

# 3851 Harrington Street - Investment Prospectus

## Investment Prospectus

INVESTMENT PROSPECTUS - 3851 Harrington Street, Lyons, GA

### Overview:

This fully renovated, turnkey 2,740 sq ft commercial flex property offers prime C-3 zoning, highway frontage, and exceptional growth potential. Located at the high-visibility corner of GA-86 and Oak Park Ave, near US Hwy 1 and minutes from I-16, the site benefits from steady local and commuter traffic.

### Key Features:

- 0.31-acre corner lot with 80 feet of state road frontage
- Paved parking for 10+ vehicles
- Existing canopy ideal for drive-thru, branding, or covered loading
- Flexible C-3 zoning suitable for retail, office, restaurant, automotive, healthcare, industrial, or specialty uses

### Recent Renovations:

- Two new GrandAire split HVAC units (36,000 BTU each)
- Upgraded 100-amp electrical system (240V, labeled circuits)
- LED lighting, programmable thermostats, dual MERV-13 filters
- Insulated ductwork, polished concrete floors, new roof insulation
- Two ADA-compliant restrooms, modern fixtures, fresh paint
- Large display windows for natural light and retail visibility

### Environmental & Financial Highlights:

- Underground Tank System (UTS) environmental documentation available upon request
- Located in low-risk Flood Zone X
- 2023 property taxes: \$289.37
- All public utilities: water, sewer, electric, cable

### Strategic Location & Growth Drivers:

- Minutes from Vidalia, Swainsboro, and I-16
- Direct access to Savannah, Macon, and Hyundai Metaplant (~65 miles)
- Benefits from Vidalia Bypass project (60% complete, finish Dec 2025), improving freight logistics and traffic flow
- Increased exposure from regional infrastructure upgrades

### Example Business Concepts:

- EV Charging + Coffee Shop + Local Goods Market combo
- Logistics Office + Truck Service + Driver Lounge combo

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