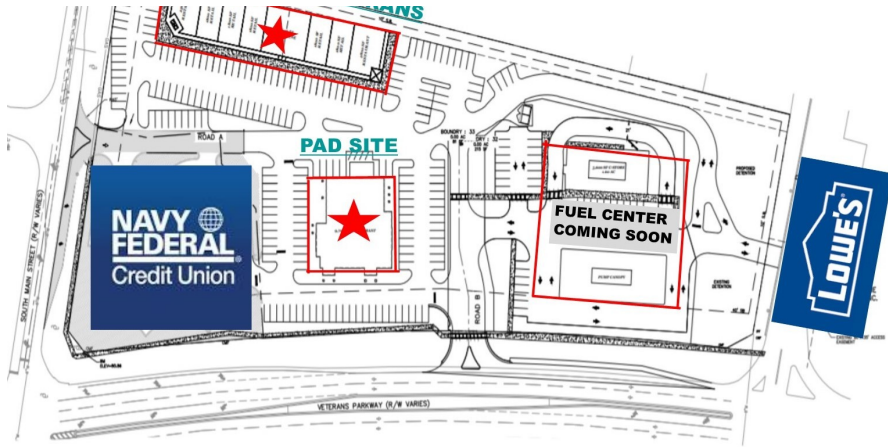
Jimmy Shanken
912 408 4040



LEASE

SHOPS ON VETERANS

730 S. Main Street Hinesville, GA 31313



Jimmy Shanken
912 408 4040



COLDWELL BANKER
COMMERCIAL
SOUTHERN COAST

LEASE

SHOPS ON VETERANS

730 S. Main Street Hinesville, GA 31313



Jimmy Shanken
912 408 4040



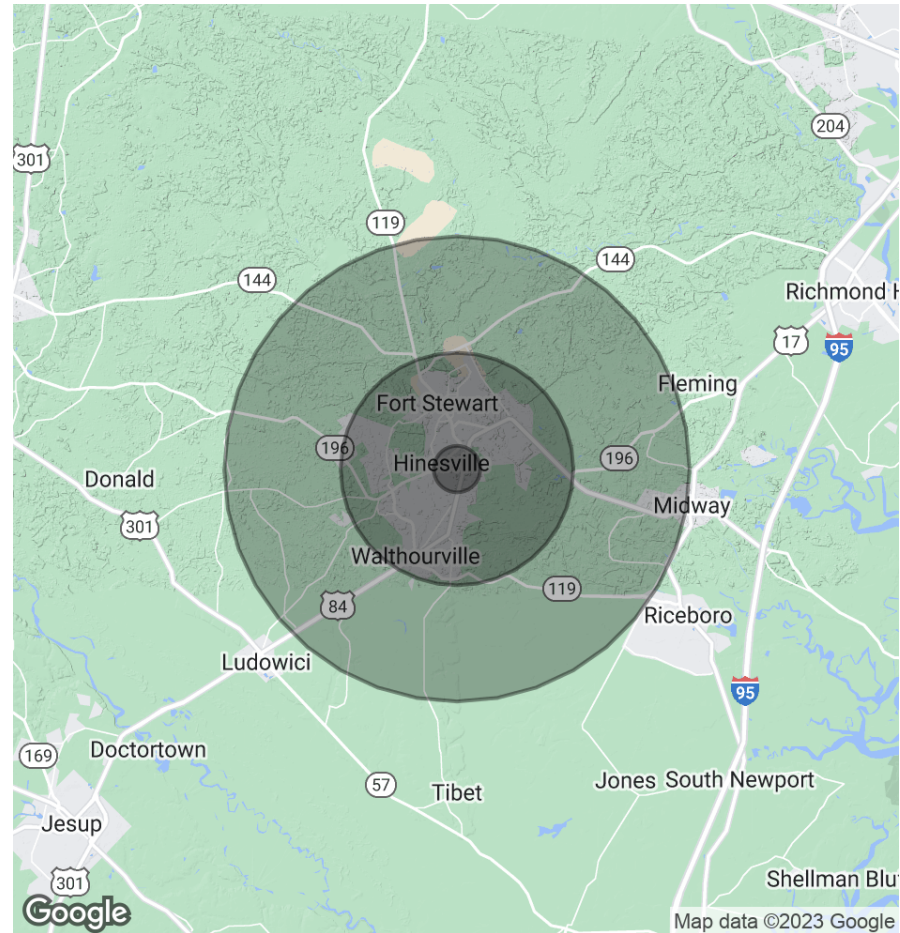
LEASE

SHOPS ON VETERANS

730 S. Main Street Hinesville, GA 31313

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,024	45,605	60,348
Average Age	27.5	27.3	27.2
Average Age (Male)	26.2	25.7	25.5
Average Age (Female)	29.1	29.2	29.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,950	16,745	21,624
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$49,940	\$49,715	\$48,709
Average House Value	\$140,452	\$135,539	\$134,696

* Demographic data derived from 2020 ACS - US Census



Jimmy Shanken
912 408 4040



